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Endorsement sheet and signature sheet
attached with the document are part of
the document.

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Addl. Dist. Sub. Registrar
Chandannagar, Hooghly

21 JUL 2025

DEVELOPMENT AGREEMENT WITH POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT WITH POWER OF
ATTORNEY is made this the 21st day of July... Two Thousand
Twenty Five

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4328 24.7.25
New Dimension
Chandannagar
(8000) Summa namie

ডেপুটি প্রী সুব্রত মলিক
মোকাম চন্দ্রনগর

SEAL OF THE



Addl. District Sub-Registrar
Chandannagar, Hooghly

21 JUL 2025

BETWEEN

(1a) SRI ATANU KUMAR GHOSH, son of Lt Manik Lal Ghosh by Caste Hindu, by Nationality Indian, by Occupation Service , having PAN No. BAMPG6418F, Aadhaar No. 3808 9797 2582 , residing at Sukhomoy Ashram, Sukdeb Singh Road, Urdibazar , P.O.&P.S. Chandernagore, Dist Hooghly-712136, **(1b) SRI DIBYENDU GHOSH**, son of Lt Manik Lal Ghosh, by Caste Hindu, by Nationality Indian, by Occupation Business, having PAN No. AQXPG1618H , Aadhaar No. 2400 1434 3258, residing at Sukdeb Singh Road, Urdibazar , P.O.&P.S. Chandernagore, Dist Hooghly-712136, **(2a) SRI MONOJIT GHOSH**, son of Lt Jaharlal Ghosh , by Caste Hindu, by Nationality Indian, by Occupation Business , having PAN No. ALYPG7018B , Aadhaar No. 4530 1613 1735 , residing at Sukdeb Singh Road, Urdibazar , P.O.&P.S. Chandernagore, Dist Hooghly-712136, **(2b) SMT PIALLY DAS**, daughter of Lt Jaharlal Ghosh, by Caste Hindu, by Nationality Indian, by Occupation Housewife , having PAN No. DPXPD9828C, Aadhaar No. 7385 9767 2250, residing at 69, Vivekananda Sarani, Padripara , P.O.&P.S. Chandernagore, District Hooghly-712136, **(3) SRI HIMADRI GHOSH**, son of Lt Manik Lal Ghosh, by Caste Hindu, by Nationality Indian, by Occupation Business, having PAN No. AHOPG6662P, Aadhaar No. 7629 1823 5658 , residing at Sukdeb Singh Road, Urdibazar , P.O.&P.S. Chandernagore, Dist Hooghly-712136, **(4) SMT BASABDATTA GHOSH**, daughter of Tapan Kumar Ghosh , by Caste Hindu, by Nationality Indian, by Occupation Service, having PAN No. BKKPG0036R , Aadhaar No. 7882 4691 4547, residing at S M Villa , Urdibazar , P.O.&P.S. Chandernagore, Dist Hooghly-712136,



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(5) SRI JOYDIP GHOSH, son of Sibaram Ghosh, by Caste Hindu, by Nationality Indian, by Occupation Service, having PAN No. AQTPG3981H, Aadhaar No. 5747 9276 7646, residing at 157, Khirki Goli, Chinsurah, Dist Hooghly-712101 (6) SMT LIPI GHOSH, daughter of Lt Manik Lal Ghosh, by Caste Hindu, by Nationality Indian, by Occupation Housewife, having PAN No. BCUPG8766L, Aadhaar No. 6286 7967 1415, residing at Sukdeb Singh Road, Urdibazar, P.O.&P.S. Chandernagore, Dist Hooghly-712136, hereinafter to be called as the "OWNERS" which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, representatives and assigns of the party of the FIRST PART.

AND

"NEW DIMENSION" a Partnership Firm, PAN :AAVFN5175G, having its registered office at 544, Urdibazar Main Road, Sukdeb Singh Bye Lane, P.O. & P.S. Chandernagore, District Hooghly, Pin-712136, Represented by its partners: (1) SRI PARTHA KOLEY, son of Sri Prahlad Koley, by Religion Hindu, by occupation: Business, PAN:CKRPK4967R, Aadhaar No. 7361 7256 8827, residing at Baganbati, P.O. Khalisani, P.S. Bhadreswar, District Hooghly, Pin-712138, (2) SMT. CHAITALI DEY, wife of Partha Koley, by Religion: Hindu, occupation: Business, having PAN: AWZPD4968M, Aadhaar No. 9637 1092 8144, residing at 1/953, Sahagunj Main Road, P.O. Sahagunj, P.S. Chinsurah, District Hooghly Pin-712104, hereinafter called the "DEVELOPER" which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns of the SECOND PART.

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WHEREAS the Bastu property measuring .2342 Acre or 14 Cottah 04 Chatak 00 sq. ft. in RS Plot No.199, RS Khatian No. 171 , corresponding to LR Plot No 245 under present LR Khatian Nos.596, 648, 715, 736,737,738, 739, 740 of Mouza Chandernagore, Sheet No 14 , JL No 1, P.O.& P.S. Chandernagore ,Dist. Hooghly (hereinafter referred to as the "said property") as well as several other properties were previously owned by Sailendranath Ghosh and he was in peaceful possession of the said property by mutating his name in the RSROR being RS Khatian No 171 of Mouza Chandernagore and while possessing the said Property Sailendranath Ghosh died on 20.03.1973 leaving behind his wife Lilabati Ghosh , three sons namely Manik Lal Ghosh, Jaharlal Ghosh, Mohan Lal Ghosh and three daughters namely Sushama Ghosh, Latima Ghosh and Sonarani Ghosh and all the legal heirs jointly inherited the property each having $\frac{1}{6}$ th undivided share in the estate of Sailendranath Ghosh. Following demise of Late Sailendranath Ghosh, all the surviving legal heirs for the purpose of ascertaining and finalizing their respective shares further made partition of their jointly inherited property by dint of a Partition Deed being No.1587 of 2001 registered in the office of ADSR, Chandernagore, and in furtherance thereof the said legal heirs became the exclusive owners of the demarcated property and Manik Lal Ghosh became the absolute owner of Lot A measuring 1 Cottah 15 Chatak 35 sq. ft. as depicted in the partition deed plan. Jaharlal Ghosh became the absolute owner of demarcated Lot B measuring 2 Cottah 1 Chatak 25 sq. ft. as depicted in the partition deed plan. Mohan Lal Ghosh became the absolute owner of Lot C measuring 2 Cottah 30 sq. ft. as depicted in the partition deed plan. Sushuma Ghosh became the absolute owner of Lot D measuring 2 Cottah 4 Chatak 40 sq. ft. as depicted in the partition deed plan.



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Latima Ghosh became the absolute owner of Lot E measuring 2 Cottah 4 Chatak 0 sq. ft. as depicted in the partition deed plan and Smt. Sonarani Ghosh became the absolute owner of Lot F measuring 2 Cottah 3 Chatak 0 sq. ft. as depicted in the partition deed plan. A demarcated area of 1 Cottah 5 Chatak 5 sq. ft. was kept as common passage for use by all the parties in the partition deed and the said common passage was further demarcated in the partition deed plan. Since partition, the respective parties were in peaceful possession of the respective allotted portions by mutating their names in the RSROR being Khatian Nos 110 Akri , 214 Akri , 228 Akri , 331 Akri , 279 Akri , 332 Akri.

AND WHEREAS said Manik Lal Ghosh while peacefully possessing the property measuring 1 Cottah 15 Chatak 35 Sq. ft. mentioned in the A schedule property, i.e. Lot A of the Partition Deed being No 1587 of 2001 of ADSR Chandernagore, Manik Lal Ghosh died leaving behind his wife Namita Ghosh, three sons namely Atanu Kumar Ghosh (owner no.1a), Dibyendu Ghosh (owner no.1b), Himadri Ghosh (owner no.3) and one daughter Lipi Ghosh (owner no.6) and all the legal heirs of Manik Lal Ghosh jointly inherited the portion and property lying in the name of Late Maniklal Ghosh. Subsequently Namita Ghosh , Himadri Ghosh and Lipi Ghosh transferred their undivided share in favour of Atanu Kumar Ghosh and Dibyendu Ghosh (i.e. Party No 1a & 1b of the parties of the first Part), by dint of Deed of Gift being No 254 of 2014 registered in the office of ADSR, Chandernagore. By dint of Deed of Gift as well as by way of inheritance, Party No (1a) & (1b) of the parties of the first Part became the joint absolute owners of 1 Cottah 15 Chatak 35 sq. ft. in RS Plot No. 199, corresponding to LR Plot No 245 and same has

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been described in the Item No 1 of the A Schedule property hereunder.

AND WHEREAS the said Jaharlal Ghosh while in possession of the property measuring 2 Cottah 1 Chatak 25 Sq. ft. mentioned in the B schedule property i.e. Lot No.B of the Partition Deed being No 1587 of 2001 of ADSR Chandernagore. Jahar Lal Ghosh died on 14.11.2005 leaving behind his wife Santa Ghosh, one son Monojit Ghosh and one daughter Pialy Das and following demise of Jahar Lal Ghosh all the legal heirs of Jahar Lal Ghosh jointly inherited the property. Subsequently Santa Ghosh transferred her undivided share in favour of her son namely Monojit Ghosh (i.e. Party No 2a of the parties of the first Part), by dint of Deed of Gift being No 1545 of 2023 registered in the office of ADSR, Chandernagore. By dint of Deed of Gift as well as Inheritance, Party No (2a)& (2b) of the parties of the first Part became the absolute owners of undivided 2 Cottah 1 Chatak 25 Sq. ft. property in RS Plot No. 199, corresponding to LR Plot No 245 having 2/3rd and 1/3rd share respectively and same has been described in the Item No 2 of the A Schedule property hereunder.

