

17/25/25

I-16894/25

84

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AW 071356

Certified that the document is admitted to
registration. The signature sheets and
the endroesement sheets attached with the
document are the part of this document.

District Sub-Register-III

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this
the 29th day of August, Two thousand twenty Five (2025) ;

BETWEEN

27 AUG 2025

12015
NO. 100
NAME Amit Bhattacharya (Adv)
ADDRESS Subd. Ct
COURT
JUPATI
STAMP VENDOR
SIGNATURE



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
29 AUG 2025

Identified by me
Subd. Ct. Clerk
10- Nemoi Chandra
112- Subd. Ct.
P.O. Manohar Shiksha
P.O. Manohar Shiksha
P.O. Manohar Shiksha
P.O. Manohar Shiksha
P.O. Manohar Shiksha
(Clerk)

(1) **SUBIMAL CHATTOPADHYAYA** (PAN: ALOPC8012D) (Aadhaar No. 6516 2253 3285), (Mobile No. 9748103258), son of Late Makhan Lal Chatterjee and Late Sushila Bala Devi, by faith Hindu, by occupation - Service, by Nationality Indian, used to be resident of 22/1, Kankurgachi 2nd Lane, 700011, Presently residing at premises No. 3/1, K. P. Roy Lane, Kolkata - 700031 corresponding to mailing address 131/N, S.G.G. Road, Kolkata 700031, P.O.- Dhakuria, P.S. Garfa, (2) **MALA RANI CHATTERJEE** (PAN: BLOPC5137N) (Aadhaar No. 4388 8346 1842), (Mobile No. 8583947775), wife of Late Netai Chatterjee nee Late Parimal Chatterjee, who was the son of Late Makhan Lal Chatterjee and Late Sushila Bala Devi, by faith Hindu, by occupation Housewife, by Nationality - Indian, used to be resident of 22/1, Kankurgachi 2nd Lane, 700011, Presently residing at premises No. 3/1 K.P. Roy Lane, Kolkata 700031 corresponding to mailing address 131/N, S.G.G. Road, P.O.- Dhakuria, P.S.- Garfa, Kolkata- 700031, (3) **SUKAMAL CHATTERJEE** (PAN- BLTPC5043A, (Aadhaar No. 6631 7462 1026), (Mobile No. 8697470544), son of Late Netai Chatterjee alias Late Parimal Chatterjee, by faith Hindu, by occupation- Business, by Nationality - Indian, residing at 105, Arya Vidyalaya Canal Road, P.O.- Haltu, P.S. Garfa, Kolkata- 700078, (4) **ASHISH CHAKRABORTY** (PAN:AXTPC0539L) (Aadhaar No. 8519 0577 9040), (Mobile No. 9830107231), Son of Late Anima Chakraborty and Late Sudeb Chandra Chakraborty, by faith

Hindu, by occupation Service, by Nationality - Indian residing at 4/4 Nanda Gopal Mukherjee Road, P.O. & P.S. Sarsuna, Kolkata 700061, (5) **ASHIM CHAKRABORTY** (PAN:AGUPC8124B) (Aadhaar No. 5757 4059 2858) (Mobile No. 8013193715), Son of Late Anima Chakraborty and Late Sudeb Chandra Chakraborty, by faith Hindu, by occupation- Service, by Nationality Indian residing at 4/4 Nanda Gopal Mukherjee Road, P.O. & P.S. Sarsuna, Kolkata 700061, (6) **UTTAM KUMAR CHAKRABORTY** (PAN:ACNPC4366J) (Aadhaar No. 4062 0410 4407). (Mobile No. 9038680286), Son of Late Anima Chakraborty and Late Sudeb Chandra Chakraborty, by faith - Hindu, by occupation-Service, by Nationality-Indian, residing at 18/22, Sonamukhi Road, Naskar Para, P.O. & P.S. Sarsuna, Kolkata-700061, (7) **KALPANA MUKHERJEE** (PAN:CCNPM9903R) (Aadhaar No. 6635 8320 8683), (Mobile No. 9835350233), Daughter of Late Anima Chakraborty and Late Sudeb Chandra Chakraborty, by faith - Hindu, by occupation- Housewife, by Nationality Indian residing at 41/12, Sarsuna Main Road, P.O. & P.S. Sarsuna, Kolkata 700061, and (8) **SAYAK CHATTERJEE** (PAN: No.BUIPC8094H) (Aadhaar No. 9944 7812 1589), (Mobile No. 9875357813), son of Late Samiran Chatterjee and Late Suchita Chatterjee and grandson of Late Sunirmal Chatterjee and Gita Rani Chatterjee, by faith - Hindu, by occupation- Student, by Nationality - Indian, used to be resident of 22/1, Kankurgachi 2nd Lane, 700011, Presently residing at premises No. 3/1 K.P.

Roy Lane, Kolkata - 700031 corresponding to mailing address 131/N, S.G.G. Road, Kolkata 700031, P.O.- Dhakuria, P.S. Garfa, hereinafter jointly called and referred to as the "**LAND OWNERS/FIRST PARTY**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs executors, administrators, legal representatives, and/or assigns) of the **FIRST PART**.

AND

INDIRA ENTERPRISE, a Proprietorship Firm, having its registered office at 6, Ghosh Para, P.O.- Haltu, P.S.- Garfa, Kolkata- 700078, represented by its proprietress **INDIRA KOIRI (PAN-BGAPK8186N, Aadhaar No. 8129 9496 6010)**, daughter of Tapan Koiri, by faith- Hindu, by nationality- Indian, by occupation- House hold work, residing at P-18, Nazir Bagan, P.O.- Haltu, P.S.- Garfa, Kolkata- 700078, hereinafter called and referred to as the **DEVELOPER/ SECOLND PARTY** of the **SECOND PART**.

