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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AX 388636

Certified that this document is admitted to registration. The Signature Sheet and the endorsement sheets attached here with are the parts of this document.

District Sub-Registrar-II
Paschim Medinipur

08 MAY 2026

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 08 Th Day
of May, in the year 2026 (Two Thousand Twenty Six).

১১.০৫.২০২৬
 ১০০/- One hundred Only.
 কলকাতা জেলা - Dulal Sen
 জেলা - Shyambazar
 নং - Ingaddal জেলা - Nach ২০৬৬১
 নাম - জেলা - Bengal
 জেলা - ১১.০৫.২০২৬
 জেলা - ১১.০৫.২০২৬

বি সীল
 স্ট্যাম্প ডেভারের নাম : পাতি
 স্ট্যাম্পের নাম : বারাকপুর
 টি. বি. নং - ৫০০০০০
 স্ট্যাম্প বহিন করা হয়েছে :
 স্ট্যাম্প বহিনের তারিখ : 30 MAR 2026



District Sub Registrar-II
 Paschim Medinipur
08 MAY 2026

BETWEEN

✓ **1. SRI DULAL KAR [PAN-AKFPK501OR] [AADHAAR-7379 2429 7281]** son of Late Surendra Nath Kar, by Faith - Hindu, by occupation - Business, by Nationality - Indian residing at Saktigarh, Feeder Road, P.O. Shyamnagar, P.S. Jagaddal, District : North 24 Parganas, Pin - 743127, ✓ **2. SMT. LILA KAR [PAN-AKFPK4581K] [AADHAAR-6797 1450 8970]** W/o Dulal Kar, by Faith - Hindu, by occupation - Business, by Nationality - Indian residing at Saktigarh, Feeder Road, P.O. Shyamnagar, P.S. Jagaddal, District : North 24 Parganas, Pin - 743127, ✓ **3. SRI SENTU SAHA [PAN-ANNPS8962P] [AADHAAR-9122 6061 4674]** S/o Jiban Bandhu Saha, by Faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 189/5, Basudevapur Road, Sarat Pally, Bhatpara, Netaji Statue More, District : North 24 Parganas, Pin - 743127, ✓ **4. SMT REKHA GHOSH [PAN-BJMPPG3795A] [AADHAAR-2129 7687 9394]** W/o Asit Kumar Ghosh, by Faith - Hindu, by occupation - Business, by Nationality - Indian residing at Sarbera, Satbankura, Paschim Medinipore, WB. 721253, District: Paschim Medinipore ✓ **5. SMT AMRITA GHOSH [PAN-BQFPG4113E] [AADHAAR-4278 9455 3965]** W/o Arup Ghosh, by Faith - Hindu, by occupation - Business, by Nationality - Indian residing at Sarbera, Satbankura, Paschim Medinipore, WB. 721253, District: Paschim Medinipore hereinafter called, identified, recognized and referred to as the **LAND OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, legal representatives, successor, nominee and/or permitted assigns) of the **FIRST PART**.

AND

SQUARE KEY REALTORS [PAN- AFWFS6625]] having its registered office at 276 Feeder Road, Shyamnagar, P.O. Shyamnagar, P.S. Jagaddal, District : North 24 Parganas, represented by its Partners namely **1) SRI PRAKASH KAR [PAN-AYIPK2355G] [AADHAAR-7040 5833 9406]** S/o Dulal Kar, by Faith - Hindu, by occupation - Business, by Nationality - Indian residing at Saktigarh, Feeder Road, P.O. Shyamnagar, P.S. Jagaddal, District : North 24 Parganas, Pin - 743127, **2) SRI ARUP GHOSH, [PAN-AKWPG2984M], [Aadhaar No. 4666 8348 9789]** S/O Sri Asit Kr Ghosh, by Faith - Hindu, by occupation - Business, by Nationality - Indian residing at Sarbera, Satbankura, Paschim Medinipore, WB. 721253, District: Paschim Medinipore, all are represented hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives, successor and/or permitted assigns) of the **SECOND PART**.

The "**Owner**" and the "**Developer**" are hereinafter collectively referred to as the "**Parties**" and individually as a "**Party**".



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Whereas :

A. The Owner represent as follows :

HISTORY OF TITLE / RECITALS

WHEREAS the Vendors/Owners The Owner are well and sufficiently entitled and/or seized and possessed, as absolute owner and piece and parcel of the Bastu Land admeasuring an area **26.59 DECIMAL** . i.e in L.R Khatian No. 2772 , 2773 , 2774 , 2775 , 2776 , 2780 , 2781 , 2782 , 2783 , L.R. Dag No. 1151 & 1152 , situated at **Mouza : Narampur** , J.L. No.174 , under P.S. Medinipore within the local limit of Jurisdiction of Midnapur Municipality, District : Paschim Medinipore under Additional District Registry Office Medinipore , absulutely free from all encumbrance particularly described in the **First Schedule** written hereunder the titles of which were acquired through the following registered Sale Deeds:

I. Acquisitions from Sri Amal Kumar Maity

A. Sri Dulal Kar & Smt. Rekha Ghosh: By virtue of a Sale Deed dated 13/01/2021 , registered in Book No. I, Volume No. 1003-2021, Pages 10425 to 10448, being Deed No. 100300199, the said owners purchased 3.05 Decimal of Bastu Land (Land Mark - B) in R.S. Plot No. 17 (Part), L.R. Plot No. 1151 (Part), Holding No. 25 , situated at Mahalla - Arabinda Nagar, Ward No. 22 under Midnapur Municipality .

B. Sri Sentu Saha: By virtue of a Sale Deed dated 13/01/2021 , registered in Book No. I, Volume No. 1003-2021, Pages 10241 to 10263, being Deed No. 100300197, the said owner purchased 3.86 Decimal of Bastu Land (Land Mark - B/2 & A/1) in R.S. Plot No. 17 (Part), L.R. Plot No. 1151 (Part), Holding No. 25 , situated at Mahalla - Arabinda Nagar, Ward No. 22 under Midnapur Municipality .

C. Smt. Lila Kar & Smt. Amrita Ghosh: By virtue of a Sale Deed dated 13/01/2021 , registered in Book No. I, Volume No. 1003-2021, Pages 10288 to 10313, being Deed No. 100300196, the said owners purchased 6.31 Decimal of Bastu Land (Land Mark - B/2 & A/1) in R.S. Plot No. 17 (Part), L.R. Plot No. 1151 (Part), Holding No. 25 , situated at Mahalla - Arabinda Nagar, Ward No. 22 under Midnapur Municipality .

II. Acquisitions from Sri Ashok Kumar Paul

D. Smt. Lila Kar & Sri Dulal Kar: By virtue of a Sale Deed dated 13/04/2021 , registered in Book No. I, Volume No. 1003-2021, Pages 46607 to 46630, being Deed No. 100301825, the said owners purchased 4.79 Decimal of Bastu Land (Land Mark - E/1 & F/1) in R.S. Plot No. 17 (Part), L.R. Plot No. 1152 (Part), Holding No. 8 , situated at Mahalla - Arabinda Nagar, Ward No. 22 under Midnapur Municipality .



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E. Smt. Amrita Ghosh & Smt. Rekha Ghosh: By virtue of a Sale Deed dated 13/04/2021 , registered in Book No. I, Volume No. 1003-2021, Pages 46631 to 46655, being Deed No. 100301826, the said owners purchased 5.11 Decimal of Bastu Land (Land Mark - E & F) in R.S. Plot No. 17 (Part), L.R. Plot No. 1152 (Part), Holding No. 8 , situated at Mahalla - Arabinda Nagar, Ward No. 22 under Midnapur Municipality .

III. Acquisitions from Smt. Puspa Chaira, Smt. Tamalika Chaira & Sri Tridib Chaira

F. Sri Dulal Kar: By virtue of a Sale Deed dated 15/09/2021 , registered in Book No. I, Volume No. 1003-2021, Pages 93453 to 93480, being Deed No. 100303927, the said owner purchased 1.65 Decimal of Bastu Land (Land Mark - C) in R.S. Plot No. 17 (Part), L.R. Plot No. 1152 (Part), Holding No. 26 , situated at Mahalla - Arabinda Nagar, Ward No. 22 under Midnapur Municipality .

G. Smt. Lila Kar & Smt. Rekha Ghosh: By virtue of a Sale Deed dated 15/09/2021 , registered in Book No. I, Volume No. 1003-2021, Pages 93702 to 93732, being Deed No. 100303922, the said owners purchased 3.31 Decimal of Bastu Land (Land Mark - C/1) in R.S. Plot No. 17 (Part), L.R. Plot No. 1152 (Part), Holding No. 26 , situated at Mahalla - Arabinda Nagar, Ward No. 22 under Midnapur Municipality .

AND WHEREAS by virtue of the aforementioned seven (7) Sale Deeds, the present Owners, Sri Dulal Kar, Smt. Lila Kar, Sri Sentu Saha, Smt. Rekha Ghosh, and Smt. Amrita Ghosh, have become the absolute joint owners of the total contiguous Bastu Land admeasuring 26.59 Decimal, more or less.

AND WHEREAS the said Owners have duly mutated their names in the records of the local B.L. & L.R.O. and the Medinipur Municipality, and are in peaceful possession of the property, having paid all applicable taxes to the concerned authorities to date.

AND WHEREAS for better enjoyment and management of the property, the Owners applied for and obtained an Amalgamation of all the aforesaid holdings from the Medinipur Municipality vide **Memo No. 543/R/5 Dated 27/04/2022**. Consequently, the entire property is now identified under a single Holding No. 8, situated at Mahalla - Arabinda Nagar, Ward No. 22, within the limits of Medinipur Municipality.

AND WHEREAS , the Landowners applied for and obtained the initial building plan sanction for the development of the Scheduled Property from the competent authority, vide **Building Permit Number: SWS-OBPAS/1606/2026/0058 dated 21.02.2026**.



