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भारतीय गैर न्यायिक

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ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Aldi, Inc., 10000
Alameda, 94704

OCT 2025

DEVELOPEMENT AGREEMENT COUPLED WITH
DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT COUPLED WITH DEVELOPMENT POWER OF ATTORNEY is made on the 17th day of October, 2025 (TWO THOUSAND AND TWENTY FIVE)

-BETWEEN-

Samuel Gresh

1. (a) SMT. SUKANYA MUKHERJEE, PAN- AMIPM9094Q, AADHAAR NO- 6973 1503 2513, Mob No-9836588153, daughter of Late Nirmal Kumar Mukherjee by Faith-Hindu, by occupation-Homemaker, by Nationality-Indian, (b) SRI. ANGSHUMAN MUKHERJEE, PAN-AHYPM3298H, AADHAAR NO-5534 7999 7901, Mob No-9830617541 son of Late Nirmal Kumar Mukherjee by Faith-Hindu, by occupation-Service, by Nationality-Indian, BOTH residing at 50(6/H), Raja Peary Mohan Road, Uttarpara Kotrung, Serampur, Post Office and Police Station-Uttarpara, District- Hooghly, Pin Code- 712258 2. SRI. SOMNATH GHOSH, PAN - ACTPG4852D, AADHAAR NO- 6533 8796 5645, Mob No- 8961524507, son of Late Bhabotosh Ghosh, by Faith- Hindu, by occupation- Retired person, by Nationality- Indian, residing at 8/1/1A, Padma Pukur Road, Post Office-Regent Estate, Police Station-Netaji Nagar, Kolkata- 700092, District :- South 24 Parganas 3. SRI. SAMBHUNATH BHABOTOSH GHOSH, PAN-ABWPG0916E, AADHAAR NO- 5732 5562 3590, Mob No-9874624578, son of Late Bhabotosh Ghosh, by Faith- Hindu, by occupation- Retired person, by Nationality- Indian, residing at Tower-10, Flat 2B, Devaloke Sonarcity, 1117, Sonarpur Station Road, Shimultala, Post Office and Police Station-Sonarpur, Kolkata-700150, District :- South 24 Parganas, 4. SRI. SOURAV GHOSH Alias SAURAV GHOSH, PAN-ANJPG5730F, AADHAAR NO- 5709 2737 4382, Mob No-9339943047, son of Late Bhabotosh Ghosh, by Faith- Hindu, by occupation-Retired person, by Nationality- Indian, residing at Dikbalika A-3, 166 Ho Chi Minh Sarani, Post Office- Sarsuna, Police Station-Parnasree, Kolkata- 700061, District :- South 24 Parganas 5.(a) SMT. MOUSUMI BHATTACHARJEE, PAN- AUVPB1892J, AADHAAR No- 7615 0974 3454, Mob No- 8420985092, wife of Sri. Dipankar Bhattacharjee, daughter of Late Sakti Pada Basu, by Faith- Hindu, by occupation-Self Employed, by Nationality- Indian, residing at B1/397, Ward No-9, Kalyani Nadia, Kalyani, Post Office and Police Station-Kalyani, District :- Nadia, Pin Code- 741235, 5(b) SMT. SUDESNA RAY, PAN- AYRPR7505C, AADHAAR NO-6837 2911 5025, wife of Late Avijit Roy, daughter of Late Sakti Pada Basu, by Faith- Hindu, by occupation-Homemaker, by Nationality- Indian, residing at 96B, Hazra Road, Post Office- Kalighat, Police Station-Tollygunge, Kolkata- 700026, District :- South 24 Parganas 6. SMT. MOYNA MUKHERJEE Alias SMT. MAYNA MUKHERJEE, PAN - AJOPM8267G, AADHAAR NO-3512 8960 0777 wife of Sri. Sudhansu Sekhar Mukherjee, by Faith- Hindu, by occupation- Housewife, by Nationality- Indian, residing at 8/1/1, Padma Pukur Road, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata- 700092, District :-South 24 Parganas hereinafter jointly called and referred to as the "LAND OWNERS"(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the "FIRST PART."