WHEREAS an indenture was made between (1) Sushilabala Devi, wife of Sri Makhan Lal Chatterjee, (2) Makhan Lal Chatterjee, son of Late Jadunath Chatterjee, (3) Sunirmal Chatterjee, son of Sri Makhan Lal Chatterjee and (4) Parimal Chatterjee, son of Sri Makhan Lal Chatterjee all used to be a resident of 22/1, Kankurgachi 2nd Lane, Kolkata - 700011 who was referred to as "Borrowers" and Governor of State of West Bengal, as against loan of Rs.8,000/- before the Sub-Registrar Alipore duly recorded in Book No. I, Volume No. 130, Pages 188

to 197 being no. 7841 in the year 1960 in respect of the property under the then Police Station Tollygunge now Garfa being Premises No. 3/1, K.P. Roy Lane, Kolkata - 700031 corresponding to mailing address 131/N, S.G.G. Road, Kolkata - 700031 morefully described in the **Schedule - A** below;

AND WHEREAS after paying the aforesaid loan with all interest the aforesaid legal heirs to the original owners of the schedule property have proposed an "Indenture of Re-conveyance" with "the Governor" of the State of West Bengal through his representative "Administrative Officer House Building Loan Office, Govt. of West Bengal" on 27th September, 2018 which the "Administrative Officer House Building Loan Office, Govt. of West Bengal" has duly accepted.

AND WHEREAS and thereafter the said "Indenture Re-conveyance" was made by the aforesaid owners to the Schedule "A" property which was duly executed before the D.S.R. - III Alipore on being No. I - 1160300152/2019.

AND WHEREAS thereafter ownership vested upon all the heirs and legal representatives of Anima Chakraborty died intestate on 30/03/2019.

AND WHEREAS after her death her 3 (three) sons namely Ashish Chakraborty, Ashim Chakraborty and Uttam Chakraborty and

one daughter Kalpana Mukherjee entered into this instant agreement.

AND WHEREAS after the demise of all the aforesaid borrowers their legal heirs namely [1] Subimal Chattopadhyaya, son of Late Makhan Lal Chatterjee and Late Sushila Bala Devi, [2] Mala Rani Chatterjee wife of Late Netai Chatterjee @ Late Parimal Chatterjee, who was the son of Late Makhan Lal Chatterjee and Late Sushila Bala Devi, [3] Sukamal Chatterjee, son of Late Netai Chatterjee @ Late Parimal Chatterjee, [4] Ashish Chakraborty, Son of Late Anima Chakraborty and Late Sudeb Chandra Chakraborty, [5] Ashim Chakraborty, Son of Late Anima Chakraborty and Late Sudeb Chandra Chakraborty, [6] Uttam Kumar Chakraborty, Son of Late Anima Chakraborty and Late Sudeb Chandra Chakraborty, [7] Kalpana Mukherjee, Daughter of Late Anima Chakraborty and Late Sudeb Chandra Chakraborty, [8] Sayak Chatterjee son of Late Samiran Chatterjee and Late Suchita Chatterjee and grandson of Late Sunirmal Chatterjee and Gita Rani Chatterjee, have paid off the loan to "the Governor with all interest.

AND WHEREAS after paying the aforesaid loan with all interest the aforesaid legal heirs to the original owners of the schedule property have proposed an "Indenture of Re-conveyance" with "the Governor of the State of West Bengal through his

representative "Administrative Officer House Building Loan Office Govt. of West Bengal" on 27th September, 2018 which the "Administrative Officer House Building Loan Office, Govt. of West Bengal" has duly accepted.

AND WHEREAS after the demise of Gita Rani Chatterjee, daughter-in-law of late Makhan Lal Chatterjee and Late Sushila Bala Devi and wife of Late Sunrimal Chatterjee on 04.06.2021 Sayak Chatterjee, son of Late Samiran Chatterjee and Late Suchita Chatterjee and grandson of Late Sunirmal Chatterjee and Gita Rani Chatterjee became the absolute owner of Gita Rani Chatterjee's share.

AND WHEREAS thus the first parts herein became the absolute owner of the Schedule A property.

AND WHEREAS the present owners herein being desirous of raising a straight three storied building over the said property entered into a Development Agreement on 01.06.2022 with **SANDIP GHOSH**, son of Late Anil Kumar Ghosh. The said Development Agreement was executed and registered on 1st day of June 2022 before the office of the DSR III at Alipore South 24-Parganas recorded in Book No I, Volume No. 1603-2022, Pages from 337076 to 337135, Being no. 160308375 for the year 2022.

AND WHEREAS the Land Owners herein in pursuance to the aforementioned Development Agreement also executed the Development Power of Attorney on 01.06.2022 which was executed and registered on 1st day of June, 2022 before the office of DSR III at Alipore South 24-Parganas recorded in Book I, Volume No. 1603-2022, Pages 306843 to 306888, Being No. 160308381 for the year 2022 in favour of said **SANDIP GHOSH**.

AND WHEREAS in pursuance to the said agreements the said developer submitted the building plan for sanction before the competent authority of the building department of the KMC and subsequently obtained the Building Plan vide no. 2023100026 dated 11th May 2023.

AND WHEREAS due to some personal reason, said Developer **SANDIP GHOSH** cancelled the said Development Agreement dated 01.06.2022 by executing a Registered Cancellation of Development Agreement dated 29.08.2025, being no. ~~I/6 888~~..... for the year 2025 and also revoked the said Development Power of Attorney dated 01.06.2022 by executing a Revocation of Development Power of Attorney dated 29.08.2025 being no. ~~IV-807~~..... for the year 2025 and released and discharge each other from any and all obligations, liabilities, claims, and demands arising out of or in connection with the said Development Agreement dated 01.06.2022.