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AND WHEREAS , subsequent to the initial sanction, the Landowners applied for a revised plan to accommodate further extension of floors. The said revised/extension plan was duly approved and sanctioned by the concerned authority vide **Building Permit Number: SWS OBPAS/1606/2026/0164/EXT/1** dated 05.05.2026.

- A. Owner has acquired title to property by and under Title Deeds;
 - (i) Save and except as specifically provided herein, Property and/or any part or portion thereof is free from all Encumbrances and have been in the vacant, peaceful and physical possession of the Owner;
 - (ii) the lands comprised in property are capable of being amalgamated into and/or developed as a single plot of land and/or to comprise a part of a composite development;
- B. Based on Sanction Plan Owner started the construction of the project on the property according to sanctioned building plan by the Midnapur Municipality;
- C. Presently, due to some issues Owner is not able to continue the construction of the Project and is looking for some sound real estate construction company having required expertise and financial strength to complete the Project and accordingly approached the Developer;
- D. Now, based on mutual negotiation and understanding between the Parties and for the mutual benefit and advantage, Owner has agreed and hereby provide the Property to the Developer for the development of a Commercial Cum Residential project on the said property as per the Sanction Plan such that greater profits and revenues would accrue to the Owner.
- E. Therefore, Parties agrees and hereby execute this Agreement to laid down the final terms and conditions as agreed between the Parties subject to which development of the Property will be carried out by the Developer.

Now Therefore, in consideration of the mutual covenants, terms and conditions and understandings set forth in this Agreement and other good and valuable consideration (the sufficiency whereof is hereby mutually acknowledged), the Parties with the intent to be legally bound, hereby agree as follows :-

Article 1

Definitions and interpretation

1.1 Definitions

In addition to any other terms which are defined in this Agreement and unless the context otherwise requires, each of the following terms, when used in this Agreement shall have the respective meaning assigned to them in this Article;



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"Agreement" shall mean this Agreement together with all Schedules and/or Annexures attached hereto and/or incorporated herein by reference or otherwise, as may be amended in writing by and/or on behalf of the Parties from time to time.

"Architect" shall mean the qualified person or persons appointed by the Developer for designing and planning and supervising the construction of the Project;

"Association" shall mean such association, society or holding organization as may be formed by the Developer, Transferee(s), occupiers or Purchaser(s) for the common purpose and maintenance and management of the Project.

"Balance Revenue" shall mean the balance consideration which is yet to receive from the Transferee(s) of Self Sold Owner's Allocation in terms of agreement to sales executed by the Owner.

"Building(s)" or "Multistoried Building(s)" shall mean multistoried building consisting of as many Residential Flat(s), Car Parking and other saleable space as may be/to be constructed by the Developer on or upon the Property or any part or portion thereof;

"Common Areas and Facilities" shall mean the access roads, common areas and portions of the Project as also the common facilities and infrastructure, which may be made available by the Developer for the users/occupiers to access and/or facilitate the use and enjoyment of the Unit(s), each as determined by the Developer at its sole and absolute discretion.

"Developer's Allocation" shall mean the entirety of the Project and/or the undivided interest in the Property including but not limited to all open and/or covered areas and spaces, all ways, roads, pathways, Common Areas and Facilities, save and except the Owner's Allocation in terms of the provisions of this Agreement.

"Development Rights" in the context of the property shall mean and include all rights, interests and privileges therein and the constructions thereon, which rights, interest and privileges shall include without limitation, inter alia, the right to :-

- (a) enter into and retain continuous unhindered, unimpeded, unrestricted, unconditional, peaceful access to and physical control of each of the land parcels comprising the Property and/or the Property;
- (b) commercially exploit the Property by way of execution and implementation of the Project thereon and to deal with the Project in terms of this Agreement.
- (c) determine at its sole discretion the scheme of development the Property, the nature and design of the Project as also the mode and manner of execution and implementation thereof;



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- (d) prepare and make necessary applications to the relevant Government Authorities and/or other bodies/authorities and/or revise, modify or amend applications, with the assistance of the Owner, as may be determined by the Developer from time to time at its sole discretion, for the smooth execution and implementation of the Project;
- (e) take all the benefits and rights on/of the Sanction Plan for the Construction of the Project on the Property and if so decided by the Developer to prepare and/or cause to be prepared revised plan of the proposed buildings and/or Project to be constructed on the Property or any part thereof and make such modifications, revisions, additions, alterations thereto as the Developer may deem fit and proper and make necessary applications for the approval, sanction, modifications, revisions, additions, alterations of such plans and sign, execute and deliver all writings, undertakings and agreements as may be necessary in connection with the aforesaid;
- (f) appoint Architects, surveyors, engineers, contractors, consultants, agencies, service providers and other person or persons in connection with the execution and implementation of the Project;
- (g) make applications to all the concerned Governmental Authorities and/or other bodies/authorities for obtaining connections of water, electricity and all other utilities and facilities;
- (h) if so desired demolish any existing structures on the Property in consultation with the Owner and deal with the debris and the proceeds as it deem fit and proper;
- (i) construct internal roads, drainage facilities, water supply facilities, sewage disposal facilities, electricity supply line lines etc. and Common Areas and Facilities;
- (j) determine the mode, manner, calculation, loading and charging of the super built area of the several spaces to be constructed on the Property or any part thereof and to change the same from time to time, at the discretion of the Developer;
- (k) carry out the marketing of the Project and sales of the Saleable Space (except Owner's Allocation) and/or any part or portion thereof and to sell and/or transfer and/or create any manner of interest over/in respect of the various areas comprising the Project including any and all Saleable Space, at such prices, on such terms and conditions and in favour of such persons as the Developer may determine;
- (l) sell, convey and otherwise transfer, dispose of alienate deal with, assign, lease, grant licenses etc. and/or create third party rights over in respect of any Saleable Space and/or construction made on the Property and/or undivided interest on the Property or any part or portion thereof (except Owner's Allocation), in such manner as the Developer may deem fit and proper and to execute all agreements, deeds, documents in respect thereof , receive and appropriate the proceeds and/or any other



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consideration and/or all the revenues including Gross Receipts generated therefrom in respect thereof;

- (m) mortgage, create any charge, lien, in respect of any and/or all the land parcels comprising the Property and/or on the buildings and other constructions/improvements constructed/made on the Property to obtain financial assistance from any banks or financial institutions or any Third Party for the purpose of execution and implementation of the Project;
- (n) own all the buildings, constructed areas/premises and developments improvements on the Property;
- (o) secure the occupation certificate, completion certificate, approvals, certificates, consents relating to fire, sewage, airport clearance (if required), environmental clearance and all other certificates/approvals/licences/consents required for the execution implementation and completion of the Project or any part thereof;
- (p) manage the Property and bear and pay all construction costs, material costs, labour costs and all ancillary costs for construction including Cost of Construction, save and except as provided herein;
- (q) pay and bear all outgoings in respect of each of the land parcels comprising the property commencing on and from the Effective Date;
- (r) to develop the Project and the brand name of the Developer and/or its constituents and/or its associates/affiliates, as the Developer may determine at its discretion and to display and advertise the name, brand name etc. of the Developer and/or its associates/affiliates at the Property;
- (s) establish such new entity or entities as the Developer may determine to assume the obligations, liabilities and costs connected with the management and maintenance of the Property and/or entrust/assign/delegate all or any rights, obligations, liabilities and costs as stipulated herein to such entities as may be determined by the Developer;
- (t) do any other acts as may be required to ensure the timely execution and smooth completion and operation of the Project and those incidental and/or related to any of the rights stated herein;

1.2 Interpretation

In the interpretation of this Agreement, the following rules of interpretation shall apply, unless the contrary intention appears;

- 1.2.1 references to any law shall include any statutes and/or rules and/or regulations made or guidelines issued thereunder and any other rules, regulations, guidelines, policy statements, orders or judgements having the force of law, and in each case as amended, modified, restated or supplemented from time to time;



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- 1.2.2 words in the singular include the plural and vice versa and words importing any gender include all genders;
- 1.2.3 a reference to a Clause, a Sub-clause, an Article, a Schedule or an annexure is a reference to a Clause, a Sub-Clause, an Article, a Schedule or an Annexure, as the case may be of or to this Agreement;
- 1.2.4 headings are for convenience only and shall not affect the construction or interpretation of this Agreement;
- 1.2.5 the Recitals, Schedules and Annexures comprise a part of the operation provisions of this Agreement and references to this Agreement shall include references too the Recitals, Articles, Clauses, Sub-Clauses hereof and the Schedules and Annexures hereto;
- 1.2.6 the term "or" shall not be exclusive and the terms "herein", "hereof", "hereto" and "hereunder" and other terms of similar import shall refer to this Agreement as a whole and not merely to the specific provision where such terms may appear, and the terms "including" and "include" shall be construed without limitation;
- 1.2.7 each of the representations and warranties provided in this Agreement are independent of the other representations and warranties in this agreement and unless the contrary is expressly stated no Clause in this Agreement limits the extent or application of another Clause;
- 1.2.8 the words "directly or indirectly" mean directly or indirectly through one or more intermediary Persons or through contractual or other legal arrangements, and "direct or indirect" shall have the correlative meanings;
- 1.2.9 an obligation of a Party to this Agreement to do something shall include an obligation to ensure that the same shall be done, and an obligation on its part not to do something shall include an obligation not to permit, suffer or allow the same to be done;
- 1.2.10 the rule of construction, if any, that a contract should be interpreted against the Parties responsible for the drafting and preparation thereof shall not apply;
- 1.2.11 all approvals/consents to be granted by any of the Parties under this Agreement and/or any mutual agreements to be arrived at between the Parties shall be in writing;
- 1.2.12 for the purposes of this Agreement, the Party's knowledge of a fact matter, circumstance or thing, shall include facts, matters or things, which the Party knew of or ought reasonably to have known of, following due enquiry.