AND WHEREAS said Mohan Lal Ghosh while in possession of the property measuring 2 Cottah 0 Chatak 30 Sq. ft. mentioned in the C schedule property i.e. Lot No.C of the Partition Deed being No 1587 of 2001 of ADSR Chandernagore, the said Mohan Lal Ghosh transferred his demarcated 2 Cottah 0 Chatak 30 Sq. ft. property in favour of his nephew namely Himadri Ghosh son of Manik Lal Ghosh (i.e. Party No 3 of the parties of the first Part), by dint of Deed of Gift being No 671 of 2002 registered in the office of ADSR, Chandernagore. By dint of Deed of



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Gift, Party No 3 of the parties of the first Part became the absolute owner of demarcated 2 Cottah 0 Chatak 30 Sq. ft. property in RS Plot No. 199, corresponding to LR Plot No. 245 and same has been described in the Item No 3 of the A Schedule property.

AND WHEREAS Sushama Ghosh while in possession of the property measuring about 2 Cottah 4 Chatak 40 Sq. ft. mentioned in the D schedule property i.e. Lot No. D of the Partition Deed being No 1587 of 2001 of ADSR Chandernagore, Sushama Ghosh transferred her demarcated 2 Cottah 4 Chatak 40 Sq. ft. property in favour of her granddaughter namely Basabdatta Ghosh (i.e. Party No 4 of the parties of the first Part), by dint of Deed of Gift being No 1722 of 2017 registered in the office of ADSR, Chandernagore. By dint of the said Deed of Gift, Party No. 4 of the parties of the first Part became the absolute Owner of demarcated 2 Cottah 4 Chatak 40 Sq. ft. property in RS Plot No. 199, corresponding to LR Plot No 245.

AND WHEREAS Latima Ghosh while possessing the property measuring 2 Cottah 4 Chatak 00 Sq. ft. mentioned in the E schedule property i.e. Lot No. E of the Partition Deed being No 1587 of 2001 of ADSR Chandernagore, Latima Ghosh transferred her demarcated 2 Cottah 4 Chatak 00 Sq. ft. property in favour of her son namely Joydip Ghosh (i.e. Party No 5 of the parties of the first Part), by dint of Deed of Gift being No 6163 of 2024 registered in the office of DSR-I, Hooghly. By dint of said Deed of Gift, Party No 5 of the parties of the first Part became the absolute owner of demarcated 2 Cottah 4 Chatak 00 Sq. ft. property in RS Plot No. 199, corresponding to LR Plot No 245 and same has been described in the Item No 5, of the A Schedule property hereunder.



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AND WHEREAS Sonarani Ghosh while possessing the property measuring 2 Cottah 3 Chatak 00 Sq. ft. mentioned in the F schedule property i.e. Lot No.F of the Partition Deed being No 1587 of 2001 of ADSR Chandernagore, Sonarani Ghosh executed and registered one WILL in favour of her niece Smt Lipi Ghosh daughter of Manik Lal Ghosh being No 21 of 2002 registered in the office of ADSR, Chandernagore, Hooghly . On demise of Sonarani Ghosh , Smt Lipi Ghosh filed a Probate Suit being Act. XXXIX case No 02 of 2019 before the Hon'ble Court of District Delegate, Chandernagore and the WILL of Sonarani Ghosh was probated on 17.02.2021. By dint of Such Probate, Smt Lipi Ghosh i.e. Party No 6 of the parties of the first Part became the absolute Owner of demarcated 2 Cottah 3 Chatak 00 Sq. ft. property in RS Plot No. 199, corresponding to LR Plot No 245 and same has been described in the Item No 6 of the A Schedule property hereunder.

AND WHEREAS all the parties to the First part apart from their individual portion, are also the joint owners and is presently peacefully possessing the property measuring 1 Cottah 5 Chatak 05 Sq. ft. mentioned in the A Schedule property of the Partition Deed being No 1587 of 2001 of ADSR Chandernagore, having 1/6th share each.. By dint of such partition Deed all the parties of the First Part became the absolute owners of demarcated 1 Cottah 5 Chatak 05 Sq. ft. property in RS Plot No. 199, corresponding to LR Plot No 245 and same has been described in the Item No 7 of the A Schedule property.

AND WHEREAS in the aforesaid manner the parties of the First part became the absolute owner of the "A" schedule property and they are in peaceful possession of the same without any intervention from any



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corner of the society. "A" schedule property is situated at Urdibazar Main Road and all the parties of the first part mentioned hereinabove decided to raise a multistoried building upon the "A" schedule property but due to lack of expertise in the field of construction as well as lack of funds, the parties of the first part decided to engage a reputed developer who would raise construction of a multistoried building.

AND WHEREAS the "A" Schedule property is suitable for construction of a Multi storied building and the parties to the FIRST PART are desirous of developing the "A" schedule property and the party to the Second Part upon being aware of the intention of the parties to the First Part approached the parties to the First Part, and in furtherance thereof negotiation was held in between all the parties of the FIRST PART and party of the SECOND PART. The party of the second part has duly represented that the party to the Second Part is well acquainted in the filed of developing multi-storied building and has got enough experience in the matter of construction of multi-storied flat buildings and shopping complexes and as such all the parties of the FIRST PART upon being satisfied with the representation accepted the party of the SECOND PART to be the suitable person in respect of the construction of a multi-stored residential cum commercial building. All the Parties to the first part and second part agreed to abide by all terms and conditions stipulated herein in the instant agreement.

AND WHEREAS the owners or the parties of the first part agreed to grant to the developer exclusive right to develop the proposed multistoried residential cum commercial building upon the property

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mentioned in the schedule 'A' hereunder to construct a new commercial cum residential building thereon according with the plan to be sanctioned by Chandernagore Municipal Corporation at the cost of the Developer.

NOW THIS AGREEMENT WITNESSETH FOLLOWS :-

ARTICLE 1 (DEFINITIONS) :

In these presents, unless it be contrary or repugnant to the subject or context, the term or expression :-

1.1 **"OWNERS"** -- Shall mean (1a) SRI ATANU KUMAR GHOSH (1b) SRI DIBYENDU GHOSH , also referred to as the Party No 1(a) & (1b) of the parties of the first part (2a) SRI MONOJIT GHOSH , (2b) SMT PIALLY DAS also referred to as the Party No (2a) & (2b) of the parties of the first part , (3) SRI HIMADRI GHOSH also referred to as the Party No 3 of the parties of the first part, (4) SMT BASABDATTA GHOSH also referred to as the Party No 4 of the parties of the first part, (5) SRI JOYDIP GHOSH also referred to as the Party No 5 of the parties of the first part (6) SMT LIPI-GHOSH also referred to as the Party No 6 of the parties of the first part, hereinafter to be called as the OWNERS and the term shall include their legal heirs, executors administrators, legal representatives and/or assigns.

1.2 **"DEVELOPER/PROMOTER"**-- **"NEW DIMENSION"** a Partnership Firm , represented by its partners: (1) **SRI PARTHA KOLEY**, and (2) **SMT. CHAITALI DEY**, hereinafter to be called as the developer and/or promoter and the term shall include his executors administrators, legal representatives and/or assigns.



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1.3 “ SAID PROPERTY ” -- Shall mean and include Demarcated property measuring 2342 Acre or 14 cottah 04 chatak 00 sq. ft. in sixteen annas in RS Plot No. 199, RS Khatian No. 171 , corresponding to LR Plot No 245 under present LR Khatian Nos .596, 648, 715, 736, 737, 738, 739, 740 of Mouza Chandernagore , sheet No 14 , JL No 1, PO & PS Chandernagore ,Dist. Hooghly in the locality of Sukdeb Sing Road & Urdibazar Main Road under PO & PS Chandernagore, Dist. Hooghly along with the old building thereupon and particularly mentioned under Schedule-A hereunder, free from all encumbrances whatsoever.

1.4 “BUILDING” -- Shall mean and include the proposed (B + G + 7) multistoried residential cum commercial building consisting of residential flats, offices, shops , parking spaces and other spaces to be constructed in or upon the “ said Property ”.

1.5 “SAID UNITS” -- Shall mean and include the several residential flats, offices, shops, parking spaces and other saleable spaces in the building(s) to be built and / or constructed in or upon the “said Property”.

1.6 “OWNER’S ALLOCATION” – Total owners allocation shall mean and include :-

- (1) 35% of the total constructed area in the basement
- (2) 50% of the total constructed area on the ground floor.
- (3) 50% of the total constructed area on the 1st floor upto the 5th floor.
- (4) 35% of the total constructed area in the 6th & 7th floor.

The total constructed area would be available as per the proposed sanction building plan of the proposed (B + G + 7) multistoried residential cum commercial building.



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That the aforesaid owners shall be allotted with respective flats in the respective floors according to their entitlement of their share in the "A" schedule property . To avoid any dispute, the four wheeler parking in the basement would be assessed to be Rs.5,00,000/- each. The residential flat in the back side from the 1st floor to the 6th floor would be calculated @ Rs.3400/- per sq. ft. super built-up area and the flat in the back side of the 7th floor will be calculated @ Rs.3200/- per sq. ft. super built-up area. The residential flat in the front side of the 1st and 2nd floor will be calculated as Rs.5700/- per sq. ft. super built-up area and Rs.5400/- super built-up area for the 3rd floor to 6th floor. The front side residential flat in the 7th floor will be calculated as Rs.5100/- per sq. ft. super built-up area. Commercial space of the Ground Floor will be calculated @Rs.7,000/- (Rupees Seven thousand) only per Sq.ft. of Super Built up area. The portion of owners allocation to be allocated in favour of the parties of the first part is described in B-1 schedule.

Be it mentioned here that , in case the entitlement in the constructed area of any particular owner, exceeds the actual quantum of constructed area allocated to him/her, the difference in the constructed area would be adjusted by way of payment of money by the developer at the agreed rate mentioned hereinbefore, or the same can be adjusted against the refund amount of security deposit to which the particular owner is liable and/or should be paid to each other according to measurement at the time of hand over of possession.

1.7 "DEVELOPER'S ALLOCATION" -- Shall mean and include constructed portion of the proposed multistoried building, except the portion meant for owners allocation, which the Developer/Promoter shall be entitled to own , possess, transfer or otherwise dispose off, the details whereof are hereunder written and more fully and particularly



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described in the "B-2" Schedule below.

1.8 "ARCHITECT" -- Shall mean and include such Architects and / or Engineers as may be retained and / or appointed from time to time as the Architect of the Building by the Developer / Promoter.