AND WHEREAS at present the said owners/landlords, being the absolute owner and possessor of the aforementioned property which has also been morefully described in the Schedule "A" hereunder appearing and also being desirous of exploiting their aforesaid property commercially by constructing a straight three storied residential building thereon on the said plot as per sanction plan vide no. 2023100026 dated 11th May 2023 sanctioned by the Kolkata Municipal Corporation but owing to lack of technical know how and also being in paucity of funds, the First party has approached the Second party/Developer herein for developing their aforesaid property, which has been morefully and particularly described in the Schedule "A" hereunder appearing and hearing about the same the second party/developer herein viz. **INDIRA ENTERPRISE**, represented by its proprietress **INDIRA KOIRI** has approached to the owners/first party herein for entrusting her with the job of completing the development work on the said plot, more fully and particularly described in Schedule "A" written hereunder.

AND WHEREAS the Party of the Second part herein has agreed with the proposal of the first part/owners herein and has agreed to execute the said construction work on the following terms and conditions:-

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

ARTICLE I: DEFINITIONS

- [1] **THE OWNERS:** The Owners will mean the legal title holder of the land mentioned in the First Part of this Agreement unless excluded by / or repugnant to the subject or context be deemed to mean and include their "heirs, legal representatives, executors and / or assigns.
- [2] **THE DEVELOPER:** The Developer mean the Developer of the Second Part unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators, assigns and nominees.
- [3] **THE SAID PROPERTY:** The said property shall mean District 24-Parganas, under Khaspur Collectory being Touji No. 230/21 under Hal 233, P.S. Tollygunge now P.S. Garfa being premises No. 3/1, K.P. Roy Lane, Kolkata - 700031 corresponding to mailing address 131/N, S.G.G. Road, Kolkata - 700031 under Sadar Municipality Kolkata Corporation, Ward No. 92, Settlement, J.L. No. 18, Mouza- Dhakuria being Khatian No. 279, Dag, No. 914/915 under above Dag No. & the said landed the property measuring about 2 Cottah 10 Chittacks and 44 sq.

fl., distinguished and/or described fully and particularly written hereunder in Schedule "A".

[4] **THE NEW BUILDING :** The new Building shall mean the straight three storied building to be constructed at the Schedule "A" property along with the boundary wall with entrance gate.

[5] **COMMON FACILITIES:** Common facilities shall mean and Include corridors, Stairways, Landings, Stair case, Passage, Roof and common conveniences whatsoever required for the beneficial enjoyment use and occupation by the occupiers thereof.

[6] **SALEABLE SPACE:** Saleable space shall mean the space in new building available for independent use and occupation, other than the space allowable to the Owners or other occupiers along with the right to use and enjoy the common facilities and conveniences provided in the new building.

[7] **OWNERS' ALLOCATION :** Owners allocation shall mean the constructed area and common service area in the newly constructed straight three storied building alongwith respective flats which is fully and particularly described in **SCHEDULE - B** herein under written.

[8] **DEVELOPER'S ALLOCATION** : Developer's allocation shall mean the remaining constructed area and common service area in the newly constructed straight three storied building remaining other than the Owners' allocation along with undivided proportionate share of land as fully and particularly described in SCHEDULE - C hereunder written as per KMC Sanction Plan

[9] **THE ENGINEER / ARCHITECT** : The Engineer shall mean as the consulting Engineer who has been appointed by the Developer for designing and planning of the New Building or any other persons, firm or company who may be appointed hereinafter, for the similar purpose.

[10] **THE BUILDING PLAN** : The Building Plan sanctioned by the Kolkata Municipal Corporation, vide plan no. 2023100026 dated 11th May 2023 and subsequent modification and/or alteration to be prepared by the Architect / Engineer appointed by the Developer for the construction of the New Building and to be submitted duly signed by the Owners or their Attorney and subsequently issued by K.M.C.

ARTICLE II: OWNERS' REPRESENTATIONS

1. The Owners are absolutely in physically possession of and/or otherwise well and sufficiently entitled to the said property.
2. None other than the Owners has any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.
3. Save and except the Owner nobody else have any right title, interest claim and demand whatsoever or howsoever and in respect of the said premises (without written permission of the owner.
4. The Owners have not entered into any Agreement for Transfer and/or development or any other agreement whatsoever or howsoever in respect of the said premises prior to execution of this Agreement.
5. The said premises are not subject to any notice of acquisition or requisition.
6. The proposed building would be constructed after demolishing the existing structure. The Developer shall

take all the debris and/ or any other uncarthed things and after selling out the same shall receive all sale proceedings and the Owner shall have no claim in it.

ARTICLE - III: DEVELOPER'S REPRESENTATIONS

[1] In execution of this agreement and delivering the Vacant possession of the said property by the Owners to the Developer and to start construction of the New Building thereon with a further right, inter-alia, to exploit commercially its own saleable space mean Developer's allocation in the manner as provided herein subject to the terms and conditions contained herein.

[2] Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the Owners of the said property or any part thereof or interest in respect thereof in favour of the Developer, save as herein expressly provided, except the right of the Developer to commercially exploit its own allocation of saleable space in the New Building in terms hereof and to deal with the same in the manner hereinafter stated.

ARTICLE IV: CONSIDERATION

[1] In consideration of the Owners having agreed to grant the Developer and exclusive contract to develop and commercially

exploit the Developer's allocation put of said property as provided herein, according to the Schedule - B herein written, besides the allocation of saleable space in the Building comprising distribution of Built-up area in favour of the Owners.

[2] That it is hereby agreed by and between the land Owners and Developer that the total consideration against the developing of the said Schedule referred to B & C following manner:-

Owners' allocation shall mean the constructed area and common service area in the newly constructed straight three building as per building sanctioned plan as mentioned herein above in the OWNERS' allocation provided the land Owners taker the responsibility free from all encumbrances. The Owners as aforesaid allotted themselves the aforesaid Owners share of allocation after completion of the said newly constructed Building fully mentioned in the Schedule - B.

Developer's allocation shall mean the constructed area and common service area in the newly constructed straight three building as per KMC sanctioned plan of the said building which the Developer shall be entitled to sell, transfer, lease and/or otherwise deal with it deems fit and proper and it shall be entitled to enter into agreements and other commitments with

any other party or parties in regard to disposal strictly for residential purpose thereof fully mentioned in the Schedule-C.