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ARTICLE - 2

REPRESENTATIONS AND WARRANTIES

- 2.1 Without prejudice to any other provisions of this Agreement, at or before execution of this Agreement the Owner has further assured, undertaken, warranted, covenanted and represented to the Developer as follows :
- i) that the Owner are full and absolute owner of the each and every land parcels comprised in the Property as described in the First Schedule hereunder written;
 - ii) that the title of the Owner to land parcels comprising the Property is free, clear and marketable;
 - iii) that Owner has the full right and absolute power and authority to deal with the entire land comprising the Property or any part and portion thereof;
 - iv) that there is no embargo on the Owner from dealing with land parcels comprising the Property and/or transferring and/or alienating the same in any manner whatsoever or however, save and except as specifically provided herein;
 - v) that entirety of each of the land parcels comprising the Property are free from all Encumbrances, whatsoever or howsoever and that save and except the Owner, no other Person and/or Third Party has any manner of right or title or interest or claim or demand over or in respect of any of the land parcels comprising the Property and/or any part or portion thereof; and that the Owner has not dealt with any part or portion of land parcels comprising the Property in any manner or created any Third Party right or title or interest therein or entered into any agreement, contract etc. in respect thereof, save and except as specifically provided herein; and
 - viii) that no part or portion of any of the land parcels comprising the Property is the subject of any acquisition and/or alignment by any government body and/or authority, statutory or otherwise and further the Owner has not received any notice of acquisition and/or alignment in respect of any part or portion of the land parcels comprising the Property and there are no claims from any authority nor are there any proceedings pending or initiated in relation thereto by any Person and/or under any Applicable Laws, and the Owner are neither aware of nor have knowledge of any circumstances or facts or matters which are likely to give rise to any such notices or claims or proceedings, and
 - ix) that neither the Title Deeds nor any other documents in respect of any of the land parcels comprised in the Property or any part thereof have been deposited in favour of any part or person with the intention of creating any equitable mortgage or as security for



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performance of any act or payment of any money or otherwise; and

x) that there is no manner of boundary dispute in respect of any of the land parcels comprising the Property; and

xi) that no person or Persons whosever has claimed any right of pre-emption over or in respect of any of the land parcels comprising the property or any part thereof and there are no outstanding actions, claims or demands between the owner and any third party in respect of any of the land parcels comprised in the Property; and that no part or portion of any of the land parcels comprising the Property is subject to any attachment under the provisions of the Public Demand Recovery Act, 1913 or under the Income Tax act, 1961 or under any statute (central or state or local) for the time being in force; and that no right or easement that may be required for execution of the Project and/or appurtenant to an/or benefiting each of the land parcels comprising the Property is restricted in any way, and such rights and easements are enjoyed freely without interruption and without restrictions as to hours of use or otherwise and no Person or Governmental Authority has any right to terminate or curtail a right or easement appurtenant to or benefiting any of the land parcels comprising the Property; and

xiv) that Owner does not hold any excess land under the provisions of any Applicable Laws (central or state or local) including Urban Land (Ceiling and Regulation) Act, 1976 and requisite permission (NOC) from concerned ULC Department has already been taken with regard to the Property; and

xv) that there are no legal or other proceedings pending in respect of any part or portion of any of the land parcels comprising the Property nor is there any threat of any such proceedings and there are no unfulfilled or unsatisfied judgments, injunctions or attachments, court orders, debts, notices; and

xvi) that no means of access to the Property is shared with or subject to rights of determination or requires payment to any Third Party; and

xvii) that Owner has been in continuous peaceful and physical possession of the land parcels comprising the Property, without any hindrance or impediment; and

xviii) that no third party has claimed or acquired any manner of right in any of the land parcels comprising the Property by way of adverse possession or otherwise; and

xix) that no of the land parcels comprising the Property are subject to any covenants, restrictions, stipulations, options, rights of pre-emption, adverse estate right or interest, licenses, grants,



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exceptions or reservations or other such rights (whether legal or equitable) the benefit of which is vested in Third Party or to any other rights or arrangement in favour of any Third Party (whether in the nature of a public or private right or obligation) and further there is no agreement to create the same; and

- xx) that there is no order of any court or any other statutory authority prohibiting sale and/or transfer and/or alienation of any of the land parcels comprising the Property or any part or portion thereof; and
- xxi) that there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, actions, governmental investigations, orders, judgements or decrees of any nature made, existing, or pending in respect of and/or against any part or portion of any of the land parcels comprising the property nor are any such proceedings threatened or anticipated, which may prejudicially affect the due performance or enforceability of this Agreement or any obligation, act, omission or the transactions stated herein and/or enjoin, restrict or prohibit the performance by the owner its obligations under this agreement and/or prevent the owner from fulfilling their obligations set out in this Agreement or arising from this Agreement; and
- xxii) that in relation to each land parcel;
 - a) all the terms and conditions in relation to each land parcel are contained in their respective Title Deeds and there are no other agreements, documents or letters relating to or affecting the same;
 - b) the Owner has in its possession, all original deeds, documents and writings which are necessary to prove their respective right, title and interest to the property;
- xxiii) that each of the representations and warranties contained herein are true and correct and shall survive and subsist at all times.

- 2.2 Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Parties have agreed to enter into this Agreement for promoting and developing the Project on the Property and has parted with the amount of consideration as hereinafter appearing and but for the aforesaid representations, the parties would not have otherwise entered into this agreement nor would have parted with the amount of consideration.

Article 3

Grant of Development Rights

- 3.1 In lieu of consideration as recorded hereinafter, the owner hereby and hereunder, on the Effective Date, grants, assures and assigns in favour of the Developer, the sole and exclusive Development Rights in respect



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of the Property together with all benefits, privileges and rights appurtenant thereto.

- 3.2 In lieu of the consideration as recorded herein, the Developer accepts the aforesaid grant of the Development Rights in respect of the Property and agrees to undertake the development of the Project, at its own cost and expense.
- 3.3 It is further clarified and understood that on and from the Effective Date:-
- 3.3.1 the Owner shall not retain any right to Transfer and/or deal with land parcels comprising the Property and/or the Property other than in the manner stipulated herein;
- 3.3.2 the Developer shall be entitled to commence the work of construction to the extent the same is permissible under Applicable Laws on any one or more land parcels comprising the property as it may determine;
- 3.3.3 the Developer shall be entitled to enter into and retain continuous unhindered, unimpeded, unrestricted, unconditional, peaceful access to and physical control of each of the land parcels comprising the Property and/or the Property.
- 3.4 The Owner hereby agrees and undertakes that subject to receipt from the Developer of the Security Deposit and the receipt of the Owner's Allocation in the manner as stipulated herein, the grant of the Development Rights to the Developer is on a sole, exclusive and irrevocable basis, free and clear of all encumbrances.
- 3.5 The Owner shall, without any demur or delay, co-operate and do all acts/deeds that may be required or deemed desirable by the Developer to give effect to the provisions of this Agreement, including but not limited to signing and submitting any plans, applications, consents and proposals to various Governmental Authorities and or other bodies/authorities, to enable the Developer to exercise its Development Rights with respect to each of the land parcels comprising the Property and/or the Property.
- 3.6 It is agreed that the Developer shall implement and execute the Project on the Property itself and/or through the agencies of third parties nominated by the Developer and/or Persons identified by the Developer, on the account and at the cost and expenses of the Developer.

Article 4

Consideration

- 4.1 The consideration in lieu whereof the owner has granted the Development Rights to unto and in favour of the Developer is the receipt , by the Owner from the Developer of :- i) the Non refundable Security Deposit (ii) Developer agreeing to undertake the construction




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and completion of the Project at its own cost and expense, or of its nominees and (iii) the receipt by the Owner of the Owner's Allocation in the manner stipulated herein.

- 4.2 The consideration in lieu whereof the Developer has accepted the grant of the Development Rights from the Owner and obligations under the Agreement, is the receipt by the Owner of the Owner's Allocation in the manner stipulated herein.

Article 5

Security Deposit

- 5.1 In order to secure due performance by the Developer of its obligations, the Developer has agreed to deposit a non refundable security deposit of a sum of Rs.1,00,000/- (Rupees One lakh only) (hereinafter referred to as Security Deposit) with the owner and the said Security Deposit is payable by the Developer to the Owner on or before the execution of this Agreement.

Article 6

Obligations of the Parties

6.1 Obligations of the Owner

The Owner hereby agrees, undertakes and covenants that :

- (a) the Owner shall establish, ensure and maintain free, clear and marketable title to each of the land parcels comprising the Property and shall handover the physical possession of the Property simultaneously with the execution of this Agreement;
- (b) the Owner shall ensure that the access to and physical control of the Developer over/in respect of each of the land parcels comprising the Property and/or the Property is not hindered or impeded or obstructed in any manner whatsoever,
- (c) the Owner shall pay and bear and continue to remain liable and responsible to pay and bear for the period upto the Effective Date (respective of when the bills/demands for the same are received/raised), the entirety of all the Outgoings and shall keep the Developer fully safe, harmless and indemnified in respect of thereof;
- (d) the owner shall immediately inform the Developer of any notice received by the Owner modifying, varying, suspending any rights pertaining to any part or portion of any of the land parcels comprising the Property;
- (e) the Owner shall not convey, assign, alienate or part with possession or deal with or Transfer any interest or create any Encumbrance(s) in/over(i) any of the land parcels comprising the Property or any part thereof; and/or (ii) the rights, title and



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interest of the Owner under this Agreement in favour of any person save and except as per the terms of this Agreement.