1.9 "SANCTION PLAN" -- Shall mean and include the building plan sanctioned by Chandernagore Municipal Corporation in the name of the parties of the first part for construction of the building and also to include the renewed, revised and/or modified and/or other plans, elevations, designs, maps, drawings and other specifications for completion of the construction of the said building as may from time to time be sanctioned and/or approved by the Chandernagore Municipal Corporation and other appropriate authorities. The party of the SECOND PART will prepare the site plan and building plan for construction of the building in the property in the schedule and the same will be approved and signed by the parties of the FIRST PART if deemed fit and the said signed site plan and building plan would be produced in the office of Chandernagore Municipal Corporation and according to the said building plan the party of the SECOND PART will make the construction under his supervision through the expert engineer, mason and labors using the best quality of building materials. And a copy of sanction building plan by C.M.C. will be given to the parties of the FIRST PART. Any subsequent and/or deviation if intended to be carried by the developer/promoter, in that event the promoters/ developers should take necessary consent from the parties of the first part, and only upon obtaining consent from the parties of the first part will proceed for sanctioning of the amended sanction plan. In case of any need for change in the internal structures without affecting the external structural dimensions, there will be no need for any further approval or consent from the parties of the first part.



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1.10 "COMMON PARTS" -- Shall mean and include the common areas including but not only limited to stair case, entrances, corridors, lobbies, landings, drains, staircases, passages, septic tank, overhead tank, etc. as may be required for the beneficial use and enjoyment by the occupants and/or owners of the said building, other open areas and open and covered spaces.

1.11 "CARPET AREA OF THE FLAT/UNIT/SPACE/GARAGE " : shall mean the net usable floor area of an apartment excluding the area covered by the external walls, areas under services, shafts, exclusive balcony or veranda area and exclusive open terrace area but includes the area covered by the internal partition wall of the apartment. The carpet area shall be determined in consonance with the definition of RERA Act.

1.12 APPLICABLE LAWS: shall mean the Real Estate (Regulation and Development) Act, 2016 (RERA), West Bengal Municipal Corporation Act, 2006, as well as all applicable land laws and laws relating to Transfer of Property, Apartment Ownership, Societies Act etc. All statutory modifications and amendments as incorporated in the applicable statutes from time to time should be strictly complied. In the event of any contradiction between any laws, the requirements under RERA Act shall prevail over other laws.

ARTICLE II (DATE OF COMMENCEMENT) :

2. This agreement shall be deemed to have commenced on and with effect from the date of execution and registration of this agreement and the date of commencement of work shall mean the date from which the agreement is signed.



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ARTICLE III (UNDERTAKING OF THE OWNERS) :

3.1 The owners herein is seized and possessed of and/or otherwise well and sufficiently seized and possessed as absolute owners in respect of the "said property" and/or the land comprised therein, more fully described in the A Schedule hereunder.

3.2 The "said property" is free from all encumbrances, attachments, impendent, mortgages and liens of whatsoever and howsoever nature and the Owners herein have got a valid and marketable title in all that the said land and premises.

3.3 The "said property" and premises is not affected by any scheme or proceeding or notice for acquisition or requisition by the Central or State Government or any local body or authorities.

3.4 There is no impediment of any nature whatsoever for the owners to entrust the Developer / promoter for the development of the "said property".

3.5 The "said property" and the premises as far as the owners are aware have not been subject to any Notice of Attachment under Public Demand Recovery Act or for payment of Income Tax, Municipal dues and / or any other statutory dues whatsoever and howsoever.

3.6 The "said property" and premises as far as the owners are aware does not belong to any public or private Wakf and / or mosque neither the property is under any public or private trust or any endowment.

ARTICLE IV (UNDERTAKING OF DEVELOPER / PROMOTER)

4.1 The Developer/Promoter has sufficient knowledge and expertise in respect of development of immovable properties and construction of new building(s) on the "said property". The Developer/Promoter has sufficient



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means of necessary finance as may be required for carrying out the construction of the said building for the development of the said building and if required, the Developer/Promoter can obtain necessary finance/funds from the Banks/Financial Institutions/ Financers (Public or Private) and the Owners cannot raise any objection thereto. No Finance/loan should be taken against the said land by the developers. The developers should not create any charge or encumbrance upon the A Schedule property. The Owners will not be otherwise empowered and/or entitled to sign dealing with the "A" schedule property prior to construction of the proposed multi-storied residential cum commercial building during the subsistence of this agreement.

4.2(a) The developer will arrange for a suitable and/or a reasonable accommodation of the owners residing in the existing house namely, (1a) Sri Atanu Ghosh, (1b) Sri Dibyendu Ghosh, (2) Sri Monojit Ghosh, (3) Sri Himadri Ghosh, (4) Smt Lipi Ghosh, prior to the above mentioned owners Vacating the "A" schedule property and the same shall continue till actual possession of the proposed multi-stored residential cum commercial building is actually handed over including all its amenities. the expenses in actuals for the alternate accommodation as well as towards shifting and setting up of the alternate accommodation is to be borne by the party to the second part. Total Monthly rent of Rs.50,000/- (Fifty Thousand) to be Paid by the developer to the land owners mentioned here from shifting till handing over of property to the land owners.

4.2(b) The developer will be entitled to demolish the existing building after obtaining the necessary permission from the Chandernagore Municipal Corporation and the entire expenses related to the demolition of the building is to be borne by the developer and the entire proceeds which would be receivable from the disposal of the scrap materials and

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demolished articles would be on account of the develop.

4.2(c) Restaurant, Bar ,Cloud Kitchen, Cafeteria will not be allowed in commercial space.

4.3 The Developer / Promoter shall have the authority to deal with the Developer's allocated part in terms of this agreement or negotiate with any person or persons or enter into any contract of agreement or borrow money from any bank or take any advance against their allocation I.e. the total super built area in the proposed multistoried building .

ARTICLE V (OBLIGATIONS / COVENANTS OF THE OWNERS)

:

5.1 The owners shall render their best cooperation and assistance to the Developer/Promoter towards development of the "said property" and/or construction of the said building as may from time to time be necessary.

5.2 The owners shall not do any act, deed or thing which may prevent the Developer from selling and / or assigning and / or disposing off the Developers allocation in the said building,

5.3 The owners shall not in any way encumber the "said property" during the subsistence of this agreement.

5.4 The owners shall sign execute and deliver all necessary papers, applications, plans, sketches, maps, designs and other documents as may from time to time be required for obtaining necessary sanctions, approvals, permissions and/or No Objection Certificates from the appropriate Government Authorities and/or departments with regard to the proposed construction of the building and/or development of the



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"Said Property" and for obtaining all other facilities as may be necessary for the beneficial use and occupation of the said building and/or unit(s) there at.

5.5 The owners herein shall render their best cooperation and assistance as may from time to time be necessary in the matter of obtaining necessary sanctions and/or permissions and/or clearances including necessary sanction of plan from the Chandernagore Municipal Corporation or any other appropriate authorities.

5.6 The owners shall as may from time to time be necessary, sign, execute and deliver all applications, papers, documents and declarations to enable the developer to apply for and obtain telephone, gas, electricity, sewerage, water connection and other essential and public utility and essential services in or upon the "said Property" and/or the said building.

5.7 The owners after getting their allocated portion of B 1 schedule properties, as mentioned in clause 1.6 as aforementioned, at the cost of the Developer/Promoter and/or their assignees/transferees shall join if required by the Developer/promoter towards sale of the Developers Allocation in favor of the Developer/Promoter and/or its transferees as Confirming Parties by executing and registering appropriate Deed(s) of conveyance. All money or moneys received from the sale of the Developers allocation shall solely belong to the Developer/promoter. The Owners are also executing and registering an revocable power of Attorney authorizing Sri Partha Koley (being one of the partner of the second part), to enable him to sale the units/spaces etc out of the Developers allocation of the total super built area and also to receive advances in respect of the units/spaces out of the Developers allocation.



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5.8 The owners shall not be liable to pay any other costs towards development of the "said Property" .

5.9 The owners hereby grant, subject to the terms and conditions of this agreement, the exclusive right to the developer/promoter to build upon the "said Property" according to the sanction plan to be approved from Chandernagore Municipal Corporation in the name of the parties of the first part with or without any amendment and/or modification thereto made or caused to be made by the parties hereto.

5.10 The owners shall immediately with the execution of these presents deliver to the Developer/Promoter all necessary copies of the documents in respect of the "said Property" and all other relevant papers and documents at the time of execution of these presents after presenting the originals before the Developer/Promoter and to be returned by the Developer to the Land Owner(s) after getting the Building Completion Certificate from Chandernagore Municipal Corporation.

5.11 The owners with the execution of these presents deliver the vacant peaceful and khas possession of the "said Property", morefully mentioned and described in the A Schedule hereunder to the developer to commence the work of construction after duly informing the Chandernagore Municipal Corporation.

5.12 The owners hereby undertake to rectify any defect in title if found. If any person claiming to be any of the co sharers or members of the family of the owners having interest in the A Schedule property, the present owners shall be responsible for obtaining their consent for the development by the present developer .



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5.13 By signing this agreement the owners being the principals herein empower and appoint "M/s NEW DIMENSION" a Partnership Firm , represented by its partners: (1) SRI PARTHA KOLEY, and (2) SMT. CHAITALI DEY, as their Attorney to do the construction thereof and also to sell and transfer any shop/flat/car parking space etc. out of the developers allocation together with the undivided proportionate and impartial share of land to any intending buyer(s) and to enter into such agreement for sale and execution of proper Deed of Conveyance(s) in favor of the said Purchaser(s) out of the developers allocation .

5.14 All the original documents, records, deeds etc relating to the A schedule property are to be handed over to the developers and to be returned by the Developer to the Land Owner(s) after getting the Building Completion Certificate from Chandernagore Municipal Corporation.

5.15 In case the Developer is unable to complete the construction upon the Schedule property within the tenure or extended period of this Agreement, excluding the time lapse for any external ground , not being any fault of the Developer , the Owners shall be entitled to compensation for delay @ 15% per annum calculated on the basis of valuation of the share of the property of the Owners as described in this agreement . The owners vice-versa shall be liable to pay compensation to the Developer @ 15% per annum calculated on the basis of valuation of the share of the property of the Developer as described in this agreement if, the physical handover of possession of the property is delayed beyond a period of one month from the date of this agreement.