[3] In consideration of the Developer having agreed to bear the cost of construction having of the Owners' allocated portion in full, as mentioned in clause herein above and as per SCHEDULE - B herein below written, the Owners will transfer to the Developer and / or its nominee / nominees undivided proportionate share of the land in conformity with the saleable space to be sold, transferred and conveyed to such parties by the Developer.

[4] The Deed or Deeds of conveyance of the undivided proportionate share of land in terms hereof shall be executed by the Owners jointly or their Constituent Attorney if any over the Owners Allocated portion in such part or parts as shall be required to the Developer within its favour and or the nominee / nominees and such completion of the construction of the New Building, as the case may be PROVIDED ALWAYS the Owners shall have no claim on the consideration amount thereof passed between the Developer and its nominees. This clause is applicable only in respect of Developer s allocation.

ARTICLE V: COMMENCEMENT & VALIDITY

[1] This Agreement shall be deemed to have commenced from the date of signing these presence and shall remain in force for a period of 12(twelve) months from the date of execution of this Development Agreement. If the building is not completed within this period and an extension of time for another 2(two) months to be granted to the Developer unless otherwise altered by the parties hereto mutually.

[2] This Agreement shall cease to operate earlier than the aforesaid period in the event of complete transfer of all the allocated saleable space in New Building by the Developer after complete construction thereof in the manner as provided herein.

ARTICLE VI: PROCEDURE

(1) All application's referred to in the clause 1 and 2 above have been made in the name of the Owners or Developer and the necessary permissions and / or clearance shall be obtained in the name of the Owners or Developer, which shall be retained by the Developer till the construction of the New Building is completed.

[2] In as much as the parties hereto have agreed to allocate amongst themselves the built up area in the New Building in the manner herein before stated, the Owners and Developer shall be entitled to proportionate undivided share and interest in the land comprised in the said property, such proportionate area to be determined as per SCHEDULE -'B' & 'C'.

[3] The Owners shall bound to produce all Xerox copy of Title Deed and other papers and documents relating to the said premises as are in possession of the Owners and agrees and covenants to produce or cause to be produced or handover the same to the Developer, the Owners agreed to show the original Title Deed to the appropriate authority as and when required and asked by the Developer.

[4] The Developer shall bear all the expenses whatsoever to obtain necessary sanction, permissions or rectification or modification of Plan, together with all other expenses as mentioned herein without any-re-imburement of same from the Owners.

[5] The Owners will render to the Developer all reasonable assistance to obtain all sanction, permissions, approvals as and when required by the Developer and the Owners hereby agree, assure, declare that he will sign and execute such plans, applications and other papers and Deeds and documents, including a Development Power of Attorney as may be required by the Developer from time to time at the costs and expenses of the Developer.

[6] The Owners will grant to the Developer and / or its authorized employees / agents as special or a Development Power of Attorney that may be required to pursue sanction of the plan and construction of the New Building.

**ARTICLE VII: INITIATION OF THE DEVELOPMENT
PROGRAMME**

[1] The Developer will start the construction and shall continue the construction strictly in terms of the sanctioned building plan and in accordance with law at its own costs and risk.

[2] The Developer shall be authorized by the Owners to apply for and obtained quotas, entitlements and other allocations of such buildings, materials allocable to the Owners for the construction of the New Building.

[3] The Developer shall be authorized by the Owners to apply for and to obtain temporary and / or permanent connections of water, electricity, gas and/or other facilities required of the New Building.

[4] All costs, charges and expenses including Architect's fees shall be paid and discharged by the Developer and the Owners will have no responsibility whatsoever therefore.

ARTICLE VIII: SPACE ALLOCATIONS

[1] On completion of the New Building, the Owners will be entitled to the saleable space as particularly mentioned in Schedule - B herein contained. However, the Developer shall make such arrangements at its own cost so that the Owners may shift their residence to the New Building within 12(twelve) months from the date of execution of this Development Agreement and grace period of two months.

[2] On completion of the construction of the New Building the Developer shall be entitled to the saleable space, particularly mentioned in Schedule - C herein contained, PROVIDED ALWAYS that the Developer shall be at liberty to enter into such agreements for sale of the apartments as it would deem fit and proper at their own risk and liabilities.

[3] The saleable space as stated herein shall be the Super built-up area of the New Building, including the common utility areas.

[4] The common areas of the New Building shall be controlled by the Owners and the Developer and the Purchasers of the apartment jointly in such manner as may decide.

ARTICLE IX: RATES AND TAXES

1. The developer shall pay and bear all premises taxes and other dues and outgoings in respect of the said premises accruing due as and from the date of handing over vacant possession of the said premises by the Owner to the developer. If there are any dues of premises taxes or any Owner taxes regarding the said premises before the date of handing over the same to the developer that would be borne by the Owner.

2. The Developer shall be liable to pay all Electricity bills and other dues from the date of taking possession of the land from the Owners and during the construction of the New Building.

ARTICLE X: SERVICE & CHARGES

[1] On completion of the New Building and upon getting the possession letter from the Developer, the Owners will take possession of his allocated flats / area in the New Building, and on taking possession, he will be responsible to pay and bear the proportionate services charges for the common facilities in the New Buildings.

[2] Additional services charges may also be charged for such other services as may provide over and above those mentioned in Clause 1 above.

ARTICLE XI: OWNERS' OBLIGATION

[1] The Owners hereby agree and covenant with the Developer not to cause any hindrance in the matter of construction of the New Building by the Developer subject to fulfillment of the terms and conditions mentioned herein and in Schedule - B.

[2] The Owners hereby agree and covenant with the Developer not to do any act or Deed or thing whereby the Developer may be prevented from selling, Assigning and/or disposing of any of the Developer's allocated portion in the New Building provided the Owners allocation is handed over first.

[2] The Owners hereby agree and covenant with the Developer not to let out grant, lease, mortgage and / or change the said property or any portion thereof without consent in writing of the Developer or its nominee / nominees, save and except their own allocated portion or space in New Building.