- (f) Save as specified in this Agreement, the Owner shall not create or cause any Encumbrance(s) over any portion of any of the land parcels comprising the Property and further, remove the Encumbrances, if any, in respect of any of the land parcels comprising the Property, and settle any claim related to the same without any claim and/or demand from Developer in this regard.
- (g) the Owner shall not create a charge and/or lien and/or Encumbrance over and/or in respect of the Owner's Allocation and/or owner's allotted portion, save and except as provided herein in this Agreement.
- (h) the owner shall deal with the Owner's Allotted Portion only in the manner and subject to the terms stipulated herein;
- (i) the Owner shall carry out rectifications in any defect in title and for ownership with respect to Property or any part or portion thereof, that may be pointed out by the Developer or that has come to the knowledge of the Owner within a timeframe as may be agreed between the Parties;
- (j) the Owner shall from time to time and within such time frames as may be reasonably determined by the Developer sign, execute and deliver such applications, plans, instruments, papers, deeds and documents and undertake and execute all such acts, deeds and things as may be requested by the Developer from time to time for submission to any statutory or competent authority or otherwise or for any other purpose as the Developer may determine, in order to enable the Developer to exercise its rights and/or fulfill its obligations stipulated herein;
- (k) as and when required by the Developer, the Owner shall appear before the concerned Governmental Authorities and government departments and/or officers and also all other state, executive, judicial or quasi-judicial, municipal and other authorities and also all courts and tribunals, for all matters connected with the land parcels comprised in the Property or any part or portion thereof and/or in relation to the execution and implementation of the Project;
- (l) the owner shall co-operate in good faith with the Developer in all respects for the execution and implementation of the Project in terms of this Agreement and provide all assistance as may be required/requested by the Developer to enable the Developer to implement and complete the Project;
- (m) the Owner shall not cause any obstruction or interference or impediment in the construction and development of the Project




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and/or in the exercise of the Development Rights by the Developer in terms of this Agreement.

- (n) The Owner shall execute and deliver registered and unregistered power(s) of attorney (each as determined by the Developer) to authorize and empower the Developer and/or its nominee(s) as may be required by the Developer for carrying out various acts, deeds and things in respect of the Development and implementation of the Project and to deal with the same in terms of this Agreement;
- (o) The owner undertakes that on and from the effective date owner shall not assign transfer and/or create any encumbrance and/or any third party interest on the shares of the company in any manner whatsoever save and except to the with the Developer herein.
- (p) the Owner shall provide all its support and assistance in getting the any type of amended to incorporate name of the Developer and also in amending the Agreement to Sale to be executed in future with regard to sale of the Saleable Space in the Project and Owner shall also provide all its support and assistance in getting all other approvals, licenses, registrations, NOCs etc. if so required amended to incorporate name of the Developer.
- (q) The Owner shall bear all the cost, damage, loss and/or claim that may be incurred by the Developer on account of delay in handing over the Owner's Allocation attributable to the Owner and shall keep the Developer absolutely indemnified and harmless at all times against all losses, damages, costs and expenses whatsoever as may be suffered and/or sustained by the Developer in this regard.

6.2 Obligations of the Developer

The Developer shall, at its own cost and expense :

- (a) Make payment of the Security Deposit to the Owner in the manner stipulated herein;
- (b) Within 45 days from the effective date, jointly with the owner and Architect conduct a joint survey with regard to the present status of the construction already done by the Owner and to instruct the Architect to estimate the cost of the construction for the construction already completed by the Owner on the Property in accordance with the Sanction Plan including official fees paid to the concerned municipality for the Sanction of the Plan (hereinafter "Owner's Incurred Cost").
- (c) take all such steps as may be required for the timely execution, promotion, development and implementation of the Project;



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- (d) to apply for and obtain all the necessary permissions, approvals and/or clearances of any nature in relation to development of the Property and/or Project or any part or portion thereof, if any pending;
- (e) remain responsible for the due compliance with all Applicable Laws/statutory requirements, whether local or state or central, in respect of the construction and development of the Property and/or Project and Developer shall ensure that the said Applicable Laws/statutory requirements are duly complied with;
- (f) on and from the Effective Date, make proper provision for safety and security of the Property;
- (g) the Developer shall carry on the construction of the Project or any part thereof on the Property or any part thereof as per the Applicable Laws, building laws and/or rules regulations and bye-laws framed thereunder or such other law as may be applicable at the time of construction of the Project on the Property and/or any part thereof and further strictly in accordance with the Sanction Plan.
- (h) Developer shall at its own costs and expenses, apply for and obtain temporary and permanent connections of water, electricity, power, drainage, sewerage and/or gas to the Project and other inputs and facilities required for the construction or enjoyment of the Project;
- (i) DEVELOPER shall, at its own costs and expenses and without creating any financial or other liability (save and except agreed hereunder) on Owner construct, erect and complete the Project or part thereof in pursuant to the Sanction Plan and as per the specifications including as mentioned in the Fourth Schedule written hereunder (hereinafter "**Specifications**"), and/or as be decided by the Developer from time to time but shall in no case be inferior to the Specifications mentioned in the Fourth Schedule. The decision of the Developer regarding all aspects of construction including the quality of materials shall be final and binding on the parties.
- (j) periodically as specifically mentioned herein or as and when reasonably requested by the Owner, keep the Owner informed about the progress of the Project.
- (k) hand over the Owner's Allotted Portion, if any to the Owner or their nominees free from all Encumbrances on Handover Date;




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Article 7

Development of the Project

- 7.1 Subject to Force Majeure, the Developer shall commence the development of the Project within 60 (Sixty) days from the date of handing over the site to the Developer and shall, subject to force majeure, use its best endeavor to complete the construction of the Project within 3(three) years from the handing over of the site by the Owner to the Developer with a grace period of another 06 (Six) months.
- 7.2 Notwithstanding anything contained anywhere in this Agreement, the Developer will have all the permanent rights and entitlements to ingress, egress, roadways, pathways etc. to/from/into the Property;

Article 8

Owner's Allocation and manner of alienation thereof

- 8.1 In lieu of granting the Development Rights in favour of the Developer, the Owner shall be entitled to receive the following :
- a) **20 % (Twenty Percent)** of the Gross Receipts to be generated from the sale of Saleable Space of the Entire Project (Save & Except the entire Ground Floor and the entire First Floor of the proposed building/construction) to be developed on the said Property .

(hereinafter collectively " Owner's Allocation ")

Article 9

Developer's Allocation

- 9.1 In lieu of granting the Development Rights in favour of the Developer, the Developer shall be entitled to receive the following :
- a) It is expressly agreed by and between the Parties that the Developer's Self Allocation already stated below , Details are provided in third schedule

AND

- b) **80 % (Eighty Percent)** of the Gross Receipts to be generated from the sale of Saleable Space of the Entire Project (Save & Except the entire Ground Floor and the entire First Floor of the proposed building/construction) to be developed on the said Property .

Article 10

Borrowing and funding for the Project

- 10.1 It is clarified that the Owner shall, at the request of the Developer, cause such parts or portions of the Property or rights in respect thereof to be charged or mortgaged from time to time in favour of such



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Person(s) as the Developer may deem necessary including by way of equitable mortgage by deposit of the original Title Deed, for the purpose of raising funds for the execution and implementation of the Project, and without prejudice to such obligation of the Owner, the Owner hereby authorizes and empower the Developer and/or its nominee(s) to carry out, execute and perform various acts, deeds and things in respect of creation of such mortgage, charge, etc. including signing and executing all necessary deeds and documents. Further, the Developer shall also be entitled to create a charge/mortgage on the buildings and other structures/improvements constructed on the Property for the aforesaid purpose of raising funds. The Owner shall execute such documents and deeds and do such things as shall be required for the creation of a charge or mortgage on any buildings on the property, from time to time. The Developer shall be entitled to appropriate and use all the funds to received only for the execution and implementation of the Project provided that the Developer shall solely remain liable and responsible for repayment of such borrowings, and shall keep each of the Owner safe, harmless and indemnified against all claims, demands, actions, losses etc., suffered or sustained by the Owner in this regard. The Owner shall also provide all necessary co-operation and assistance to the Developer as may be required to amend or extinguish any of the aforesaid mortgage rights.

Article 11

Authority

11.1 Authority in favour of the Developer

- 11.1.1 In order to facilitate the Developer to undertake the Project and/or for speedy construction, erection, completion and implementation of the Project, and to inter alia (a) exercise the Development Rights; (b) exercise the rights granted under Clause 10 hereinabove; (b) sell, license, lease, gift, transfer, Encumber or otherwise dispose of and/or deal with and/or alienate and/or create third party rights over; (i) any part or the whole of the constructions made and/or built up space comprising the Project (save and except Owner's Allocation) and/or (ii) any part or portion of the Project (save and except Owner's Allocation); and/or (iii) an undivided share in any part or portion of the land comprised in the Property, which comprises in the Project (save and except Owner's Allocation) without prejudice to and in addition to and the other powers, rights and authorities granted hereunder by the Owner in favour of the Developer, the Owner hereby appoints the Developer, as its constituted attorney and authorized representative, inter alia for each of the aforesaid purposes in respect of the property and hereby unconditionally grants to and in favour of the Developer the irrevocable powers and further has, simultaneously with the execution of these presents, granted in favour of the Developer several irrevocable powers by way of a separate power of attorney, each with the intent and purpose that such powers shall be effective and



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operational on and from the Effective Date and the Owner shall be bound by each of the acts done and executed by the Developer in pursuance of these powers and further the Owner, hereby ratifies and confirms and agrees to ratify and confirm and be bound by all and whatsoever the Developer shall do or cause to be done in or about the Property, in exercise of all the powers granted under these presents and/or in pursuance hereof. The Owner hereby agrees to execute and register further requisite documents, including specific powers of attorney as may be required by the Developer from time to time.