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ARTICLE VI (OBLIGATIONS / COVENANTS OF THE
DEVELOPER / PROMOTER)

6.1 In consideration of the premises and subject to the provisions contained in these presents, the Developer/Promoter hereby agrees and undertakes to carry out the development of the " said Property "and/or the said land and/or the construction of the said building as per the sanction plan to be obtained from the Chandernagore Municipal Corporation and a copy of the sanction plan shall be submitted to the parties of the first part.

6.2 The Developer/Promoter herein shall be responsible to arrange all necessary finances and/or funds and/or money as may from time to time be necessary or required for the said development of the " said Property " and/or construction of the "said building(s)" and in this respect , the owners shall not in any manner be liable or responsible.

6.3 The Developer/Promoter shall at his own costs and expenses apply for and obtain necessary sanction plan from the Chandernagore Municipal Corporation in the name of the parties of the first part for the development of the "said Property" and/or land. The costs, charges and expenses for the sanction of plan including the sanction fees as required is to be paid and /or incurred for on account of the development of the "said Property" and/or construction of the building shall be borne by the Developer/Promoter.

6.4 The Developer/Promoter unless prevented by any order, within the knowledge of the owners, from the appropriate Court of Law or any Government or semi Government authority and/or statutory body or authority like the Municipal Corporation, Kolkata Metropolitan Development Authority, Police Authority , Fire Brigade authority etc. shall complete the construction of the said building.

6.5 The Development of the "said Property" and/or the construction of



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the said building shall be made complete in all respects including the installation of tube well if any electrical connections and fittings, transformer if any, water pumps, sewerage and drainage connection if any, septic tank if any , plumbing and sanitary fittings as also overhead and sub-underground water reservoirs.

6.6 The Developer/Promoter shall carry on the development work and/or construction of the "said Building" by use of standard quality building materials, sanitary and electrical fittings.

6.7 The Developer/Promoter shall at his own costs and expenses

apply for and obtain all necessary clearances, permissions, no objections, completion certificate(s) and approvals as may from time to time be required to be obtained from the appropriate Government authorities, competent authorities and/or departments in connection with the development of the "said Property" and/or construction of the said building.

6.8 The existing boundary wall will remain as it is and in their portions new boundary wall will be constructed by the Developer/Promoter surrounding the "Said Property" and the entire costs will be borne by the developer.

6.9 The Developer/Promoter shall be entitled to enter into any agreement or baynapatra and book and receive payments from the intending purchasers and issue receipts for the same for the allocation of the Developer/Promoter , the portion on account of allocation on developers account can be sold out by the developer by executing and registering sale deed in favour of their intending purchasers and the owners shall have no right to raise any objection thereto.



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6.10 The Developer/Promoter shall always keep the owners indemnified against all such liability which may arise due to act done by and/or on behalf of the developer and/or promoter.

6.11 In case the Developer is unable to complete the construction upon the Schedule property within the tenure or extended period of this Agreement, excluding the time lapse for any external ground, not being any fault of the Developer, the Owners shall be entitled to compensation for delay @ 15% per annum calculated on the basis of valuation of the share of the property of the Owners as described in this agreement. The owners vice-versa shall be liable to pay compensation to the Developer @ 15% per annum calculated on the basis of valuation of the share of the property of the Developer as described in this agreement if, the physical handover of possession of the property is delayed beyond a period of one month from the date of this agreement.

ARTICLE VII (CONSTRUCTION)

7.1 The Developer /Promoter shall obtain the sanction plan from the Chandernagore Municipal Corporation after incurring all costs, fees, etc. The Developer / Promoter shall develop the " Said Property " and construct the "Said Building (s) " in accordance with

the sanction obtained from the Chandernagore Municipal Corporation.

7.2 The name of the "Said Building(s)" shall be ".....".

7.3 The Developer / Promoter herein shall appoint Engineers and/or Architects for carrying out the said development work and/or construction of the building in or upon the " Said Property ". The Developer /



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Promoter herein shall solely be responsible for payment of all remunerations and/or fees of the Architect, engineers and in this respect the owners shall not in any manner be responsible.

7.4 The Developer/Promoter shall erect the " said building(s) " and install in the " Said Building(s) " with standard materials and according to the specifications forming part of the proposed sanction plan.

7.5 The Developer/Promoter shall after the completion of the construction of the said building apply for and obtain a completion certificate in respect of the said building and shall furnish a certified copy of the same to the owners.

7.6 The construction shall be completed by the Developer/Promoter within Two Years Eleven Months from the date of the execution of this agreement. The delivery of the A schedule property is handed over to the developer on the date of this agreement and in case of any order from the appropriate Court of Law or any Government or semi Government authority and/or statutory body or authority like the Chandernagore Municipal Corporation, Calcutta Metropolitan Development Authority, Police Authority, Fire Brigade authority etc., the period by which the development work will be delayed shall be excluded while computing the period by which the work of the said building is to be completed. It is mutually agreed that after expiration of the period of the aforementioned tenure of this agreement will be extended for further period to be mutually ascertained in the case of pandemic or natural calamities.

ARTICLE VIII (SPACE ALLOCATION)

8 Total owners allocation shall mean and include :-



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- (1) 35% of the total constructed area in the basement
- (2) 50% of the total constructed area on the ground floor in South-East & West Side,
- (3) 50% of the total constructed area on the 1st floor upto the 5th floor.
- (4) 35% of the total constructed area in the 6th & 7th floor.

The total constructed area which would be available as per the sanction plan of the proposed (B + G + 7) storied building.

That the aforesaid owners shall be allotted with the respective flats in the respective floor according to their entitlement of their share in the property in the A schedule. To avoid any dispute, the four wheeler parking in the basement would be assessed to be Rs.5,00,000/- each. The residential flat in the back side from the 1st floor to the 6th floor would be calculated @ Rs.3400/- per sq. ft. super built-up area and the flat in the back side of the 7th floor will be calculated @ Rs.3200/- per sq. ft. super built-up area. The residential flat in the front side of the 1st and 2nd floor will be calculated as Rs.5700/- per sq. ft. super built-up area and Rs.5400/- super built-up area for the 3rd floor to 6th floor. The front side residential flat in the 7th floor will be calculated as Rs.5100/- per sq. ft. super built-up area. Commercial space of the Ground Floor will be calculated @Rs.7,000/- (Rupees Seven thousand) only per Sq.ft. Super Built up area. The portion of owners allocation to be allocated in favour of the parties of the first part is described in B-I schedule. described hereunder be called the " OWNER'S ALLOCATION " on account of the ownership right title and interest of the owners in the land comprised in the "Said Property " to be held, owned by them as absolute owners thereof . Similarly Developer/Promoter shall be entitled to the remaining entire constructed portion after deducting the portion on account of owner's allocation



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together with proportionate share in the total land along with other open areas and open and covered spaces and car parking spaces both open and covered in "said Property" to be called DEVELOPER'S ALLOCATION on account of its undertaking the development work and/or construction of the said building(s) on the " said property " .

8.1 The Developer/Promoter will be entitled to sell, transfer, let out or otherwise dispose of either on ownership basis and/or otherwise to enter into agreements or contracts for disposal respectively of the Developers Allocation or portions thereof together with the proportionate undivided share in land attributable to the respective units as they shall think proper. However it is agreed that all agreements, contracts, deeds and documents for sale or otherwise disposal by the owners of the Units/Saleable spaces forming part of the owner's allocation and/or by the Developer/Promoter of the Units / Saleable spaces forming part of the Developers allocation shall be identical containing similar terms and covenants provided .

8.2 The Developer/Promoter hereby agrees to keep the owners indemnified and harmless from and against all claims, losses, damages, consequences, costs, charges and expenses which the owners may suffer or incur for any act of the Developer/Promoter in respect of the Developers Allocation.

8.3 No further consent or authority shall be required from the owners in the matter of the Developer/Promoter entering into any agreement or contract and/or selling or otherwise disposing off the units/saleable space forming part of the developers allocation and the parties of first Part hereby consent to the same. However, the owners shall join in as the confirming parties if required by the Developer/Promoter in the deed(s) of conveyance to be executed for the unit(s) and/or saleable spaces sold and/or transferred forming part of the Developers Allocation , the owners shall have no right to challenge or claim against the Developer in respect



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of any agreement or contract entered into by the Developer in respect of developers allocation on the basis of the Power of Attorney executed by the owners.

ARTICLE IX (SECURITY DEPOSIT)

9. The parties of second part i.e. the Developer is paying Rs.50,00,000/- (Rupees Fifty lakhs only) at the time of execution of this Agreement as security deposit. The entire amount on account of security deposit without interest shall be refunded by the owners after the delivery of khas possession of the B 1 Schedule as owners allocation. If any owner is unable to refund the proportionate amount for her/his share, the area to be allocated to the respective owner will be adjusted at the same valuation/rate as mentioned in Clause No.1.6 hereinabove. Furthermore, the said owner will be liable to transfer the required constructed area out of his owner's allocation in B 1 Schedule in

favour of the party of the second part or his nominated person for meeting the necessary amount . If either of the parties takes/gets any extra constructed area over and above his entitlement of allocation he will pay to the other party for the extra area at the aforesaid valuation as mentioned in Clause No.1.6 hereinabove.

ARTICLE X (RATES TAXES AND MAINTENANCE)

10.1 The Owners shall solely bear and pay the Municipal taxes and all other rates, taxes and other outgoings whatsoever up to the date of this agreement.

10.2 On and from the date of this agreement the developer shall bear and pay the all municipal taxes and other outgoings whatsoever as per their proportionate entitlements.

10.3 On and from the date of handing over possession of the units/saleable spaces etc. to the owners or their transferees shall be liable



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to pay all rates, and other outgoings as per his / their share or ratio. Similarly the Developer/promoter and/or their transferees shall be liable to pay all rates and other outgoings in respect of the Developers Allocation.

10.4 On and from the date of completion of the said building and/or of delivery of possession to the transferees of the several units/saleable spaces forming part of the developers allocation, the Developer/Promoter herein shall look after, manage and administer the day to day maintenance of the said building as also of the common parts, areas, amenities and facilities at the said building and in this respect, the owner shall render their best co-operation and assistance.