[3] The Owners hereby agree and covenant with the Developer that at the time of Registration of Developer's allocation, the Owners will sign in the relative Deed of Conveyance and present themselves or their Attorney before the Registration Authority without any disturbance.

ARTICLE XII: DEVELOPERS OBLIGATIONS

[1] The Developer hereby agree and covenant with the Owners to complete the construction of the New Building within 12(twelve) months after the date of execution of this Development Agreement and grace period of 2(two) months.

[2] The Developer hereby agrees and covenant with the Owners not to violate or contravene any of the provisions or rules applicable for construction of the New Building.

[3] The Developer hereby agree and covenant with the Owners not to do any act, Deed or thing by which the Owners may be prevented from enjoying, selling, assigning and / or disposing their allocated portion in the New Building The Owners shall execute a registered Development Power of Attorney in favour of Developer to receive the advance/earnest money and full consideration from any intending purchasers for the Developer's share of allocation save and except the Owners' share of allocation and shall appear before the D.S.R., A.D.S.R., Registrar of Assurance of Calcutta etc. and to sign in the agreement for sale and sale Deed (part) on behalf of the Owners save and except the Owners' share of allocation.

ARTICLE XIII: OWNERS' INDEMNITY

The Owners hereby undertake that the Developer shall be entitled to construct, complete and development of the said property and enjoy its allocated space without any interference and/or disturbance. The Owners hereby agree to indemnify the Developer against all allocation, suits, costs, proceedings and

claims that may arise in respect of or relating to the Owners' title in the said property.

ARTICLE - XIV: DEVELOPER'S INDEMNITY

[1] The Developer hereby undertakes to keep the Owners sufficiently indemnified against all claims and action demands, suits and proceedings arising out of the Developments work in terms hereof.

[2] The Developer hereby undertakes to keep the Owners indemnified against all action, suits, costs, proceedings accidents, any damage or losses and claims that may arise out of the Developer's actions with regard to the development of the said property.

ARTICLE XV: TITLE DEEDS

The title deeds in respect of the said property shall remain in the custody of the Developer, the original Title deed may be shown to the K.M.C. or any other concerned authority as and when required. This clause is valid until the completion of the Building.

ARTICLE XVI: MISCELLANEOUS

[1] The Owners and the Developer have entered into this Agreement purely as a contract of Joint Venture Scheme and nothing contained herein which shall be deemed or contracted as a partnership between them and the parties hereto do not constitute as association or persons.

[2] It is understood that from time to time to facilitate the construction of the New Building by the Developer, various Deeds, matters and things, not here in specified may be required to be done and / or executed by the Developer and for which the Developer may require the authority of Owners and also various application and other documents may be required to be signed or made by the Owners or their Attorney, relative to which specific provisions may have not been herein, the Owners hereby authorize the Developer to execute and sign all such Deeds and documents and at the request and at the cost of the Developer. The Owners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, Deeds, matters and things do not in any way, prejudice the rights of the Owners and/or go against the spirit of this Agreement. All cost in this regards shall be borne by the Developer. It is however agreed that the Developer

before submission of the, plan before the K.M.C. authority get the approval of the land Owners.

[3] Any notice require to be given by the Owners will without prejudice to any other mode of service available, deemed to have been served on the Developer, if delivered by hand or sent by registered post with acknowledgement due at the last known addresses of the Developer recorded with the Owners.

[4] Any notice required to be given by the Developer shall without prejudice to any other mode of service available, deemed to have been served on the Owners if delivered by hand or send by registered with A/D post to.

[6] The Developer will not sell any of its allotted shares to any purchasers until the Owners allocation is peacefully handed over to them but the Developer may enter into agreement for sale to any intending Purchaser/s and may get earnest money / part consideration from the Developer's share of allocation only.

[7] The Developer shall demolish the existing building at his own cost and the old building materials shall belongs to the Developer.

[8] The Developer shall arrange shifting accommodation for the Owners at the cost of the Developer from the date of taking possession of Owners premises and shall bear the expenses from the date of such possession to till completion and handover the physical possession of the Owners share of allocation.

(9) G.S.T. for the instant project will be applicable as per prevailing rules.

ARTICLE XVII: ARBITRATION

All disputes and differences by and between the parties hereto in any way relating to or connected with the premises and / or the New Building and / or this Agreement and / or anything done in pursuance hereof shall be referred for Arbitration to such persons as may be appointed mutually to be adjudicated in accordance to the Indian Arbitration Law in force. The Arbitrators shall have the right to proceed summarily and to make interim awards.

ARTICLE XVIII: JURISDICTION

Only the courts having Territorial Jurisdiction over the premises shall have Jurisdiction in all matters relating to or arising out of this Agreement.

ARTICLE XIX: FORCE MAJEURE

The parties hereto shall not be liable for any obligations hereunder to the extent that the performance of the relative obligation is to be prevented by the existence of force majeure and such obligation shall be suspended only in the duration of the Force Major and the force major shall mean and include flood, Earthquake, Riot, War, Storm, Tempest, Civil Commotion, strike, lockout and/or any other act beyond and the control of the parties hereto.

Be it noted that by this Development Agreement the developer shall only be entitled to receive consideration money by executing agreement /final document for transfer of property as per provisions laid down in the said documents as a developer without getting any ownership of any part of the property under schedule. This Development Agreement shall never be treated as the agreement /final document for transfer of property between the owner and the developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a plot of land measuring about 2 Cottahs 10 Chittacks and 44 sq.ft. along with straight three storied building (under construction) at District 24 Parganas, under Khaspur Collectory being Touji No.230/2 under Hal 233, P.S. Tollygunge thereafter Kasba and now P.S. Garfa being premises No.3/1, K.P. Roy Lane, Kolkata 700031 corresponding to mailing address 131/N, S.G.G. Road, Kolkata 700031 under Sadar Municipality Kolkata Corporation, Ward No. 92, Assessee No. 21-092-14-0002-0, J.L. No. 18 Mouza - Dhakuria being Khatian No. 279, Dag No. 914/915, butted and bounded by:

- On the North : Kancha Drain, near Property of Ajit Roy.
- On the East : Own Land of Vendor by me.
- On the South : 12' (Twelve Feet) Passage.
- On the West : Near the Landed Property of Lina Majumdar.