- 11.1.2 The Owner acknowledges and accepts that by virtue of this Agreement, the Developer has acquired a substantial interest and right in the Property of the Owner and thus, each of the powers granted in favour of the Developer including those under these presents as also under the above mentioned and several other powers of attorney that may be executed from time to time, being coupled with interest and consideration, can be revoked only with the written consent of the Developer.
- 11.1.3 It is agreed and understood that the powers granted hereunder by the Owner to the Developer shall not absolve the owner from its liability and responsibility to make, file and obtain necessary sanctions, permissions etc., do such acts, deeds and things as may be reasonably requested by the Developer from time to time as also to fulfill and perform each of its several obligations and duties as stipulated herein.
- 11.1.4 it is further clarified and understood that despite the grant of the aforesaid authority in favour of the Developer, the Owner shall, as and when requested by the Developer, either itself for along with Developer, sign, execute and register/lodge for registration such deeds, documents, applications, etc. as may be requested from time to time by the Developer.

Article 12

Documentation

- 12.1 Subject to the terms herein, the Developer shall have the right to enter into all documents, deeds, etc. for the sale/transfer etc. of Saleable Space or for granting any manner of right or interest in any Saleable Space at any part or portion of the Project comprising the Project (save and except Owner's Allocation) in terms of these presents in its own name, in such a manner as the Developer may determine at its sole and absolute discretion.
- 12.2 All agreements, documents, deeds, papers etc. pertaining to the sale/transfer/creation of any manner of interest/right in any part or portion of the Project and/or the Property shall be in terms of the drafts and/or formats prepared and approved by the Developer.



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Article 13

Final Statement and Distribution of Unsold Units

- 13.1 It is agreed and understood between the Parties a separate Bank Account will be Opened for the Project in the name of developer and all gross receipt towards Sale/Alienation of any part or Portion of the Project other than excluded sum shall be received by an in the name of the Developer and will be deposited in the **Developer's Designated Bank** account to be opened by the Developer with such bank as may be described by the developer as its Sole Discretion .
- 13.2 It is agreed by and between the Parties that a standing mandate will be given to the automatic transfer, of Gross Receipts to be received in the designated bank account of the Owner (hereinafter referred to as "**Owner's Designated Bank Account**") and designated bank account of the Developer (hereinafter referred to as **Developer's Designated Bank Account**) in the following manner :
- a) An amount equivalent to Goods and Service Tax (GST) and such other taxes as may be applicable on sale of Saleable Space and collected with each Gross Receipts shall first be transferred to Developer's Designated Bank Account Rate at which such amount shall be transferred shall be intimated by the Developer to the banker at its sole discretion from time to time as may be required because of change in/of Applicable Law and/or change in applicable tax rate.
 - b) After payment and transfer of the sum as mentioned in Clause 13.2 (a) above, 1% (one percent) of the amount remaining shall be paid to the Developer's Designated Bank Account towards Owner's share in Marketing Expenses;
 - c) After payment and transfer of the sum as mentioned in Clause 13.2 (b) above, all amount remaining shall be distributed as follows :
 - i) 80% (Eighty Percent) of the amount so remaining will be transferred to Developer's Designated Bank account; and
 - ii) Balance 20% (Twenty Percent) will be transferred to Owner's Designated Bank Account as payment towards Owner's Allocation payable in terms of Clause 8.1 (c);
- 13.3 It is agreed and understood between the Parties that all other sum including Excluded Sum but excluding Gross Receipts towards sale/alienation of any part or portion of the Project can be received by and in the name of the Developer and will be deposited in such account as may be decided by the Developer at its sole discretion.
- 13.4 It is agreed by and between the parties that in case any unit(s) remains unsold as on the date of final statement i.e. Unsold Units then those Unsold Units) shall be distributed among the Developer




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and owner in the ratio of 80:20(Save & Except Ground floor & First Floor) i.e. Developer will be get 80% of the unsold Units (hereinafter Developer's Allotted Portion) and owner will get 20% of the Unsold Units) hereinafter owner's allotted portion)

- 13.5 All the Unit(s) comprised in the Developer's Allotted Portion and Owner's Allotted Portion shall be duly allotted, demarcated and indemnified out of the Unsold Units in such manner as may be mutually agreed between the Parties at that time;
- 13.6 It is agreed between the parties that once the allotment and demarcation of the Unit(s) are done for the Developer's Allotted Portion and Owner's Allotted Portion, such demarcation and allotment shall be final and binding on the Owner and Developer. It is further agreed and understood that the Owner shall not be entitled to call upon and/or claim or demand from the Developer for allocation of any part or portion of the Owner's Allotted Portion in any other part or portion of the Project.
- 13.7 Each and every portion of the Owner's Allotted portion and Developer's Allotted Portion in the Project shall be allotted and/or allocated by the Developer on and subject to the same terms and conditions as those governing the allotment/allocation of the other such super built-up area/spaces comprised in the Project including but not limited to the percentage/proportion of the undivided share in the land which shall be attributable to such super built up area, the location and portion of the land in which such undivided share shall be transferred, the nature of the right to be granted in such land, the quantum and frequency of the maintenance and other charges etc. and the owner agree and undertake not to make or raise or set up any claim contrary thereto;

Article 14

Title Deeds

- 14.1 it is recorded that simultaneously with the execution of these presents, the Owner has agreed to deposit all the original Title Deeds with the Developer.

Article 15

Indemnity

15.1 Owner's Indemnity

Without prejudice to any other obligations and/or specific indemnity provided by the Owner herein, the Owner further hereby agrees to indemnify, defend and hold harmless the Developer against and in respect of any and all liabilities losses (other than consequential losses), costs, damages, commissions and/or expenses (together with reasonable attorney's fees and



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disbursement), which may be suffered or sustained by the Developer by reason of (i) the non-performance and non-observance of any of the terms and conditions of this Agreement by the Owner; and/or (ii) acts of willful negligence or intentional misconduct by the Owner; and/or (iii) breach of the provisions of this Agreement by the Owner; and/or (iv) any representation and warranty by the Owner found to be misleading or untrue or any breach by any of the Owner of any representation and warranty contained in this Agreement; and/or (v) any Third Party demand or claim or action in respect of any part or portion of the Property; and/or (vi) any Encumbrance on and/or defect in the title or any claim or demand in respect of the title to any part or portion of the Property; and/or (vii) acquisition and/or requisition and/or attachment and/or vesting of any part or portion of the Property (viii) failure by the Owner to fulfill their obligations under any Applicable Laws and/or under this Agreement and/or on account of any claims, damages, payments, charges expenses or recoveries of any kind whatsoever in respect of any land parcel comprised in the Property and/or the Property as a result of any act or omission on the part of the Owner in relation to the Project or otherwise and/or the performance by the Owner of the obligations contained herein.

15.2 Developer's Indemnity

Without prejudice to any other obligations and/or specific indemnity provided by the Developer hereby further agrees to indemnify, defend and hold harmless the Owner against and in respect of any and all liabilities, losses (other than consequential losses), costs, damages, commissions and/or expenses (together with reasonable attorney's fees and disbursement), which may be suffered or sustained by any of the Owner by reason of (i) the non-performance and non-observance of any of the terms and conditions of this Agreement by the Developer; and/or (ii) acts of willful negligence or intentional misconduct by the Developer; and/or (iii) breach of the provisions of this Agreement by the Developer; and/or (iv) any representation and warranty by the Developer found to be misleading or untrue or any breach by the Developer of any representation and warranty contained in this Agreement; and/or (v) any Third Party demand or claim or action in respect of any part or portion of the Project due to any defects or bad quality of construction, quality of materials and/or utilities used, and/or deficiency in or inappropriate Common Areas and Facilities and/or amenities etc. and/or (vi) from any and all Third Party claims for loss of or physical damage to property or for death or injury and against all losses for personal injury and for damage to or loss of any property arising out of or in any way connected with the Developer's performance of this Agreement or arising out of any act or omission of the Developer,



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and in turn of the persons claiming through or under the Agreement; and/or (vi) any Encumbrance created on the Property or any part thereof as per Clause 10; and/or (viii) non compliance of any Applicable Laws and/or breach of any of the terms and conditions or otherwise of any approvals clearances, NOCs, sanctions, obtained by the Developer for the project or any part thereof (ix) payments of taxes, duties levies, fees etc. relating to the Project including contractors, suppliers and representatives, income or other taxes required to be paid by the Developer without reimbursement hereunder, or non-payment of amounts due as a result of materials or services supplied/furnished/provided to the Developer or any of its contractors which are payable by the Developer or any of its contractors (x) failure by the Developer to fulfill its obligations under any Applicable Laws and/or under this Agreement and/or on account of any claims, damages, payments, charges expenses or recoveries of any kind whatsoever in respect of the Project and/or any part or portion thereof as a result of any act or omission on the part of the Developer in relation to the Project and/or any part or portion thereof or otherwise and/or the performance by the Developer of the obligations contained herein.

Governing Law

- 16.1 Subject to Clause 17, this Agreement shall be governed and construed in accordance with the laws of India and the courts at Kolkata shall have sole and exclusive jurisdiction for all matters pertaining to and/or arising from this Agreement.

Article 17

Settlement of Disputes

- 17.1 In the event of any dispute and/or difference between the parties arising in connection with the interpretation or implementation of this Agreement and/or interpretation of any of the terms and conditions herein contained or touching these presents (Dispute) the parties shall attempt in the first instance to resolve such Dispute through amicable discussions, it being agreed and understood that for the purpose of this Clause, the Owner shall collectively be deemed to mean and/or constitute one Party while the Developer shall be deemed to mean the other Party. If the Dispute is not resolved through such amicable discussions within 60 (sixty) days after commencement of discussions or such longer period as the Parties agree to in writing, then either of the parties may refer the Dispute to arbitration for resolution according to and in terms of the provisions of the Arbitration & Conciliation Act, 1996 and/or any modifications thereto. The arbitration shall



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be conducted in Kolkata All such arbitration proceedings shall be conducted in English.