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-AND-

"SUCHANA", PAN- ACDFS8840H, a Partnership Building Construction Firm, having its office address at 8/60, Netaji Nagar, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata-700092, District South 24-Parganas, West Bengal, duly being represented its Partners namely 1) SRI PRABIR GHOSH, PAN -AHQPG0618P, AADHAAR No. 9792 7334 8075, son of Late Sudhir Ghosh, by Faith-Hindu, by occupation- Business, by Nationality-Indian, residing at 8/64A, Netaji Nagar, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata-700092, District South 24 Parganas, West Bengal and 2) SRI BAPI DAS, PAN -AHFPD3158E, AADHAAR No. 9597 3428 4869, son of Sri Bipin Das, by Faith-Hindu, by occupation-Business, by Nationality -Indian, residing at 2/53, Netaji Nagar, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata-700092, District South 24 Parganas, West Bengal, hereinafter called and referred to as the "BUILDER/ DEVELOPER", (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, successors-in-office, executors, administrators, representatives and assigns) of the "SECOND PART."

WHEREAS

A) i) One Jayanti Lata Ghosh, wife of Late Bhabatosh Ghosh the predecessor of the Land owners (1a) to 5 (b) herein by virtue of a registered Deed of Conveyance dated 27.04.1951 duly being registered in the Office of the Sadar Joint Sub-Registrar of Alipore 24 Parganas and entered in Book No-I, Volume No- 55, Page from 38 to 45, Being No- 2646 for the year 1957 became the sole and absolute owner of All That piece and parcel of land measuring 02(Two) Cottahs 03(Three) chittaks more or less situated and lying in Mouza- Raipur, within C.S. Dag No- 271, in C.S. Khatian No- 281, Touzi No-56, within Pargana- Khaspur, Police Station- Erstwhile Tollygunge now Netaji Nagar, in J.L. No- 33, which she had purchased from the then Vendor Smt. Suraj Bala Choudhury, wife of Jatindra Nath Choudhury and the said Deed was duly confirmed by her sons namely Anil Kumar Choudhury and Sudhir Kumar Choudhury for valuable consideration mentioned therein.

ii) Jayanti Lata Ghosh, wife of Late Bhabatosh Ghosh while in possession of the above mentioned property had constructed a residential building upon the said plot of land and had also mutated the said property in the records of the Kolkata Municipal Corporation which after mutation is known and numbered as 8/1/1A, Paddapukur Road, having Assessee No- 210980700677, Kolkata- 700092.

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iii) Jayanti Lata Ghosh while seized and possessed of her said property died intestate on 09.11.1985 surviving by her four sons namely Sri. Somnath Ghosh, Sri. Sambhunath Bhabotosh Ghosh, Sri. Sourav Ghosh alias Sri. Saurav Ghosh, Sitolakha Ghosh and three daughters namely Smt. Sukla Mukherjee, Prativa Ghosh, Promila Basu who jointly inherited the above mentioned property in equal undivided $1/7^{\text{th}}$ share each. It is pertinent to mention here that the husband of Jayanti Lata Ghosh namely Bhabatosh Ghosh had predeceased his wife.

iv) Promila Basu while seized and possessed of her $1/7^{\text{th}}$ share in the said property died intestate on 16.01.2001 leaving behind her husband Sakti Pada Basu and two married daughters namely Smt. Mousumi Bhattacharjee and Smt. Sudesna Ray as her legal heirs and successors and later on Sakti Pada Basu also died intestate on 26.06.2012 leaving behind him his two married daughters Smt. Mousumi Bhattacharjee and Smt. Sudesna Ray (the land owners Nos. 5(a) and 5(b) herein) as his only legal heirs and thus they jointly inherited their mother's undivided $1/7^{\text{th}}$ share i.e. each having undivided $1/14^{\text{th}}$ share in the above mentioned property.

v) Prativa Ghosh while seized and possessed of her $1/7^{\text{th}}$ share in the above property died intestate as a confirmed issueless spinster on 25.03.2013 leaving behind her four brothers namely Sri. Somnath Ghosh, Sri. Sambhunath Bhabotosh Ghosh, Sri. Sourav Ghosh alias Saurav Ghosh, Sitolakha Ghosh and one married sister namely Smt. Sukla Mukherjee and two nieces Smt. Mousumi Bhattacharjee and Smt. Sudesna Ray (daughter of predeceased sister Promila Basu who had died on 16.01.2001) and they jointly inherited her undivided $1/7^{\text{th}}$ share in their respective proportion as per The Hindu Succession Act, 1956.