(Road Zone: Kamala Park to Haltu Bazar)

SCHEDULE - B REFERRED TO ABOVE
[ALLOCATION OF SPACE TO THE OWNER & TENANT]

The owners shall be allotted 1500 (one thousand five hundred) sq.ft. built up area which includes Unit No. A (South Side), Unit No. B (North Side) & Unit No. C (Eastern Side) in the ground floor and Unit No. G (North Side) on the second floor of the proposed straight three building including portion of their Tenants namely Suvra Ghosh Dastidar (@ SuvraDastidar Ghosh.

That if the constructed area of the aforesaid units of owners' allocation as per construction and/or sanction is found to be more than 1500 sq.ft. built up area then the owners shall pay to the developer for such excess constructed built up area at the prevailing market price prior to hand over possession of the owners' allocation and in default the developer shall not hand over owners' allocation unless the entire amount for such excess construction is paid.

SCHEDULE - C REFERRED TO ABOVE
[ALLOCATION OF SPACE TO THE DEVELOPER]

The Developer shall be entitled to get the remaining saleable places i.e. Unit No. D (South Side) and Unit No. E (North Side) on the first floor (entire first floor) and Unit No. F (South Side) at the second floor in the proposed straight three storied building

as per KMC sanctioned plan with undivided proportionate share of land.

SCHEDULE - C REFERRED TO ABOVE

(Amenities, facilities, easement rights and works / Building Specifications)

1. Wall-8" outside X 3" inside.
2. Flooring tiles (2' ft. x 1.75' ft.) for all flats.
3. Plaster of Paris inside flat.
4. Plumbing for Toilets and water pipings.
5. 1 PC English Commode with seat cover and cistern and 2 pcs. Tap, 1 pc. Overhead Shower, 1 No. Geyser point, wall tiles having 6' ft. with underground Sewerage line, Overhead PVC Tank 1500 Ltr, Hindware make-Commode, B 1 Cock -Essco.
6. Kitchen and Toilet tiles having 8" x 12".
7. Kitchen (1 pc. Table top, wall tiles having 3' ft. from table top, 2 pcs. Tap, 1 pc. Steel sink).
8. All doors are flush doors with colour.
9. With fittings (per door stopper, buffer, hash bolt, chitkini).
10. All window grill (10 mm. square bar), all stair window grill with Aluminium Sliding Window Colour.

11. Outside paint (two coat white Weather coat). Inside Paris Finish.

ELECTRICITY:

1. 4 Nos. light point, 2 No. Plug point.
2. 3 Nos. 16 Amp. Power point per flat.
3. Kitchen and Toilet 2 Nos. light point.
4. 1 No. A.C. point per flat.
5. Refrigerator Point.
6. 1 No. Calling bell point per flat.
7. Stair case light 1 no. light point each floor, common light.
8. 1 No. pump point for total building.
9. Proper Earthing of the total building.

MATERIALS:

1. Wire Finolex,
2. Switch Anchor,
3. M.C.B. Flora.

EASEMENT RIGHT

1. Water Supply,
2. Common Share,
3. Common roof,
4. Common Electric Meter Room.

IN WITNESS WHEREOF the Parties thereto, set sealed and subscribed their hands and seal on this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
AT KOLKATA, IN PRESENCE OF

WITNESSES:

1. Subimal mondal
Alipore police
Court Kal-27

2. Rupak Palta
Alipore Judges court
Kal- 27.

1. Subimal Chatterjee

2. Subimal Chatterjee

3. Subimal Chatterjee

4. Ashim Chakrabarty

5. Ashim Chakrabarty

6. Uday Kr Chakrabarty

7. Kalpana Mukherjee

8. Sayak Chatterjee

SIGNATURE OF THE OWNERS

INDIRA ENTERPRISE
Indira Koiri

Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by me and prepared
in my chamber as per the instructions
and documents supplied by the parties
and read over and explained to them
the contents hereof in vernacular

Aniruddha
Advocate

Alipore Judges' Court,
Kolkata - 700 027.