10.5 On and from the date of delivery of possession the owners or their transferees and/or their assignees of the units/saleable spaces

forming part of the owners allocation shall be responsible to pay to the Developer/Promoter the monthly maintenance and service charges after getting Building Completion Certificate from Chandernagore Municipal Corporation payable on account and in respect of the units and spaces forming part of the owners allocation. The Developer /Promoter and also his transferee(s) shall be responsible for payment of monthly maintenance and service charges on account of the developers allocation.

ARTICLE XI (HOLDING ORGANISATIONS)

11. After the completion of the construction of the said building and carrying out of the development work, the Developer/Promoter in consultation with their transferees shall cause to form an Association of the buyers and/or occupiers of units/saleable spaces for proper maintenance of the common parts, areas, facilities, and amenities at the said building. Preceding formation of the association the developer upon due consultation with the owners will also frame the rules, regulations and bye-laws of the Associations under the applicable laws.



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ARTICLE XII (PENAL CLAUSE)

12. Penal Clause in both sides will be applicable. If any or either party to this agreement violates or disobeys any term and condition of this agreement and either party will be entitled to approach the Court of Justice seeking appropriate remedy if the arbitration procedures fail to resolve the problem/dispute.

ARTICLE XIII (COMMON RESTRICTIONS)

13.1 The owner's allocation in the building shall be equally subject to the same restrictions on transfer as may be applicable to the Developers allocation in the building and vice versa regarding the joint rules and regulation of the said building property.

13.2 The owner's and the Developer/Promoter shall not permit the use of portions in the building for carrying on any illegal or immoral trade or activity nor use or permit the user thereof for any purpose which may cause nuisance or be hazardous to the other occupiers of the building.

13.3 The owner's or the Developer/Promoter or their transferees shall not demolish permit demolitions of any wall or other structures respectively in the Developers Allocation or any portion thereof or make any structural alterations therein without the previous consent of the Developer/Promoter.

13.4 The owner's and the Developer/Promoter and their transferees and/or assigns shall abide by all laws, bye-laws , rules and regulations of the Government, local bodies and the holding organizations as the case may be and shall responsible for any deviation, violation and/or breach of any of the laws , bye-laws rules and regulations.

13.5 The owner's and the Developer/Promoter and their transferees and/or their assignees shall keep the interiors, walls, sewers, drainage, pipes, septic tanks and other fittings and fixtures and the floors and ceiling



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etc. respectively of the owners allocation and the Developers Allocation in the building in good working condition and in particular so as not to cause damage to the building or any part or any other spaces or accommodation therein.

13.6 The owner's and/or Developer/Promoter and/or their respective transferees shall not throw or accumulate any dirt, rubbish waste or refuse nor permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion of the building.

13.7 The title share and interest in the common parts and areas of the building shall be undivided and shall jointly belong to the owners of the one part and the Developer/Promoter .

13.8 In relation to the use and enjoyment of the said building and/or the several units of the said building neither the owners nor the Developer/Promoter nor their respective transferees shall:-

- a) Throw any rubbish or store any articles in the common parts of the building.
- b) Decorate or paint or otherwise alter the exterior of the said building in any manner whatsoever.
- c) Do any act, deed, matter, or things which may in any manner cause obstruction in the use and enjoyment of the several units by the intending buyers or other occupiers.

13.9 That the Flat Owners can use the Top Roof. After obtaining the Clearance Certificate (CC) from the Chandernagore Municipal Corporation, the Developer/ Promoter could not make any construction on the top roof without prior permission of the Landlord. And the Landlord, Developer and Flat Owners shall have no right to installation any type of Mobile Tower on the roof top. Without prior permission of the Landlord,



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the Flat Owners and/or Association/ organisation could not arrange any type of function/ceremony.

ARTICLE XIV (MISCELLANEOUS)

14.1 The owners and the Developer/Promoter have entered into this agreement purely on principal to principal basis and that nothing stated herein shall be deemed or construed to be a partnership the parties hereto nor the parties thereto shall constitute an Association of person.

14.2 On completion of the Project of development of the "said property" and/or construction of the "said building(s)" as also the payment of monetary consideration on account of owners allocation in the manner as herein agreed, this agreement shall stand fulfilled.

14.3 The parties hereto shall at their respective costs take appropriate steps for separate assessment of Municipal and other taxes payable in respect of the several units forming part of the owners allocation and Developers Allocation respectively.

14.4 The owner and the Developer/Promoter hereby agree and undertake to sign and execute all other documents which may be required for the purpose of smooth implementation of this Agreement as and when required.

ARTICLE XV (SETTLEMENT OF DISPUTES)

15.1 All disputes and differences between the parties hereto arising out of this Agreement regarding the construction or interpretation of any of the terms and conditions herein contained or determination of the liabilities or otherwise touching these presents shall be settled in between the parties by mutual understanding and negotiation. If any party is not contented with the settlement and desires to approach the Court of Law, he should intimate the other party by due notice beforehand.



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ARTICLE XVI (JURISDICTION)

16.1 The Courts at Chandernagore, Hooghly only shall have exclusively the jurisdiction to entertain and try, determine and/or adjudicate all actions, suits proceedings arising out of/or in relation to

this agreement, the award of the arbitration or otherwise between the parties herein.

ARTICLE XVII (IMPORTANT FEATURES)

17.1 Be it expressly stated that the Owners will have absolute right to transfer all the developed area for constructed property. They may at their discretion execute and registered a revocable Power of Attorney in favour of the Developers to ease the construction or to transfer the developed property.

17.2 Owners will be bound to execute the deed of transfer of the Developer's allocated area.

17.3 The Developer is also bound to execute as confirming party in relation to the every Deed to transfer this Developed property.

'A' SCHEDULE PROPERTY upon which flat building will be constructed

Total Bastu property measuring 0.2342 Acre equivalent to 14 Cottahs 04 Chataks00 Square ft. in R.S. Plot No. 199, R.S. Khatian No.171, corresponding to L.R. Plot No.245 under present L.R. Khatian Nos.596, 648, 715, 736, 737, 738, 739, 740.of Mouza Chandernagore,Sheet No.14, J.L. No 1, P.O.& P.S. Chandernagore,District Hooghly comprised of

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- [1] The property measuring 1 Cottah 15 Chatak 35 Sq. ft. owned by party No. 1a & 1b of the parties of the First Part
- [2] The property measuring 2 Cottah 1 Chatak 25 Sq. ft. owned by the Party No (2a) & (2b) of the parties of the first Part.
- [3] The property measuring 2 Cottah 0 Chatak 30 Sq. ft. owned by the Party No 3 of the parties of the first Part.
- [4] The property measuring 2 Cottah 4 Chatak 40 Sq. ft. owned by the Party No 4 of the parties of the first Part.
- [5] The property measuring 2 Cottah 4 Chatak 00 Sq. ft. owned by the Party No 5 of the parties of the first Part.
- [6] The property measuring 2 Cottah 3 Chatak 00 Sq. ft. owned by Party No 6 of the parties of the first Part
- [7] The property measuring 1 Cottah 5 Chatak 05 Sq. ft. commonly owned by parties of the First Part .

The aforesaid property is recorded with the Chandernagore Municipal Corporation under Holding No.585, Ward No.12 in the locality of Sukdeb Singh Road and Urdibazar Main Road.

**'B-1' SCHEDULE TO BE ALOTTED ON ACCOUNT OF THE
PARTIES OF THE FIRST PART / OWNERS.**

Total owners allocation shall mean and include Total owners allocation shall mean and include :-

- (1) 35% of the total constructed area in the basement
- (2) 50% of the total constructed area on the ground floor.
- (3) 50% of the total constructed area on the 1st floor upto the 5th floor.



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(4) 35% of the total constructed area in the 6th & 7th floor.

The total constructed area which would be available as per the sanction plan of the proposed (B + G + 7) storied building.

That the aforesaid owners shall be allotted with the respective flats in the respective floor according to their entitlement of their share in the property in the A schedule. To avoid any dispute, the four wheeler parking in the basement would be assessed to be Rs.5,00,000/- each. The residential flat in the back side from the 1st floor to the 6th floor would be calculated @ Rs.3400/- per sq. ft. super built-up area and the flat in the back side of the 7th floor will be calculated @ Rs.3200/- per sq. ft. super built-up area. The residential flat in the front side of the 1st and 2nd floor will be calculated as Rs.5700/- per sq. ft. super built-up area and Rs.5400/- super built-up area for the 3rd floor to 6th floor. The front side residential flat in the 7th floor will be calculated as Rs.5100/- per sq. ft. super built-up area. The Commercial Space in the Ground floor will be calculated as Rs.7,000/- per sq. ft. of super built-up area.

Out of which:-

A. **SRI HIMADRI GHOSH** will get :

- i) Flat No.D on the Second Floor South-East corner having Carpet area 839 sq.ft. , Covered area 941 sq.ft. and Super Built up area of 1223 Sq.ft.
- ii) Flat No.C on the Second Floor East side having Carpet area 607 sq.ft. , Covered area 675 sq.ft. and Super Built up area of 878 Sq.ft.
- iii) Car Parking in the Basement having Covered area of 150 Sq.ft.
- iv) Shop (East Facing .Shop No.- E)in Ground Floor having Covered area of 300 Sq.ft. and Super Built up area of 360 Sq.ft.



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B. SRI MONOJIT GHOSH will get :

- i) Flat No.D on the Third Floor South-East corner having Carpet area 839 sq.ft. , Covered area 941sq.ft. and Super Built up area of 1223 Sq.ft.
- ii) Flat No. E on the Third Floor South-West corner having Carpet area 533 sq.ft. , Covered area 628 sq.ft. and Super Built up area of 816 Sq.ft.
- iii) Car Parking in the Basement having Covered area of 150 Sq.ft.
- iv) Shop (South-East Facing, Shop No.- F) in the Ground Floor having Covered area of 200 Sq.ft. and Super Built up area of 240 Sq.ft.