- 17.2 The arbitration award shall be final and binding on the parties, and the parties agree to be bound thereby and to act accordingly. The Parties waive irrevocably any rights to any form of appeal, review or recourse to any state or other judicial authority in so far as such waiver may validly be made, provided however any party shall have the right to appeal under Section 37(1) of the Arbitration and Conciliation Act, 1996.
- 17.3 The arbitrator(s) appointed in accordance with the provisions of the Arbitration & Conciliation Act, 1996 may (but shall not be required to). Award to a party that substantially prevails on merits, its costs and reasonable expenses (including reasonable fees of its counsel). Each Party under this Clause shall respectively pay and bear its own legal costs and expenses.
- 17.4 When any disputes is under arbitration, except for the matters) under Dispute, the Parties shall continue to exercise their remaining respective rights and fulfil their remaining respective obligations under this Agreement.

Article 18

Notice

- 18.1 All routine correspondence may be carried on by email, letters, facsimile transmission or telephones. However each notice, demand or other communication given or made under this Agreement shall be in writing and delivered or sent to the relevant Party at its address by registered post with acknowledgement due or fax number set out below (or such other address or fax number as the addressee has by 5 (five) days prior written notice specified to the other Parties) any notice, demand or other communication so addressed to the relevant Party shall be deemed to have been delivered, (a) if delivered in person or by messenger, when proof of delivery is obtained by the delivering Party; (b) if sent by post on the 5th day following posting and c) if given or made by fax, upon dispatch and the receipt of a transmission report confirming dispatch; d) and if given by email, on the date of dispatch



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THE FIRST SCHEDULE OF THE PROPERTY

All that seized and possessed, as absolute owner and piece and parcel of the Bastu Land admeasuring an area **26.59 DECIMAL** . i.e in L.R Khatian No. 2772 , 2773 , 2774 , 2775 , 2776 , 2780 , 2781 , 2782 , 2783 , R.S Dag No. 17 , L.R. Dag No. **1151 & 1152** , situated at **Mouza : Narampur** , J.L. No.174 , Holding No. 8, situated at Mahalla - Arabinda Nagar, Ward No. 22 under P.S. Medinipore within the local limit of Jurisdiction of Midnapur Municipality, District : Paschim Medinipore under District Sub Registry Office , Medinipore, absolutely free from all encumbrance, butted and bounded by :

On North : L/O SRI PARTHA BOSE

On South : L/O SRI SUDHANSHU MOHAN PAUL

On West : 40 FEET WIDE PWD ROAD

On East : L/O NAMITA SEN

THE SECOND SCHEDULE ABOVE REFERED TO

(Details of Owner's Allocation)

The Details of the Such area i.e Owner's Allocation are as Follows :

Owner's Allocation and manner of alienation thereof

In lieu of granting the Development Rights in favour of the Developer, the Owner shall be entitled to receive the following :

- a) **20 % (Twenty Percent)** of the Gross Receipts to be generated from the sale of Saleable Space of the Entire Project (Save & Except the entire Ground Floor and the entire First Floor of the proposed building/construction) to be developed on the said Property .

(hereinafter collectively " Owner's Allocation ")

The Sale Proceeds of Entire Project (Save & Except the entire Ground Floor and the entire First Floor of the proposed building/construction) shall be Deposited into the Common Escrow Account i.e Joint development Escrow account opened in any nationalized banks in the name of Land Owners & Developers and the sale receipt are to be disbursed as aforesaid pre-determined ratio .



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THE THIRD SCHEDULE ABOVE REFERED TO

(Details of Developer's Allocation)

The Details of the Such area i.e Developer's Allocation are as Follows :

In lieu of granting the Development Rights in favour of the Developer, the Developer shall be entitled to receive the following :

a) It is hereby expressly agreed and declared that the entire **Ground Floor and the entire First Floor of the proposed building/construction** shall form the exclusive part of the Developer's Allocation. The Owners shall have no claim, demand, or right of entry into the Developer's self-allocated portions, save and except for the use of:

- The Common Passage and Main Staircase;
- The Common Lobby and Lift area;
- The Ramp designated for entering the Basement.

The Developer shall have the absolute right to sell, lease, transfer, or otherwise dispose of the said Ground Floor and First Floor areas to any third party without any further consent or interference from the Land Owners.

AND

b) **80 % (Eighty Percent)** of the Gross Receipts to be generated from the sale of Saleable Space of the Entire Project (Save & Except the entire Ground Floor and the entire First Floor of the proposed building/construction) to be developed on the said Property .

(hereinafter collectively " Developer's Allocation ")

The Sale Proceeds of Entire Project (Save & Except the entire Ground Floor and the entire First Floor of the proposed building/construction) shall be Deposited into the Common Escrow Account i.e Joint development Escrow account opened in any nationalized banks in the name of Land Owners & Developers and the sale receipt are to be disbursed as aforesaid pre-determined ratio .



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THE FOURTH SCHEDULE ABOVE REFERED TO

(CommonPortions)

- Lobby at the ground level of the Said Building
- Lobbies on all floors and staircase(s) of the Said Building
- Lift machine room(s) and lift well(s) of the Said Building
- Water reservoirs/tanks of the Said Building
- Water supply pipeline in the Said Building
- Drainage and sewage pipeline in the Said Building
- Wiring, fittings and accessories for lighting of lobbies, staircase(s) and other common portions of the Said Building
- Electricity meter(s) for common installations and space for their installation
- Intercom Network in the Said Building
- Network of Cable TV/DTH in the Said Building, if any
- Broadband connection in the Said Building, if any
- Fire fighting system in the Said Building, if any
- Lift(s) and allied machineries in the Said Building



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THE FIFTH SCHEDULE ABOVE REFERED TO

(Specifications)

Structure

Pile Foundation for Durability & Stability .
Earthquake resistant RCC framed structure.

Wall

AAC Block in External & Internal Wall .

Doors

Solid wooden door & frames with solid core flush shutter

Windows

Anodised fully glazed Aluminum windows with superior fittings

Flooring

Floor Lobby: Marble of superior quality.
Master bedroom, other rooms & balcony: Vitrified tiles (Jhonson /
Kajaria / RAK)

Kitchen

Floor

Anti-skid ceramic tiles (Jhonson / Kajaria / RAK)
Granite slab with stainless steel sink with drainboard
Ceramic tiles up to a height of 2' (two) feet from granite counter tops.(
Jhonson / Kajaria / RAK)

Toilet

Floor

Ceramic tiles (Jhonson / Kajaria / RAK)
Ceramic tiles up to a height of 6 feet (Jhonson / Kajaria / RAK)
Hot & cold waterline, exhaust & gyser points

Sanitary ware

White, high quality porcelain fixtures. (Hindware / Parryware / Jaguar)
Chromium-plated C. P. fittings. (Hindware / Parryware / Jaguar)

Electricals

Concealed copper wiring (Finolex / Havells / Pollycab / R.R / KEI)
with the latest modular switches and miniature circuit breakers .

Exterior

Weather proof non fading exterior finish (Berger / Asian Paints /
Nerolac / ICI)



-8
District Sub Registrar-II
Paschim Medinipur

08 MAY 2026

IN WITNESS WHEREOF both the parties hereunto put his respective hands on this the day, month and year first above written.

SIGN, SEAL AND DELIVER

IN PRESENCE OF :

1. Subhas Kr Chakraborty
Advocate

1) Dilip Banerjee

2) Lila Kar

3) Santosh

4) Bishu Chandra

5) Amrita Ghosh

2. Raj
পরিচালক
অফিস

Signature of the Land Owners

SQUARE KEY REALTORS
Partner

SQUARE KEY REALTORS
Partner

Signature of the Developer

Drafted by me

Subhas Kr Chakraborty
Subhas Kr Chakraborty
Advocate
District Judges' Court Barasat
North 24 Parganas
Enrollment No. WB/1125/81



7
District Sub Registrar-II
Paschim Medinipur

08 MAY 2026

MEMO OF CONSIDERATION

Received from the developer a Sum of Rs. 1,00,000.00 (Rupees One Lakh Only) as non refundable Security Deposit in term of agreement , executed between the said Parties as follows : -

Cash	Rs 1,00,000.00
Total -	Rs. 1,00,000.00

SIGN, SEAL AND DELIVER

IN PRESENCE OF :

1. Sulekha Kr. Choudhary
Advocate

2. Payal Choudhary
Advocate

1/ Debil Choudhary

2/ Lila Karki

3/ Satish Karki

4/ Anshu Choudhary

5/ Ameeta Choudhary

.....
Signature of the Land Owners



8
District Sub Registrar-II
Paschim Medinipur

08 MAY 2026

OFFICES OF THE A.D.R. DISTRICT NORTH 24 PARGANAS

BARANATA RA KOLELA

STATUS: PRESENTANT Abhijit

1. LEFT HAND FINGER PRINT

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Abhijit



2. LEFT HAND FINGER PRINT Name Lila Kar.

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Lila Kar.