vi) Sitolakha Ghosh while seized and possessed of his $1/7^{\text{th}}$ share in the above died intestate as a confirmed issueless bachelor on 03.08.2017 and after his death his brothers, sister and nieces namely Sri. Somnath Ghosh, Sri. Sambhunath Bhabotosh Ghosh, Sri. Sourav Ghosh alias Saurav Ghosh, Smt. Sukla Mukherjee, Smt. Mousumi Bhattacharjee and Smt. Sudesna Ray duly inherited his share and thereafter they had duly mutated the entire property in the assessment registrar of the Kolkata Municipal Corporation i.e. land measuring 02(Two) Cottahs 03(Three) chittaks more or less together with the residential structure standing thereon situated and lying in Mouza- Raipur, within C.S. Dag No- 271, in C.S. Khatian No- 281, Touzi No-56, within Pargana- Khaspur, Police Station- Erstwhile Tollygunge now Netaji Nagar, within the jurisdiction of the Kolkata Municipal Corporation, in it's Ward No-098, being the Kolkata Municipal Corporation Premises No-8/1/1A, Paddapukur Road, having Assessee No-210980700677.

vii) By another Deed of Conveyance dated 25.09.1989 duly being registered in the Office of the District Sub-Registrar of Alipore South 24 Parganas and entered in Book No-I, Volume No- 320, Page from 175 to 190, Being No- 12947 for the year 1989, Prativa Ghosh, daughter of Late Bhabatosh Ghosh (sister of land owners No 2 to 4

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and aunt of land owners No- 1a, 1b, 5a and 5b) purchased a plot of land measuring 01(One) Cottah 01(One) Chittak 18(Eighteen) sq.feet. more or less just adjacent to the plot of land purchased by her mother Jayanti Lata Ghosh situated and lying in Mouza- Raipur, within C.S. Dag No- 268, in C.S. Khatian No- 412, Touzi No-56, within Pargana- Khaspur, , J.L. No- 33, Police Station- Erstwhile Tollygunge now Netaji Nagar, being the Kolkata Municipal Corporation Premises No- 21/2A Paddapukur Road, Kolkata- 700092 for valuable consideration mentioned therein from one Smt. Alo Rani Halder, wife of Subodh Chandra Halder, the Vendor therein and the said Deed was duly confirmed by her husband Subodh Chandra Halder.

viii) Prativa Ghosh while seized and possessed of the said land and premises died intestate as a confirmed issueless spinster on 25.03.2013 leaving behind her four brothers namely Sri. Somnath Ghosh, Sri. Sambhunath Bhabotosh Ghosh, Sri. Sourav Ghosh alias Saurav Ghosh, Sitolakha Ghosh and one married sister namely Smt. Sukla Mukherjee and two nieces Smt. Mousumi Bhattacharjee and Smt. Sudesna Ray (daughter of predeceased sister Promila Basu who had died on 16.01.2001) and all of them jointly inherited and became the joint owners in their respective proportions of the said property i.e. land measuring 01(One) Cottah 01(One) Chittak 18(Eighteen) sq.feet. more or less situated and lying in Mouza- Raipur, within C.S. Dag No- 268, C.S. Khatian No- 412, Touzi No-56, within Pargana- Khaspur, , J.L. No- 33, Police Station- Erstwhile Tollygunge now Netaji Nagar being the Kolkata Municipal Corporation Premises No- 21/2A Paddapukur Road, Kolkata- 700092 left by the deceased Prativa Ghosh. Pertinent to mention here that the father, mother and one sister of Prativa Ghosh namely Bhabotosh Ghosh, Jayanti Lata Ghosh and Promila Basu had predeceased her.

ix) Sitolakha Ghosh while seized and possessed of his share in the above property died intestate as a confirmed issueless bachelor on 03.08.2017 and after his death his brothers, sister and nieces namely Sri. Somnath Ghosh, Sri. Sambhunath Bhabotosh Ghosh, Sri. Sourav Ghosh alias Saurav Ghosh, Smt. Sukla Mukherjee, Smt. Mousumi Bhattacharjee and Smt. Sudesna Ray jointly inherited his share and thus they became the joint owners of the entire property of deceased Prativa Ghosh and thereafter they had duly mutated the entire property in the assessment registrar of the Kolkata Municipal Corporation i.e. land measuring 01(One) Cottah 01(One) Chittak 18(Eighteen) sq.feet. more or less together with residential structure standing thereon situated and lying in Mouza- Raipur, within C.S. Dag No- 268, in C.S. Khatian No- 412, Touzi No-56, within Pargana- Khaspur, J.L. No- 33, Police Station- Erstwhile Tollygunge now Netaji Nagar, within the jurisdiction of the Kolkata Municipal Corporation, in it's Ward No-098, being the Kolkata Municipal Corporation Premises No- 21/2A Paddapukur Road, Kolkata- 700092, having Assessee No-210980701360.