C. SRI JOYDIP GHOSH will get :

- i) Flat No.E on the Fourth Floor South -West corner having Carpet area 533 sq.ft. , Covered area 628sq.ft. and Super Built up area of 816 Sq.ft.
- ii) Flat No.B on the Fifth Floor North-East corner having Carpet area 874 sq.ft. , Covered area 974 sq.ft. and Super Built up area of 1266 Sq.ft.
- iii) Car Parking in the Basement having Covered area of 150 Sq.ft.
- iv) Shop (South Facing, Shop No.- I) in the Ground Floor Covered area of 300 Sq.ft. and Super Built up area of 360 Sq.ft.

D. SMT. BASABDATTA GHOSH will get :

- i) Flat No.A on the Second Floor North-West corner having Carpet area 578 sq.ft. , Covered area 643sq.ft. and Super Built up area of 836 Sq.ft..

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- ii) Flat No.D on the Fifth Floor South-East corner having Carpet area 839 sq.ft. , Covered area 941 sq.ft. and Super Built up area of 1223 Sq.ft.
- iii) Car Parking in the Basement having Covered area of 150 Sq.ft.
- iv) Shop (South Facing , Shop No.- H)on the Ground Floor having Covered area of 300 Sq.ft. and Super Built up area of 360 Sq.ft.

E. SRI DIBYENDU GHOSHwill get

- i) Flat No.D on the First Floor South-East corner having Carpet area 839 sq.ft. , Covered area 941 sq.ft. and Super Built up area of 1223 Sq.ft.
- ii) Shop (East Facing,Shop No.- B) on the Ground Floor having Covered area of 150 Sq.ft. and Super Built up area of 180 Sq.ft.

F. SMT. LIPI GHOSHwill get :

- i) Flat No.E on the Second Floor South-West corner having Carpet area 533 sq.ft. , Covered area 628 sq.ft. and Super Built up area of 816 Sq.ft.
- ii) Flat No.C on the Fifth Floor East side having Carpet area 607 sq.ft. , Covered area 675 sq.ft. and Super Built up area of 878 Sq.ft.
- iii) Shop (South Facing,Shop No.- G) on the Ground Floor havingCovered area of 300 Sq.ft.and Super Built up area of 360 Sq.ft.

Cont.P/37

:: 36 ::

- ii) Flat No.D on the Fifth Floor South-East corner having Carpet area 839 sq.ft. , Covered area 941 sq.ft. and Super Built up area of 1223 Sq.ft.
- iii) Car Parking in the Basement having Covered area of 150 Sq.ft.
- iv) Shop (South Facing , Shop No.- H) on the Ground Floor having Covered area of 300 Sq.ft. and Super Built up area of 360 Sq.ft.

E. SRI DIBYENDU GHOSH will get

- i) Flat No.D on the First Floor South-East corner having Carpet area 839 sq.ft. , Covered area 941 sq.ft. and Super Built up area of 1223 Sq.ft.
- ii) Shop (East Facing, Shop No.- B) on the Ground Floor having Covered area of 150 Sq.ft. and Super Built up area of 180 Sq.ft.

F. SMT. LIPI GHOSH will get :

- i) Flat No.E on the Second Floor South-West corner having Carpet area 533 sq.ft. , Covered area 628 sq.ft. and Super Built up area of 816 Sq.ft.
- ii) Flat No.C on the Fifth Floor East side having Carpet area 607 sq.ft. , Covered area 675 sq.ft. and Super Built up area of 878 Sq.ft.
- iii) Shop (South Facing, Shop No.- G) on the Ground Floor having Covered area of 300 Sq.ft. and Super Built up area of 360 Sq.ft.

Cont.P/37



1
Addl. District Sub-Registrar
Chandannagar, Hooghly

21 JUL 2025

G. SRI ATANU KUMAR GHOSH will get :

- i) Flat No.C on the Third Floor East side having Carpet area 607 sq.ft. , Covered area 675 sq.ft. and Super Built up area of 878 Sq.ft.
- ii) Shop (East Facing, Shop No.- C) on the Ground Floor having Covered area of 150 Sq.ft. and Super Built up area of 180 Sq.ft.

H. SMT. PIALY DAS will get :

- i) Flat No.C on the Fourth Floor East side having Carpet area 607 sq.ft. , Covered area 675 sq.ft. and Super Built up area of 878 Sq.f
- ii) Shop (East Facing, Shop No.- D) on the Ground Floor having Covered area of 100 Sq.ft., and Super Built up area of 120 Sq.ft. and having 5' wide front.

THE SCHEDULE "B-2" TO BE ALLOTTED TO THE DEVELOPER

The entire constructed area remaining after allocating the B-1 schedule to the owners , of the multistoried building to be constructed upon the "A" schedule property.

SPECIFICATION

STRUCTURE : Earthquake resistant RCC framed construction with infill brick wall.

WALL: 8" thick walls on external faces, 5" thick brick Partition walls between Flats & Internal Partitions.



Addl. District Sub-Registrar
Chandannagar, Hooghly

21 JUL 2023

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BED ROOM & LIVING : Marble/ Vitrified Tiles Flooring with 4" high skirting on all side of walls.

KITCHEN : Marble/ Vitrified Tiles flooring with 4" high skirting on all side of walls, Granite cooking platform, 3'- 0" high glazed tiles over cooking platform, One steel sink with Tap(C.P), Electric & Plumbing provision.

TOILET : Marble/ Vitrified Tiles flooring with 4" high skirting with glazed tiles up to 6'- 0" height over skirting on all sides , two taps (C.P) , One European W.C. pan with low down Flushing cistern will be provided. Along with one shower & one wash basin.

DOOR : Front doors will be by Swagun wood & polished, internal doors are commercial flush doors, Sal wood frames & UPVC Door will be provided in Toilet. One collapsible gate will be provided in front of main gate.

WINDOW : UPVC frame &UPVC glass panel with M.S. Grills will be provided with painting.

INTERNAL FINISH : Cement plaster with putty and water primer with paint on all the walls and ceiling .

EXTERNAL FINISH : Latest water proof non fading exterior finish of the highest quality.

EXTERNAL PLUMBING & SANITARY : All external soil , vent & waste water pipes are P.V.C.

WATER SUPPLY : 24 Hours water supply, Distribution line from overhead tank.

ELECTRICAL : Concealed wiring with F.R.W with branded quality (I.S.I) switches fittings. Transformer, Generator and individual electrical meter for the owners will be arranged by the developer with his own cost.

Cont.P/39



Addl. District Sub-Registrar
Chandannagar, Hooghly

21 JUL 2025

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BALCONY : Floor - Marble/ Vitrified Tiles flooring with 4" high skirting. Walls & Ceiling - Exterior paint. One tap will be provided in each balcony.

ELEVATOR: 2 Nos. Any Reputed Company Auto door Elevator with passenger capacity of 8 persons each.

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

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED VENDOR/
LAND OWNER AND THE DEVELOPER
IN THE PRESENCE OF WITNESSES:

1. Subhash Chandra
Chaudhary

Atanu Kumar Ghosh.

2. Anil Kumar
Chaudhary

Satyendra Ghosh

Manjit Ghosh

Rishi Das

✓ Himadri Ghosh

✓ Basabkanta Ghosh

✓ Joydip Ghosh

Lipi Ghosh

SIGNATURE OF THE OWNERS

NEW DIMENSION
Partha Voley
PARTNER

NEW DIMENSION
Chaitali Dey
PARTNER

SIGNATURE OF THE DEVELOPER



Addl. District Sub-Registrar
Chendannagar, Hooghly

21 JUL 2020

MEMO OF SECURITY DEPOSIT

RECEIVED by the within named **OWNER** from the within named **DEVELOPER**, the sum of Rs. 50,00,000/-(Rupees Fifty Lac) only as under:-

SL. NO.	CHEQUE No.	DATE	BANK	BRANCH	AMOUNT (Rs.)
1.	004639	21.07.2025	South Indian Bank	Chandannagar	4,16,667/-
2.	004640	21.07.2025	South Indian Bank	Chandannagar	4,16,667/-
3.	004641	21.07.2025	South Indian Bank	Chandannagar	5,55,556/-
4.	004647	21.07.2025	South Indian Bank	Chandannagar	2,77,778/-
5.	004644	21.07.2025	South Indian Bank	Chandannagar	8,33,333/-
6.	004638	21.07.2025	South Indian Bank	Chandannagar	8,33,333/-
7.	004645	21.07.2025	South Indian Bank	Chandannagar	8,33,333/-
8.	004646	21.07.2025	South Indian Bank	Chandannagar	8,33,333/-



Addl. District Sub-Registrar
Chandannagar, Hooghly

21 JUL 2025

WITNESSES:

1. Subhab R. Mandal
Chandernagore Court

2. Ajay Patra
Chandernagore Court

Atanu Kumar Ghosh

Satyendra Ghosh

✓ Manjit Chak

Priyanka Datta

✓ Hindu Chak.

✓ Basabdutta Ghosh

Toydis Ghosh

Siki Ghosh

SIGNATURE OF THE OWNERS

As per instructions of parties
Drafted by Rakali Mukherjee
Advocate

Chandernagore Court

WB-428/10

Comp/Print by/Typed by

Mandal
Chandernagore Court.