F/1399/961/2011



Thumb

1st Finger

Middle Finger

Ring finger

Small Finger

Left hand					
Right hand					

Name SUBIMAL CHATTERJEE

Signature Subimal Chatterjee



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Middle Finger

Ring Finger

Small Finger

Left hand					
Right hand					

Name MAZA RANI CHATTERJEE

Signature মাঝা রানী চট্টোপাধ্যায়



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Ring Finger

Small Finger

Left hand					
Right hand					

Name SUKAMAL CHATTERJEE

Signature Sukamal Chatterjee



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Middle Finger

Ring Finger

Small Finger

Left hand					
Right hand					

Name ASHISH CHAKRABORTY

Signature Ashish Chakraborty



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Left hand					
Right hand					

Name ASHIM CHAKRABORTY

Signature Ashim Chakraborty



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Right hand					

Name UTTAM KUMAR CHAKRABORTY

Signature Uttam Kr Chakraborty



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Left hand					
Right hand					

Name KALPANA MUKHERJEE

Signature Kalpana Mukherjee



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Left hand					
Right hand					

Name SAYAK CHATTERJEE

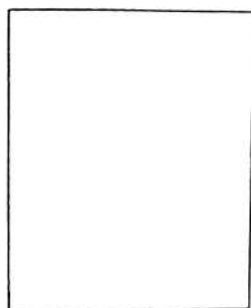
Signature Sayak Chatterjee



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Left hand					
Right hand					

Name INDIRA KOIRI

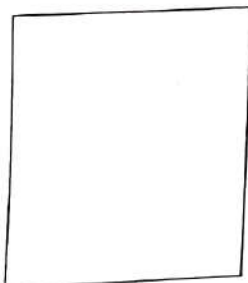
Signature Indira Koiri



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Left hand					
Right hand					

Name

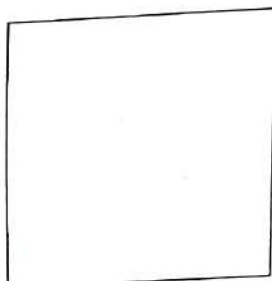
Signature



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name

Signature



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name

Signature



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

एनरोलमेंट क्रम / Enrollment No. : 2730/00669/65932

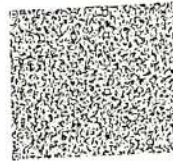
पिता
Subrata Mondal

S/O Nemai Chandra Mondal,
DULALPUR,
VTC: Ramchandranagar, PO: Madhya Shibpur,
Sub District: Magrahat - II, District: South 24 Parganas,
State: West Bengal, PIN Code: 743372,
Mobile: 9775149069

24101401



KC241034018FL



आपका आधार क्रमांक / Your Aadhaar No. :

9995 0689 7969

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 29/03/2014

Subrata Mondal
DOB: 07/01/1983
Male

9995 0689 7969

मेरा आधार, मेरी पहचान

Major Information of the Deed

Deed No :	I-1603-16894/2025	Date of Registration	29/08/2025
Query No / Year	1603-2002441286/2025	Office where deed is registered	
Query Date	26/08/2025 6:49:40 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBRATA MONDAL ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9775149069, Status :Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 64,09,514/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,020/- (Article:48(g))		Rs. 632/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

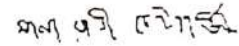
District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kali Prasanna Roy Lane, , Premises No: 3/1, , Ward No: 092 Pin Code : 700031

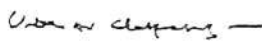
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 10 Chatak 44 Sq Ft		63,79,514/-	Width of Approach Road: 12 Ft.,
Grand Total :				4.4321Dec	0 /-	63,79,514 /-	

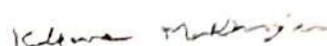
Structure Details :

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

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SUBIMAL CHATTOPADHYAYA Son of Late Makhan Lal Chatterjee Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office	Photo  29/08/2025	Finger Print  Captured LTI 29/08/2025	Signature  29/08/2025
	131/N, Sarat Ghosh Garden Road, City:- Kolkata, P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: ALxxxxxx2D, Aadhaar No: 65xxxxxxxx3285, Status :Individual, Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office			
2	Name Smt MALA RANI CHATTERJEE Wife of Late Parimal Chatterjee Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office	Photo  29/08/2025	Finger Print  Captured LTI 29/08/2025	Signature  29/08/2025
	131/N, Sarat Ghosh Garden Road, City:- Kolkata, P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: BLxxxxxx7N, Aadhaar No: 43xxxxxxxx1842, Status :Individual, Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office			
3	Name Shri SUKAMAL CHATTERJEE Son of Late Parimal Chatterjee Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office	Photo  29/08/2025	Finger Print  Captured LTI 29/08/2025	Signature  29/08/2025
	105, Arya Vidyalyaya Canal Road,, City:- Kolkata, P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: BLxxxxxx3A, Aadhaar No: 66xxxxxxxx1026, Status :Individual, Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office			

4	Name Shri ASHISH CHAKRABORTY Son of Late Sudeb Chandra Chakraborty Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office	Photo  29/08/2025	Finger Print  Captured LTI 29/08/2025	Signature  29/08/2025
4/4 Nanda Gopal Mukherjee Road, City:- Kolkata, P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX9 , PAN No.: AXxxxxxx9L, Aadhaar No: 85xxxxxxxx9040, Status :Individual, Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office				
5	Name Shri ASHIM CHAKRABORTY Son of Late Sudeb Chandra Chakraborty Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office	Photo  29/08/2025	Finger Print  Captured LTI 29/08/2025	Signature  29/08/2025
4/4 Nanda Gopal Mukherjee Road, City:- Kolkata, P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.: AGxxxxxx4B, Aadhaar No: 57xxxxxxxx2858, Status :Individual, Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office				
6	Name Shri UTTAM KUMAR CHAKRABORTY Son of Late Sudeb Chandra Chakraborty Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office	Photo  29/08/2025	Finger Print  Captured LTI 29/08/2025	Signature  29/08/2025
18/22, Sonamukhi Road, Naskar Para,, City:- Kolkata, P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX6 , PAN No.: ACxxxxxx6J, Aadhaar No: 40xxxxxxxx4407, Status :Individual, Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office				

	Name	Photo	Finger Print	Signature
7	Smt KALPANA MUKHERJEE Daughter of Late SUDEB CHANDRA CHAKRABORTY Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office	 29/08/2025	 Captured LTI 29/08/2025	 29/08/2025
	41/12, Sarsuna Main Road, City:- Kolkata, P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: CCxxxxxx3R, Aadhaar No: 66xxxxxxxx8683, Status :Individual, Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office			
8	Name	Photo	Finger Print	Signature
	Shri SAYAK CHATTERJEE Son of Late Samiran Chatterjee Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office	 29/08/2025	 Captured LTI 29/08/2025	 29/08/2025
	131/N, SARAT GHOSH GARDEN ROAD, City:- Kolkata, P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: BUxxxxxx4H, Aadhaar No: 99xxxxxxxx1589, Status :Individual, Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office			

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	INDIRA ENTERPRISE 6, GHOSH PARA, City:- Kolkata, P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Date of Incorporation:XX-XX-1XX8 , PAN No.: BGxxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	INDIRA KOIRI (Presentant) Daughter of TAPAN KOIRI Date of Execution - 29/08/2025, , Admitted by: Self, Date of Admission: 29/08/2025, Place of Admission of Execution: Office	 Aug 29 2025 5:16PM	 Captured LTI 29/08/2025	 29/08/2025