3. LEFT HAND FINGER PRINT Name Santa Saha

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Santa Saha



4. LEFT HAND FINGER PRINT Name বৈশা ঘোষ

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE বৈশা ঘোষ



FINGER PRINT

OFFICES OF THE A.D.S.R.-DISTRICT NORTH 24 PARGANAS
D.S.R. BARASAT & P.A. KOLKATA

STATUS: PRESENTANT

1. LEFT HAND FINGER PRINT Name: Amrita Ghosh

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



FINGER PRINT

SIGNATURE Amrita Ghosh

2. LEFT HAND FINGER PRINT Name: Riya

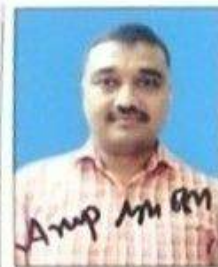
LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



SIGNATURE Riya

3. LEFT HAND FINGER PRINT Name: Arup Anon

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Arup Anon

4. LEFT HAND FINGER PRINT Name: _____

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

Space for Photo

RIGHT HAND FINGER PRINT

SIGNATURE _____



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



070520262003508186

GRIPS Payment Detail

GRIPS Payment ID:	070520262003508186	Payment Init. Date:	07/05/2026 12:51:02
Total Amount:	76821	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9385240459946	BRN Date:	07/05/2026 12:51:26
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr DULAL KAR
Mobile: 9804212135

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192026270035081918	Directorate of Registration & Stamp Revenue	76821
Total			76821

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

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

PAID



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



GRN Details

GRN:	192026270035081918	Payment Mode:	SBI Epay
GRN Date:	07/05/2026 12:51:02	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9385240459946	BRN Date:	07/05/2026 12:51:26
Gateway Ref ID:	1203430085	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	070520262003508186	Payment Init. Date:	07/05/2026 12:51:02
Payment Status:	Successful	Payment Ref. No:	2001105443/2/2026
[Query No.*Query Year]			

Depositor Details

Depositor's Name: Mr DULAL KAR
Address: FEEDER ROAD , PO. SHYAMNAGAR , DT 24 PGS NORTH
Mobile: 9804212135
E-Mail: prakashkar2003@gmail.com
Period From (dd/mm/yyyy): 07/05/2026
Period To (dd/mm/yyyy): 07/05/2026
Payment Ref ID: 2001105443/2/2026
Dept Ref ID/DRN: 2001105443/2/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount ()
1	2001105443/2/2026	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	2001105443/2/2026	Property Registration- Registration Fees	0030-03-104-001-16	1600
3	2001105443/2/2026	Receipts on account of Standard User Charge- Other fees	0030-02-102-008-16	300
Total				76821

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

Major Information of the Deed

Deed No :	1-1002-02209/2026	Date of Registration	08/05/2026
Query No / Year	1002-2001105443/2026	Office where deed is registered	
Query Date	01/05/2026 8:31:55 PM	D.S.R. - II PASCIM MIDNAPORE, District	Paschim Medinipore
Applicant Name Address & Other Details	SUBHASH CHAKRABORTY Bx# COLLEGE THANA, Midnapore District North 24 Parganas, WEST BENGAL, Mobile No. 9826272135 Station Address		
Transaction	Additional Transaction		
(0110) Sale Development Agreement or Construction agreement	(1.108) Other than Immovable Property, Agreement (No of Agreement 2), (4311) Other than Immovable Property, Receipt (Rs 1.00 0000/-)		
Sell Forth value	Market Value		
Rs 2.01 Lacs (101)	Rs 3.60 63,797/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs 75,027/- (Article 48(g))	Rs 1,632/- (Article E. E. B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area)		

Land Details :

District Paschim Medinipore, P.S. - Midnapore, Municipality MIDNAPORE, Mouza NARAYANPUR, JI No: 174, Pin Code 721101

Sch No	Plot Number	Khatian Number	Land Proposed ROR	Area of Land	SelfForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1151 (RS -)	LR-2776	Vastu	Vastu	0.59 Dec	6,50,000/-	6,67,079/- Property is on Road Adjacent to Metal Road.
L3	LR-1151 (RS -)	LR-2772	Vastu	Vastu	3.16 Dec	35,50,000/-	35,72,832/- Property is on Road Adjacent to Metal Road.
L4	LR-1151 (RS -)	LR-2775	Vastu	Vastu	3.86 Dec	43,50,000/-	43,64,282/- Property is on Road Adjacent to Metal Road.
L5	LR-1151 (RS -)	LR-2774	Vastu	Vastu	1.53 Dec	17,00,000/-	17,29,884/- Property is on Road Adjacent to Metal Road.
L6	LR-1151 (RS -)	LR-2773	Vastu	Vastu	3.16 Dec	35,50,000/-	35,72,832/- Property is on Road Adjacent to Metal Road.
L7	LR-1152 (RS -)	LR-2780	Vastu	Vastu	3.49 Dec	39,00,000/-	39,45,944/- Property is on Road Adjacent to Metal Road.
L8	LR-1152 (RS -)	LR-2781	Vastu	Vastu	4.21 Dec	47,50,000/-	47,60,007/- Property is on Road Adjacent to Metal Road.
L9	LR-1152 (RS -)	LR-2782	Vastu	Vastu	4.05 Dec	45,50,000/-	45,79,104/- Property is on Road Adjacent to Metal Road.

1.10 (R-1152 : (RS-1)	19-2783	Vastu	Vastu	2.54 Dec	26.50,000/-	28.71,833/-	Property is on Road Adjacent to Metal Road
	TOTAL :			26.59Dec	298,50,000 /-	300,63,797 /-	
	Grand Total :			26.59Dec	298,50,000 /-	300,63,797 /-	

Land Lord Details :

Sl No	Name	Address, Photo, Finger print and Signature				
1	Name Mr DULAL KAR (Presentant) Son of Late SURENDRA NATH KAR Executed by: Self, Date of Execution: 08/05/2026 Admitted by: Self, Date of Admission: 08/05/2026, Place : Office	Photo 	Finger Print 	Signature 		
	KAR VILLA, Block/Sector: SAKTIGARH, Village:- SHYAMNAGAR, P.O:- SHYAMNAGAR, P.S:-Jagaddal, District:-North 24-Barganas, West Bengal, India, PIN:- 743127 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7, PAN No.:: AKxxxxxx0R, Aadhaar No: 73xxxxxxx7281, Status: Individual, Executed by: Self, Date of Execution: 08/05/2026 Admitted by: Self, Date of Admission: 08/05/2026, Place : Office					
2	Name Mrs LILA KAR Wife of Mr DULAL KAR Executed by: Self, Date of Execution: 08/05/2026 Admitted by: Self, Date of Admission: 08/05/2026, Place : Office	Photo 	Finger Print 	Signature 		
	KAR VILLA, Block/Sector: SAKTIGARH, Village:- SHYAMNAGAR, P.O:- SHYAMNAGAR, P.S:-Jagaddal, District:-North 24-Barganas, West Bengal, India, PIN:- 743127 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4, PAN No.:: AKxxxxxx1K, Aadhaar No: 67xxxxxxx8970, Status: Individual, Executed by: Self, Date of Execution: 08/05/2026 Admitted by: Self, Date of Admission: 08/05/2026, Place : Office					
3	Name Mr SENTU SAHA Son of Late JIBAN BANOHU SAHA Executed by: Self, Date of Execution: 08/05/2026 Admitted by: Self, Date of Admission: 08/05/2026, Place : Office	Photo 	Finger Print 	Signature 		

4	Name Mrs REKHA GHOSH Wife of Mr ASIT KUMAR GHOSH Executed by: Self, Date of Execution: 08/05/2026 Admitted by: Self, Date of Admission: 08/05/2026, Place : Office	Photo 	Finger Print  Captured	Signature 
5	Name Mrs AMRITA GHOSH Wife of Mr ARUP GHOSH Executed by: Self, Date of Execution: 08/05/2026 Admitted by: Self, Date of Admission: 08/05/2026, Place : Office	Photo 	Finger Print  Captured	Signature 

189/5 BASUDEBPUR ROAD, Village:- SHYAMNAGAR, P.O:- SHYAMNAGAR, P.S:-Jagaddal, District:- North 24 Parganas, West Bengal, India, PIN:- 743127 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XXX, PAN No.: AXxxxxx2P, Aadhaar No: 51xxxxxxxx6574, Status :Individual, Executed by: Self, Date of Execution: 08/05/2026

Admitted by: Self, Date of Admission: 08/05/2026, Place : Office

Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	SQUARE KEY REALTORS 276 FEEDER ROAD, Village:- SHYAMNAGAR, P.O:- SHYAMNAGAR, P.S:-Jagaddal, District:-North 24 Parganas, West Bengal, India, PIN:- 743127 Date of Incorporation: XX-XX-2XX1, PAN No.: AFxxxxxx5J, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Mr PRAKASH KAR Son of Mr DULAL KAR Date of Execution - 08/05/2026, Admitted by Self, Date of Admission: 08/05/2026, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
2	Name Mr ARUP GHOSH Son of Mr ASIT KUMAR GHOSH Date of Execution - 08/05/2026, Admitted by Self, Date of Admission: 08/05/2026, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
3	Name Mr SUBHAS KUMAR CHAKRABORTY Son of Late S P CHAKRABORTY FEERY GHAT ROAD, Village- ICHAPUR, P.O.- ICHAPUR, P.S.-Asansol, District - North 24-Parganas, West Bengal, India. PIN - 743144	Photo 	Finger Print 	Signature 

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHAS KUMAR CHAKRABORTY Son of Late S P CHAKRABORTY FEERY GHAT ROAD, Village- ICHAPUR, P.O.- ICHAPUR, P.S.-Asansol, District - North 24-Parganas, West Bengal, India. PIN - 743144			
Identifier Of Mr DULAL KAR, Mrs LILA KAR, Mr SENTU SAHA, Mrs REKHA GHOSH, Mrs AMRITA GHOSH, Mr PRAKASH KAR, Mr ARUP GHOSH	08/05/2026	08/05/2026	08/05/2026

Transfer of property for LT	
Sl.No	From To, with area (Name-Area)
1	Mr DULAL KAR SQUARE KEY REALTORS-0.116 Dec
2	Mrs LILA KAR SQUARE KEY REALTORS-0.116 Dec
3	Mr SENTU SAHA SQUARE KEY REALTORS-0.116 Dec
4	Mrs REKHA GHOSH SQUARE KEY REALTORS-0.116 Dec
5	Mrs AMRITA GHOSH SQUARE KEY REALTORS-0.116 Dec