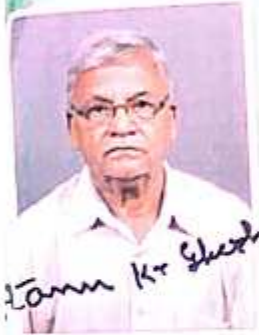


Addl. District Sub-Registrar
Chandannagar, Hooghly

21 JUL 2023

SPECIMEN FORM FOR TEN FINGER PRINTS

LEFT HAND FINGER PRINT(LAND OWNER)



Hama Kumar Ghosh

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little

LEFT HAND FINGER PRINT(LAND OWNER)



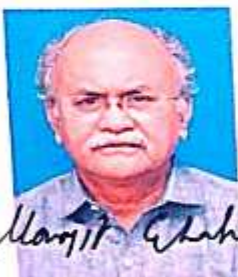
Subhendu Ghosh

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little

LEFT HAND FINGER PRINT (LAND OWNER)



Manojit Ghosh

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little

Manojit Ghosh

SPEC



Ardl. District Sub-Registrar
Chandannagar, Illokkur

21 JUL 2025

SPECIMEN FORM FOR TEN FINGER PRINTS

LEFT HAND FINGER PRINT(LAND OWNER)

Little	Ring	Middle	Fore	Thumb
				

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little
				



Ridley Dars

LEFT HAND FINGER PRINT(LAND OWNER)

Little	Ring	Middle	Fore	Thumb
				

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little
				



Hindri Gush

LEFT HAND FINGER PRINT (LAND OWNER)

Little	Ring	Middle	Fore	Thumb
				

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little
				



Basabdatta Ghosh

Basabdatta Ghosh



1
Addl. District Sub-Registrar
Chandannagar, Hooghly

21 JUL 2025

SPECIMEN FORM FOR TEN FINGER PRINTS

LEFT HAND FINGER PRINT (LAND OWNER)



Joydip Ghosh

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Joydip Ghosh

Thumb	Fore	Middle	Ring	Little

LEFT HAND FINGER PRINT (LAND OWNER)



Lipi Ghosh

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Lipi Ghosh

Thumb	Fore	Middle	Ring	Little



Addl. District Sub-Registrar
Chandannagar, Hooghly

21 JUL 2025

SPECIMEN FORM FOR TEN FINGER PRINTS

LEFT HAND FINGER PRINT (DEVELOPER)



Partha Koley

Partha Koley

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little

LEFT HAND FINGER PRINT (DEVELOPER)



Chaitali Das

Chaitali Das

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little



Addl. District Sub-Registrar
Chandannagar, Hooghly

21 JUL 2025

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



192025260169388108

GRN Details

GRN:	192025260169388108	Payment Mode:	SBI Epay
GRN Date:	21/07/2025 11:16:40	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1352759039829	BRN Date:	21/07/2025 11:17:25
Gateway Ref ID:	CHU0928908	Method:	State Bank of India NB
GRIPS Payment ID:	210720252016938809	Payment Init. Date:	21/07/2025 11:16:40
Payment Status:	Successful	Payment Ref. No:	2002088352/1/2025
			[Query No./Query Year]

Depositor Details

Depositor's Name:	Shri PARTHA KOLEY
Address:	BHADRESWAR
Mobile:	7980625054
Period From (dd/mm/yyyy):	21/07/2025
Period To (dd/mm/yyyy):	21/07/2025
Payment Ref ID:	2002088352/1/2025
Dept Ref ID/DRN:	2002088352/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002088352/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	5071
2	2002088352/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	50028
Total				55099

IN WORDS: FIFTY FIVE THOUSAND NINETY NINE ONLY.

PAID

Major Information of the Deed

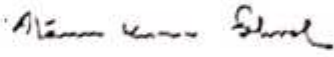
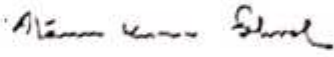
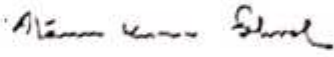
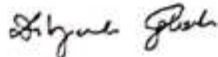
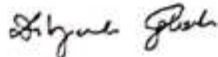
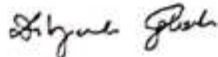
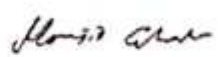
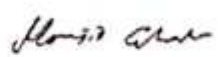
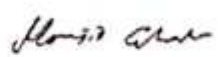
Deed No :	I-0604-02220/2025	Date of Registration	21/07/2025
Query No / Year	0604-2002088352/2025	Office where deed is registered	
Query Date	21/07/2025 10:57:17 AM	A.D.S.R. CHANDANNAGAR, District: Hooghly	
Applicant Name, Address & Other Details	SUBHAS CHANDRA MANDAL CHANDERNAGORE COURT, Thana : Chandannagar, District Hooghly, WEST BENGAL, PIN - 712136, Mobile No. : 7980625054, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]		
Set Forth value	Market Value		
	Rs. 96,33,308/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10.071/- (Article 48(g))	Rs. 50,028/- (Article E, E, E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

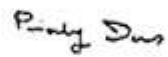
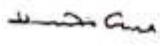
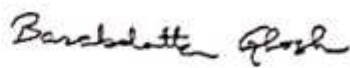
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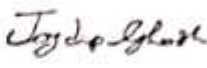
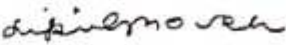
District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Sukdeb Singh Road, Road Zone : (Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-14, JI No: 1, Pin Code : 712136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-245 (RS -199)	LR-740, (RS.-17110)	Bastu	Bastu	1 Katha 15 Chatak 35 Sq Ft		13,48,569/-	Property is on Road Adjacent to Metal Road,
L2	LR-245 (RS -199)	LR-715, (RS.-17110)	Bastu	Bastu	2 Katha 1 Chatak 25 Sq Ft		14,24,013/-	Property is on Road Adjacent to Metal Road,
L3	LR-245 (RS -199)	LR-596, (RS.-71710)	Bastu	Bastu	2 Katha 30 Sq Ft		13,86,291/-	Property is on Road Adjacent to Metal Road,
L4	LR-245 (RS -199)	LR-648, (RS.-17110)	Bastu	Bastu	2 Katha 4 Chatak 40 Sq Ft		15,65,472/-	Property is on Road Adjacent to Metal Road,
L5	LR-245 (RS -199)	LR-737, (RS.-17110)	Bastu	Bastu	2 Katha 4 Chatak		15,27,749/-	Property is on Road Adjacent to Metal Road,
L6	LR-245 (RS -199)	LR-738, (RS.-17110)	Bastu	Bastu	2 Katha 3 Chatak		14,85,312/-	Property is on Road Adjacent to Metal Road,
L7	LR-245 (RS -199)	LR-715, (RS.-17110)	Bastu	Bastu	1 Katha 5 Chatak 5 Sq Ft		8,95,902/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			23.4094Dec	0 /-	96,33,308 /-	
		Grand Total :			23.4094Dec	0 /-	96,33,308 /-	

and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri ATANU KUMAR GHOSH Son of Late MANIK LAL GHOSH Executed by: Self, Date of Execution: 21/07/2025 , Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>21/07/2025</td> <td></td> <td>LTI 21/07/2025</td> <td>21/07/2025</td> </tr> </tbody> </table> SUKHOMOY ASHRAM, SUKDEB SINGH ROAD, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: BAxxxxxx8F, Aadhaar No: 38xxxxxxxx2582, Status :Individual, Executed by: Self, Date of Execution: 21/07/2025 , Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Shri ATANU KUMAR GHOSH Son of Late MANIK LAL GHOSH Executed by: Self, Date of Execution: 21/07/2025 , Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office		 Captured		21/07/2025		LTI 21/07/2025	21/07/2025
Name	Photo	Finger Print	Signature										
Shri ATANU KUMAR GHOSH Son of Late MANIK LAL GHOSH Executed by: Self, Date of Execution: 21/07/2025 , Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office		 Captured											
21/07/2025		LTI 21/07/2025	21/07/2025										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri DIBYENDU GHOSH Son of Late MANIK LAL GHOSH Executed by: Self, Date of Execution: 21/07/2025 , Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>21/07/2025</td> <td></td> <td>LTI 21/07/2025</td> <td>21/07/2025</td> </tr> </tbody> </table> SUKDEB SINGH ROAD, URDIBAZAR, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: AQxxxxxx8H, Aadhaar No: 24xxxxxxxx3258, Status :Individual, Executed by: Self, Date of Execution: 21/07/2025 , Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Shri DIBYENDU GHOSH Son of Late MANIK LAL GHOSH Executed by: Self, Date of Execution: 21/07/2025 , Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office		 Captured		21/07/2025		LTI 21/07/2025	21/07/2025
Name	Photo	Finger Print	Signature										
Shri DIBYENDU GHOSH Son of Late MANIK LAL GHOSH Executed by: Self, Date of Execution: 21/07/2025 , Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office		 Captured											
21/07/2025		LTI 21/07/2025	21/07/2025										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri MONOJIT GHOSH Son of Late JAHAR GHOSH ALIAS JAHARLAL GHOSH Executed by: Self, Date of Execution: 21/07/2025 , Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>21/07/2025</td> <td></td> <td>LTI 21/07/2025</td> <td>21/07/2025</td> </tr> </tbody> </table> SUKDEB SINGH ROAD, URDIBAZAR, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: ALxxxxxx8B, Aadhaar No: 45xxxxxxxx1735, Status :Individual, Executed by: Self, Date of Execution: 21/07/2025 , Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Shri MONOJIT GHOSH Son of Late JAHAR GHOSH ALIAS JAHARLAL GHOSH Executed by: Self, Date of Execution: 21/07/2025 , Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office		 Captured		21/07/2025		LTI 21/07/2025	21/07/2025
Name	Photo	Finger Print	Signature										
Shri MONOJIT GHOSH Son of Late JAHAR GHOSH ALIAS JAHARLAL GHOSH Executed by: Self, Date of Execution: 21/07/2025 , Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office		 Captured											
21/07/2025		LTI 21/07/2025	21/07/2025										

Name	Photo	Finger Print	Signature
Smt PIALY DAS (Presentant) Daughter of Late JAHAR LAL GHOSH Executed by: Self, Date of Execution: 21/07/2025 , Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office	 21/07/2025	 Captured LTI 21/07/2025	 21/07/2025
69, VIVEKANANDA SARANI, PADRI PARA, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: DPxxxxxx8C, Aadhaar No: 73xxxxxxxx2250, Status :Individual, Executed by: Self, Date of Execution: 21/07/2025 , Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office			
Shri HIMADRI GHOSH Son of Late MANIK LAL GHOSH Executed by: Self, Date of Execution: 21/07/2025 , Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office	 21/07/2025	 Captured LTI 21/07/2025	 21/07/2025
SUKDEB SINGH ROAD, URDIBAZAR, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: AHxxxxxx2P, Aadhaar No: 76xxxxxxxx5658, Status :Individual, Executed by: Self, Date of Execution: 21/07/2025 , Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office			
Smt BASABDATTA GHOSH Daughter of TAPAN KUMAR GHOSH Executed by: Self, Date of Execution: 21/07/2025 , Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office	 21/07/2025	 Captured LTI 21/07/2025	 21/07/2025
S.M. VILLA, URDIBAZAR, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: BKxxxxxx6R, Aadhaar No: 78xxxxxxxx4547, Status :Individual, Executed by: Self, Date of Execution: 21/07/2025 , Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office			