x) Thus by virtue of inheritance Sri. Somnath Ghosh, Sri. Sambhunath Bhabotosh Ghosh, Sri. Sourav Ghosh alias Saurav Ghosh, Smt. Sukla Mukherjee, Smt. Mousumi Bhattacharjee and Smt. Sudesna Ray became

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the joint and lawful owners in their respective proportionate share of the two plots of land i.e. (a) land measuring 02(Two) Cottahs 03(Three) chittaks more or less together with the residential structure standing thereon situated and lying in Mouza- Raipur, within C.S. Dag No- 271, in C.S. Khatian No- 281, Touzi No-56, J.L. No-33 within Pargana- Khaspur, Police Station- Erstwhile Tollygunge now Netaji Nagar, within the jurisdiction of the Kolkata Municipal Corporation, in it's Ward No-098, being the Kolkata Municipal Corporation Premises No-8/1/1A, Paddapukur Road, having Assessee No-210980700677 and also (b) land measuring 01(One) Cottah 01(One) Chittak 18(Eighteen) sq.feet. more or less together with residential structure standing thereon situated and lying in Mouza- Raipur, within C.S. Dag No- 268, in C.S. Khatian No- 412, Touzi No-56, within Pargana- Khaspur, J.L.No- 33, Police Station- Erstwhile Tollygunge now Netaji Nagar, within the jurisdiction of the Kolkata Municipal Corporation, in it's Ward No-098, being the Kolkata Municipal Corporation Premises No- 21/2A Paddapukur Road, Kolkata- 700092, having Assessee No-210980701360.

xi) As the above two plots are lying adjacent to one another and to get maximum construction benefit, Sri. Somnath Ghosh, Sri. Sambhunath Bhabotosh Ghosh, Sri. Sourav Ghosh alias Saurav Ghosh, Smt. Sukla Mukherjee, Smt. Mousumi Bhattacharjee and Smt. Sudesna Ray amalgamated the two plots of land into one single plot of land i.e. (a) land measuring 02(Two) Cottahs 03(Three) chittaks more or less together with the residential structure standing thereon situated and lying in Mouza- Raipur, within C.S. Dag No- 271, in C.S. Khatian No- 281, Touzi No-56, J.L. No-33 within Pargana- Khaspur, Police Station- Erstwhile Tollygunge now Netaji Nagar, within the jurisdiction of the Kolkata Municipal Corporation, in it's Ward No-098, being the Kolkata Municipal Corporation Premises No-8/1/1A, Paddapukur Road, having Assessee No-210980700677 and also (b) land measuring 01(One) Cottah 01(One) Chittak 18(Eighteen) sq.feet. more or less together with residential structure standing thereon situated and lying in Mouza- Raipur, within C.S. Dag No- 268, in C.S. Khatian No- 412, Touzi No-56, within Pargana- Khaspur, J.L.No- 33, Police Station- Erstwhile Tollygunge now Netaji Nagar, within the jurisdiction of the Kolkata Municipal Corporation, in it's Ward No-098, being the Kolkata Municipal Corporation Premises No- 21/2A Paddapukur Road, Kolkata- 700092, having Assessee No-210980701360 in the records of the Kolkata Municipal Corporation and the said two plots of land after the said amalgamation in the records of the Kolkata Municipal Corporation is converted into one single plot of land measuring 03(Three) Cottahs 04(Four) Chittaks 18(Eighteen) sq.ft. more or less situated and lying in Mouza- Raipur, within C.S. Dag Nos- 271 and 268, in C.S. Khatian Nos- 281 and 412, Touzi No-56, J.L. No-33 within Pargana- Khaspur, Police Station- Erstwhile Tollygunge now Netaji Nagar, within the jurisdiction of the Kolkata Municipal Corporation, in it's Ward No-098 and has been assigned with the new Kolkata Municipal Corporation Premises No-21/2A, Paddapukur Road, Kolkata-700092 having Assessee No-210980701360.

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ANDWHEREAS

B) i) One Smt. Moyna Mukherjee alias Smt. Mayna Mukherjee, being the Land owner No-6 herein by virtue of a Deed of Conveyance dated 30.04.1996 duly being registered in the Office of the District Sub-Registrar South 24 Parganas, Alipore which entered in Book No-I, Volume No- 2, Page from 225 to 238, Being No- 65 for the year 1997 purchased All That piece and parcel land measuring 03(Three) Cottahs 06 (Six) Chittaks 34 (Thirty Four) sq.feet. be the same a little more or less together with a structure standing thereon and together with 4' feet wide common passage leading to 8' feet wide common passage situated and lying at Mouza- Raipore, J.L. No- 33, Touzi No- 56, Pargana- Khaspur, under Khatian No- 281, in Dag No-271, being the Kolkata Municipal Corporation Premises No- 8/1/1, Paddapukur Road, Kolkata- 700092 from the then Vendor namely Narayan Prosad Roy Chowdhury, son of Late Upendra Lal Roy Chowdhury for valuable consideration mentioned therein.