Transfer of property for L10		
Sl.No	From	To, with area (Name-Area)
1	Mr DULAL KAR	SQUARE KEY REALTORS-0.508 Dec
2	Mrs LILA KAR	SQUARE KEY REALTORS-0.508 Dec
3	Mr SENTU SAHA	SQUARE KEY REALTORS-0.508 Dec
4	Mrs REKHA GHOSH	SQUARE KEY REALTORS-0.508 Dec
5	Mrs AMRITA GHOSH	SQUARE KEY REALTORS-0.508 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	Mr DULAL KAR	SQUARE KEY REALTORS-0.632 Dec
2	Mrs LILA KAR	SQUARE KEY REALTORS-0.632 Dec
3	Mr SENTU SAHA	SQUARE KEY REALTORS-0.632 Dec
4	Mrs REKHA GHOSH	SQUARE KEY REALTORS-0.632 Dec
5	Mrs AMRITA GHOSH	SQUARE KEY REALTORS-0.632 Dec
Transfer of property for L4		
Sl.No	From	To, with area (Name-Area)
1	Mr DULAL KAR	SQUARE KEY REALTORS-0.772 Dec
2	Mrs LILA KAR	SQUARE KEY REALTORS-0.772 Dec
3	Mr SENTU SAHA	SQUARE KEY REALTORS-0.772 Dec
4	Mrs REKHA GHOSH	SQUARE KEY REALTORS-0.772 Dec
5	Mrs AMRITA GHOSH	SQUARE KEY REALTORS-0.772 Dec
Transfer of property for L5		
Sl.No	From	To, with area (Name-Area)
1	Mr DULAL KAR	SQUARE KEY REALTORS-0.306 Dec
2	Mrs LILA KAR	SQUARE KEY REALTORS-0.306 Dec
3	Mr SENTU SAHA	SQUARE KEY REALTORS-0.306 Dec
4	Mrs REKHA GHOSH	SQUARE KEY REALTORS-0.306 Dec
5	Mrs AMRITA GHOSH	SQUARE KEY REALTORS-0.306 Dec
Transfer of property for L6		
Sl.No	From	To, with area (Name-Area)
1	Mr DULAL KAR	SQUARE KEY REALTORS-0.632 Dec
2	Mrs LILA KAR	SQUARE KEY REALTORS-0.632 Dec
3	Mr SENTU SAHA	SQUARE KEY REALTORS-0.632 Dec
4	Mrs REKHA GHOSH	SQUARE KEY REALTORS-0.632 Dec
5	Mrs AMRITA GHOSH	SQUARE KEY REALTORS-0.632 Dec
Transfer of property for L7		
Sl.No	From	To, with area (Name-Area)
1	Mr DULAL KAR	SQUARE KEY REALTORS-0.698 Dec
2	Mrs LILA KAR	SQUARE KEY REALTORS-0.698 Dec
3	Mr SENTU SAHA	SQUARE KEY REALTORS-0.698 Dec
4	Mrs REKHA GHOSH	SQUARE KEY REALTORS-0.698 Dec
5	Mrs AMRITA GHOSH	SQUARE KEY REALTORS-0.698 Dec
Transfer of property for L8		
Sl.No	From	To, with area (Name-Area)
1	Mr DULAL KAR	SQUARE KEY REALTORS-0.842 Dec

2	Mrs LILA KAR	SQUARE KEY REALTORS-0.812 Dec
3	Mr SENTU SAHA	SQUARE KEY REALTORS-0.812 Dec
4	Mrs REKHA GHOSH	SQUARE KEY REALTORS-0.812 Dec
5	Mrs AMRITA GHOSH	SQUARE KEY REALTORS-0.812 Dec
Transfer of property for L9		
Sl No	From	To, with area (Name-Area)
1	Mr DULAL KAR	SQUARE KEY REALTORS-0.81 Dec
2	Mrs LILA KAR	SQUARE KEY REALTORS-0.81 Dec
3	Mr SENTU SAHA	SQUARE KEY REALTORS-0.81 Dec
4	Mrs REKHA GHOSH	SQUARE KEY REALTORS-0.81 Dec
5	Mrs AMRITA GHOSH	SQUARE KEY REALTORS-0.81 Dec

Land Details as per Land Record

District Paschim Medinipur, P.S.- Medinipur, Municipality MIDNAPORE, Mouza: NARAMPUR, Ji No: 174, Pin Code 721101

Sch No	Plot & Khatain Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No.- 1151, LR Khatain No.- 2776	Owner's name, Gurdian's name, Address, tax, Classification, etc, Area 0.00590000 Acre.	Mr DULAL KAR
L3	LR Plot No.- 1151, LR Khatain No.- 2772	Owner's name, Gurdian's name, Address, tax, Classification, etc, Area 0.03160000 Acre.	Mrs LILA KAR
L4	LR Plot No.- 1151, LR Khatain No.- 2775	Owner's name, Gurdian's name, Address, tax, Classification, etc, Area 0.03860000 Acre.	Mr SENTU SAHA
L5	LR Plot No.- 1151, LR Khatain No.- 2774	Owner's name, Gurdian's name, Address, tax, Classification, etc, Area 0.01530000 Acre.	Mrs REKHA GHOSH
L6	LR Plot No.- 1151, LR Khatain No.- 2773	Owner's name, Gurdian's name, Address, tax, Classification, etc, Area 0.03160000 Acre.	Mrs AMRITA GHOSH
L7	LR Plot No.- 1152, LR Khatain No.- 2780	Owner's name, Gurdian's name, Address, tax, Classification, etc, Area 0.03490000 Acre.	Mr DULAL KAR
L8	LR Plot No.- 1152, LR Khatain No.- 2781	Owner's name, Gurdian's name, Address, tax, Classification, etc, Area 0.04210000 Acre.	Mrs REKHA GHOSH
L9	LR Plot No.- 1152, LR Khatain No.- 2782	Owner's name, Gurdian's name, Address, tax, Classification, etc, Area 0.04050000 Acre.	Mrs LILA KAR
L10	LR Plot No.- 1152, LR Khatain No.- 2783	Owner's name, Gurdian's name, Address, tax, Classification, etc, Area 0.02540000 Acre.	Mrs AMRITA GHOSH

On 08-05-2026

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 (p) of Indian Stamp Act 1899.

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

Presented for registration at 14:23 hrs. on 08-05-2026, at the Office of the D.S.R. - II PASCIM MIDNAPORE by Mr DULAL KAR, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,00,63,797/-.

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

Execution is admitted on 08/05/2026 by 1. Mr DULAL KAR, Son of Late SURENDRA NATH KAR, KAR VILLA, Sector: SAKTIGARH, P.O. SHYAMNAGAR, Thana: Jagaddal, North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by Profession Business, 2. Mrs LILA KAR, Wife of Mr DULAL KAR, KAR VILLA, Sector: SAKTIGARH, P.O. SHYAMNAGAR, Thana: Jagaddal, North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by Profession Business, 3. Mr SENTU SAHA, Son of Late JIBAN BANDHU SAHA, 189/5 BASUDEBPUR ROAD, P.O. SHYAMNAGAR, Thana: Jagaddal, North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by Profession Business, 4. Mrs REKHA GHOSH, Wife of Mr ASIT KUMAR GHOSH, SARBERA, Sector: SATBANKURA, P.O. SAT BANKURA, Thana: Garbeta, Paschim Midnapore, WEST BENGAL, India, PIN - 721253, by caste Hindu, by Profession Business, 5. Mrs AMRITA GHOSH, Wife of Mr ARUP GHOSH, SARBERA, P.O. SAT BANKURA, Thana: Garbeta, Paschim Midnapore, WEST BENGAL, India, PIN - 721253, by caste Hindu, by Profession Business. Identified by Mr SUBHAS KUMAR CHAKRABORTY, Son of Late S P CHAKRABORTY, FEERY GHAT ROAD, P.O. ICHAPUR, Thana: Noapara, North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by profession Advocate.

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

Execution is admitted on 08-05-2026 by Mr PRAKASH KAR, PARTNER, SQUARE KEY REALTORS (Partnership Firm), 275 FEEDER ROAD, Village:- SHYAMNAGAR, P.O:- SHYAMNAGAR, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN - 743127.

Identified by Mr SUBHAS KUMAR CHAKRABORTY, Son of Late S P CHAKRABORTY, FEERY GHAT ROAD, P.O. ICHAPUR, Thana: Noapara, North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by profession Advocate.

Execution is admitted on 08-05-2026 by Mr ARUP GHOSH, PARTNER, SQUARE KEY REALTORS (Partnership Firm), 275 FEEDER ROAD, Village:- SHYAMNAGAR, P.O:- SHYAMNAGAR, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN - 743127.

Identified by Mr SUBHAS KUMAR CHAKRABORTY, Son of Late S P CHAKRABORTY, FEERY GHAT ROAD, P.O. ICHAPUR, Thana: Noapara, North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by profession Advocate.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,632.00/- (B = Rs 1,000.00/-, E = Rs 600.00/-, H = Rs 28.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by, by Cash Rs 32.00/-, by online = Rs 1,600/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/05/2026 12:51PM with Govt. Ref. No: 192026270035081918 on 07-05-2026, Amount Rs: 1,600/-, Bank: SBI ePay (SBIPay), Ref. No. 9385240459946 on 07-05-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

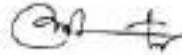
Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 74,921/-.

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29, Amount: Rs. 100.00/-, Date of Purchase: 05/05/2026, Vendor name: S Day
2. Stamp: Type: Court Fees, Amount: Rs. 10.00/-.

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/05/2026 12:51PM with Govt. Ref. No: 192026270035081918 on 07-05-2026, Amount Rs: 74,921/-.

Bank: SBI EPay (SBIPay), Ref. No. 9385240459946 on 07-05-2026, Head of Account 0030-02-103-003-02



Sumit Kumar Sinha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1002-2026, Page from 54159 to 54204
being No 100202209 for the year 2026.



Digitally signed by SUMIT KUMAR SINHA
Date: 2026.05.08 16:40:29 +05:30
Reason: Digital Signing of Deed.

(Sumit Kumar Sinha) 08/05/2026

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II PASCIM MIDNAPORE

West Bengal.