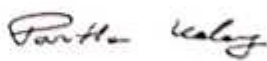
Name	Photo	Finger Print	Signature
Shri JOYDIP GHOSH Son of SIBARAM GHOSH Executed by: Self, Date of Execution: 21/07/2025 , Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office	 21/07/2025	 LTI 21/07/2025	 21/07/2025
157, KHIRKI GOLI, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX6 , PAN No.: AQxxxxxx1H, Aadhaar No: 57xxxxxxx7646, Status :Individual, Executed by: Self, Date of Execution: 21/07/2025 , Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt LIPI GHOSH Daughter of Late MANIK LAL GHOSH Executed by: Self, Date of Execution: 21/07/2025 , Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office	 21/07/2025	 LTI 21/07/2025	 21/07/2025
SUKDEB SINGH ROAD, URDIBAZAR, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX2 , PAN No.: BCxxxxxx6L, Aadhaar No: 62xxxxxxx1415, Status :Individual, Executed by: Self, Date of Execution: 21/07/2025 , Admitted by: Self, Date of Admission: 21/07/2025 ,Place : Office			

Developer Details :

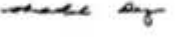
Sl No	Name,Address,Photo,Finger print and Signature
1	NEW DIMENSION 544, URDIBAZAR MAIN ROAD, SUKDEB SINGH ROAD, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Date of Incorporation: XX-XX-2XX3 , PAN No.: AAxxxxxx5G, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri PARTHA KOLEY Son of Shri PRAHLAD KOLEY Date of Execution - 21/07/2025, , Admitted by: Self, Date of Admission: 21/07/2025, Place of Admission of Execution: Office	 Jul 21 2025 1:45PM	 Captured LTI 21/07/2025	 21/07/2025

BAGANBATI, City:- Chandannagar, P.O:- KHALISANI, P.S:-Bhadreswar, District:-Hooghly, West Bengal, India, PIN - 712138, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX6 , PAN No.: CKxxxxxx7R, Aadhaar No: 73xxxxxxxx8827 Status : Representative, Representative of : NEW DIMENSION (as PARTNER)

2	Name	Photo	Finger Print	Signature
	Smt CHAITALI DEY Wife of Shri PARTHA KOLEY Date of Execution - 21/07/2025, , Admitted by: Self, Date of Admission: 21/07/2025, Place of Admission of Execution: Office	 Jul 21 2025 1:48PM	 LTI 21/07/2025	 21/07/2025
1/953, SAHAGUNJ MAIN ROAD, City - Hooghly-chinsurah, P.O:- SAHAGUNJ, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712104, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX0 , PAN No. : AWxxxxxx8M, Aadhaar No: 96xxxxxxxx8144 Status : Representative, Representative of : NEW DIMENSION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SUBHAS CHANDRA MANDAL Son of Late FATICK CHANDRA MANDAL CHANDERNAGORE COURT, City - Chandannagar, P.O - CHANDERNAGORE, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136	 21/07/2025	 Captured 21/07/2025	 21/07/2025
Identifier Of Shri ATANU KUMAR GHOSH, Shri DIBYENDU GHOSH, Shri MONOJIT GHOSH, Smt PIALLY DAS, Shri HIMADRI GHOSH, Smt BASABDATTA GHOSH, Shri JOYDIP GHOSH, Smt LIPI GHOSH, Shri PARTHA KOLEY, Smt CHAITALI DEY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
	Shri ATANU KUMAR GHOSH	NEW DIMENSION-1.63854 Dec
2	Shri DIBYENDU GHOSH	NEW DIMENSION-1.63854 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri MONOJIT GHOSH	NEW DIMENSION-1.73021 Dec
2	Smt PIALLY DAS	NEW DIMENSION-1.73021 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri HIMADRI GHOSH	NEW DIMENSION-3.36875 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt BASABDATTA GHOSH	NEW DIMENSION-3.80417 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri JOYDIP GHOSH	NEW DIMENSION-3.7125 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Smt LIPI GHOSH	NEW DIMENSION-3.60938 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Shri ATANU KUMAR GHOSH	NEW DIMENSION-0.272135 Dec
2	Shri DIBYENDU GHOSH	NEW DIMENSION-0.272135 Dec
3	Shri MONOJIT GHOSH	NEW DIMENSION-0.272135 Dec
4	Smt PIALLY DAS	NEW DIMENSION-0.272135 Dec
5	Shri HIMADRI GHOSH	NEW DIMENSION-0.272135 Dec
6	Smt BASABDATTA GHOSH	NEW DIMENSION-0.272135 Dec
7	Shri JOYDIP GHOSH	NEW DIMENSION-0.272135 Dec
8	Smt LIPI GHOSH	NEW DIMENSION-0.272135 Dec

Land Details as per Land Record

District: Hooghly, P.S.- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Sukdeb Singh Road, Road Zone :
(Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-14, JI No: 1, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 245, LR Khatian No:- 740		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 245, LR Khatian No:- 715		Seller is not the recorded Owner as per Applicant.

L3	LR Plot No - 245, LR Khatian No - 596		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 245, LR Khatian No - 648		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 245, LR Khatian No - 737		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 245, LR Khatian No - 738		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 245, LR Khatian No:- 715		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 060402220 / 2025

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)
Admitted under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
of Indian Stamp Act 1899.
Representation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
Presented for registration at 13:15 hrs on 21-07-2025, at the Office of the A.D.S.R. CHANDANNAGAR by Smt PIALY DAS 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 96.33 308/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 21/07/2025 by 1. Shri ATANU KUMAR GHOSH, Son of Late MANIK LAL GHOSH, SUKHOMOY ASHRAM, SUKDEB SINGH ROAD, P.O. CHANDERNAGORE, Thana: Chandannagar, City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Service, 2. Shri DIBYENDU GHOSH, Son of Late MANIK LAL GHOSH, SUKDEB SINGH ROAD, URDIBAZAR, P.O. CHANDERNAGORE, Thana: Chandannagar, City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business, 3. Shri MONOJIT GHOSH, Son of Late JAHAR GHOSH ALIAS JAHARLAL GHOSH, SUKDEB SINGH ROAD, URDIBAZAR, P.O. CHANDERNAGORE, Thana: Chandannagar, City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business, 4. Smt PIALY DAS, Daughter of Late JAHAR LAL GHOSH, 69, VIVEKANANDA SARANI, PADRIPARA, P.O. CHANDERNAGORE, Thana: Chandannagar, City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession House wife, 5. Shri HIMADRI GHOSH, Son of Late MANIK LAL GHOSH, SUKDEB SINGH ROAD, URDIBAZAR, P.O. CHANDERNAGORE, Thana: Chandannagar, City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business, 6. Smt BASABDATTA GHOSH, Daughter of TAPAN KUMAR GHOSH, S.M. VILLA, URDIBAZAR, P.O. CHANDERNAGORE, Thana: Chandannagar, City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Service, 7. Shri JOYDIP GHOSH, Son of SIBARAM GHOSH, 157, KHIRKI GOLI, P.O. CHINSURAH, Thana: Chinsurah, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by Profession Service, 8. Smt LIPI GHOSH, Daughter of Late MANIK LAL GHOSH, SUKDEB SINGH ROAD, URDIBAZAR, P.O. CHANDERNAGORE, Thana: Chandannagar, City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession House wife
Indetified by Shri SUBHAS CHANDRA MANDAL, Son of Late FATICK CHANDRA MANDAL, CHANDERNAGORE COURT, P.O. CHANDERNAGORE, Thana: Chandannagar, City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 21-07-2025 by Shri PARTHA KOLEY, PARTNER, NEW DIMENSION (Partnership Firm), 544, URDIBAZAR MAIN ROAD, SUKDEB SINGH ROAD, City: Chandannagar, P.O.: CHANDERNAGORE, P.S.: Chandannagar, District: Hooghly, West Bengal, India, PIN - 712136
Indetified by Shri SUBHAS CHANDRA MANDAL, Son of Late FATICK CHANDRA MANDAL, CHANDERNAGORE COURT, P.O. CHANDERNAGORE, Thana: Chandannagar, City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk
Execution is admitted on 21-07-2025 by Smt CHAITALI DEY, PARTNER, NEW DIMENSION (Partnership Firm), 544, URDIBAZAR MAIN ROAD, SUKDEB SINGH ROAD, City: Chandannagar, P.O.: CHANDERNAGORE, P.S.: Chandannagar, District: Hooghly, West Bengal, India, PIN - 712136
Indetified by Shri SUBHAS CHANDRA MANDAL, Son of Late FATICK CHANDRA MANDAL, CHANDERNAGORE COURT, P.O. CHANDERNAGORE, Thana: Chandannagar, City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,021.00/- (B = Rs 50,000.00/-, E = Rs 21.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 50,028/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/07/2025 11:17AM with Govt. Ref. No: 192025260169388108 on 21-07-2025, Amount Rs: 50,028/-,
Bank: SBI EPay (SBIEPay), Ref. No. 1352759039829 on 21-07-2025, Head of Account 0030-03-104-001-16

Stamp Duty

that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by , by Stamp Rs 10,000/-, by online = Rs 5,071/-

Description of Stamp

Stamp Type: Impressed, Serial no 4317, Amount: Rs.5,000.00/-, Date of Purchase: 21/07/2025, Vendor name: S MALLICK

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/07/2025 11:17AM with Govt. Ref. No: 192025260169388108 on 21-07-2025, Amount Rs: 5,071/-, Bank: SBI EPay (SBIPay), Ref. No. 1352759039829 on 21-07-2025, Head of Account 0030-02-103-003-02

SNIGDHA BOSE
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
Hooghly, West Bengal

of Registration under section 60 and Rule 69,
and in Book - I
number 0604-2025, Page from 54366 to 54423
No 060402220 for the year 2025.



Digitally signed by SREANWITA BANERJEE
Date: 2025.08.13 10:43:49 +05:30
Reason: Digital Signing of Deed.

(Sreanwita Banerjee) 13/08/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
West Bengal.