P-18, NAZIR BAGAN, City:- Kolkata, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: BGxxxxxx6N, Aadhaar No: 81xxxxxxxx6010 Status : Representative, Representative of : INDIRA ENTERPRISE (as PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBRATA MONDAL Son of Mr NEMAI CHANDRA MONDAL DULALPUR, City:- Not Specified, P.O:- MADHYASHIBPUR, P.S:-Magrahat, District:-South 24-Parganas, West Bengal, India, PIN:- 743372		 Captured	
	29/08/2025	29/08/2025	29/08/2025
Identifier Of Shri SUBIMAL CHATTOPADHYAYA, Smt MALA RANI CHATTERJEE, Shri SUKAMAL CHATTERJEE, Shri ASHISH CHAKRABORTY, Shri ASHIM CHAKRABORTY, Shri UTTAM KUMAR CHAKRABORTY, Smt KALPANA MUKHERJEE, Shri SAYAK CHATTERJEE, INDIRA KOIRI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SUBIMAL CHATTOPADHYAYA	INDIRA ENTERPRISE-0.55401 Dec
2	Smt MALA RANI CHATTERJEE	INDIRA ENTERPRISE-0.55401 Dec
3	Shri SUKAMAL CHATTERJEE	INDIRA ENTERPRISE-0.55401 Dec
4	Shri ASHISH CHAKRABORTY	INDIRA ENTERPRISE-0.55401 Dec
5	Shri ASHIM CHAKRABORTY	INDIRA ENTERPRISE-0.55401 Dec
6	Shri UTTAM KUMAR CHAKRABORTY	INDIRA ENTERPRISE-0.55401 Dec
7	Smt KALPANA MUKHERJEE	INDIRA ENTERPRISE-0.55401 Dec
8	Shri SAYAK CHATTERJEE	INDIRA ENTERPRISE-0.55401 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SUBIMAL CHATTOPADHYAYA	INDIRA ENTERPRISE-12.50000000 Sq Ft
2	Smt MALA RANI CHATTERJEE	INDIRA ENTERPRISE-12.50000000 Sq Ft
3	Shri SUKAMAL CHATTERJEE	INDIRA ENTERPRISE-12.50000000 Sq Ft
4	Shri ASHISH CHAKRABORTY	INDIRA ENTERPRISE-12.50000000 Sq Ft
5	Shri ASHIM CHAKRABORTY	INDIRA ENTERPRISE-12.50000000 Sq Ft
6	Shri UTTAM KUMAR CHAKRABORTY	INDIRA ENTERPRISE-12.50000000 Sq Ft
7	Smt KALPANA MUKHERJEE	INDIRA ENTERPRISE-12.50000000 Sq Ft
8	Shri SAYAK CHATTERJEE	INDIRA ENTERPRISE-12.50000000 Sq Ft

Endorsement For Deed Number : I - 160316894 / 2025

On 29-08-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 16:45 hrs on 29-08-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by INDIRA KOIRI .,

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 64,09,514/-

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

Execution is admitted on 29/08/2025 by 1. Shri SUBIMAL CHATTOPADHYAYA, Son of Late Makhan Lal Chatterjee, 131/N, Sarat Ghosh Garden Road, P.O: Dhakuria, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Service, 2. Smt MALA RANI CHATTERJEE, Wife of Late Parimal Chatterjee, 131/N, Sarat Ghosh Garden Road, P.O: Dhakuria, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife, 3. Shri SUKAMAL CHATTERJEE, Son of Late Parimal Chatterjee, 105, Arya Vidyalaya Canal Road,, P.O: Haltu, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 4. Shri ASHISH CHAKRABORTY, Son of Late Sudeb Chandra Chakraborty, 4/4 Nanda Gopal Mukherjee Road, P.O: Sarsuna, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service, 5. Shri ASHIM CHAKRABORTY, Son of Late Sudeb Chandra Chakraborty, 4/4 Nanda Gopal Mukherjee Road, P.O: Sarsuna, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service, 6. Shri UTTAM KUMAR CHAKRABORTY, Son of Late Sudeb Chandra Chakraborty, 18/22, Sonamukhi Road, Naskar Para,, P.O: Sarsuna, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service, 7. Smt KALPANA MUKHERJEE, Daughter of Late SUDEB CHANDRA CHAKRABORTY, 41/12, Sarsuna Main Road, P.O: Sarsuna, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 8. Shri SAYAK CHATTERJEE, Son of Late Samiran Chatterjee, 131/N, SARAT GHOSH GARDEN ROAD, P.O: Dhakuria, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Student

Indetified by Mr SUBRATA MONDAL, , , Son of Mr NEMAI CHANDRA MONDAL, DULALPUR, P.O: MADHYASHIBPUR, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743372, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 29-08-2025 by INDIRA KOIRI, PROPRIETOR, INDIRA ENTERPRISE (Sole Proprietorship), 6, GHOSH PARA, City:- Kolkata, P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by Mr SUBRATA MONDAL, , , Son of Mr NEMAI CHANDRA MONDAL, DULALPUR, P.O: MADHYASHIBPUR, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743372, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 632.00/- (E = Rs 600.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 600/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/08/2025 1:06PM with Govt. Ref. No: 192025260240124018 on 29-08-2025, Amount Rs: 600/-, Bank: SBI EPay (SBlePay), Ref. No: 5169253810833 on 29-08-2025, Head of Account 0030-03-104-001-16

payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 9,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 12015, Amount: Rs.100.00/-, Date of Purchase: 27/08/2025, Vendor name: A K Samajpati

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/08/2025 1:06PM with Govt. Ref. No: 192025260240124018 on 29-08-2025, Amount Rs: 9,920/-, Bank: SBI EPay (SBlePay), Ref. No. 5169253810833 on 29-08-2025, Head of Account 0030-02-103-003-02



Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 455725 to 455772
being No 160316894 for the year 2025.



[Handwritten signature]

Digitally signed by Debasish Dhar
Date: 2025.09.09 14:39:05 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 09/09/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.