ii) By virtue of the above mentioned Deed of Conveyance dated 30.04.1996 said Smt. Moyna Mukherjee alias Smt. Mayna Mukherjee, the Land owner No-6 herein became the sole and absolute owner of land measuring 03(Three) Cottahs 06 (Six) Chittaks 34 (Thirty Four) sq.feet. be the same a little more or less together with a structure standing thereon together with 4' feet wide common passage leading to 8' feet wide common passage situated and lying at Mouza- Raipore, J.L. No- 33, Touzi No- 56, Pargana- Khaspur, under Khatian No- 281, in Dag No-271, being the Kolkata Municipal Corporation Premises No- 8/1/1, Paddapukur Road, within the jurisdiction of the Kolkata Municipal Corporation, in it's Ward No-098, Police Station-Erstwhile Jadavpur now Netaji Nagar, Kolkata- 700092 and thereafter she had also mutated the said property in the records of the Kolkata Municipal Corporation in her own name and been assigned with Assessee No- 210980700665 and has been enjoying the said property as absolute owner thereof without any hindrances from any corner.

AND WHEREAS in the above premises Sri. Somnath Ghosh, Sri. Sambhunath Bhabotosh Ghosh, Sri. Sourav Ghosh alias Saurav Ghosh, Smt. Sukla Mukherjee, Smt. Mousumi Bhattacharjee, Smt. Sudesna Ray, Smt. Moyna Mukherjee alias Smt. Mayna Mukherjee became the lawful owners of their respective demarcated plots of land and as the aforesaid plots are situated contiguous to each other and they jointly intended to enjoy the said properties by themselves and for that the land owners herein have decided to **amalgamate** their respective plot/property by way of mutual exchange with a view to proper utilization/better structural development of the said property.

AND WHEREAS unless and until the Sri. Somnath Ghosh, Sri. Sambhunath Bhabotosh Ghosh, Sri. Sourav Ghosh alias Saurav Ghosh, Smt. Sukla Mukherjee, Smt. Mousumi Bhattacharjee, Smt. Sudesna Ray,

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Smt. Moyna Mukherjee alias Smt. Mayna Mukherjee have shared upon each other the properties cannot be amalgamated or assessed into a single plot of land / property.

AND WHEREAS as the said properties are adjacent to each other and for proper implementation of their joint and unanimous decision the erstwhile land owners namely Sri.Somnath Ghosh, Sri. Sambhunath Bhabotosh Ghosh, Sri. Sourav Ghosh alias Saurav Ghosh, Smt. Sukla Mukherjee ,Smt. Mousumi Bhattacharjee , Smt. Sudesna Ray, Smt. Moyna Mukherjee alias Smt. Mayna Mukherjee by executing a Deed of Amalgamation dated 25.04.2025 duly being registered in the Office of D.S.R.-I, Alipore South 24 Parganas and entered in Book No-I, Volume No-1601-2025, Page from 31775 to 31808, Being No-160100869 for the year 2025 amalgamated their respective plots land measuring 03(Three) Cottahs 04(Four) Chittaks 18(Eighteen) sq.ft. more or less + land measuring 03(Three) Cottahs 06 (Six) Chittaks 34 (Thirty Four) sq.feet. be the same a little more or less) lying adjacent to each other together with two separate residential kancha tile shed structure each measuring 100(One Hundred) sq.ft. more or less total measuring 200(Two Hundred) sq.ft. more or less standing thereon situated and lying in Mouza- Raipur, within C.S. Dag Nos-268 and 271, in C.S. KhatianNos- 281 and 412, Touzi No-56, J.L. No-33 within Pargana- Khaspur, Police Station- Erstwhile Jadavpur now Netaji Nagar, within the jurisdiction of the Kolkata Municipal Corporation, in it's Ward No-098, being the Kolkata Municipal Corporation Premises No-21/2A, Paddapukur Road, Kolkata-700092 and 8/1/1, Paddapukur Road, Kolkata- 700092 in one single plot of land total measuring an area of 06(Six) cottahs 11(Eleven) Chittaks 07 (Seven) sq.ft. more or less morefully mentioned in the First Schedule hereunder written and for the sake of brevity hereafter referred to as the "**SAID PROPERTY**" and also mutated the said property in their joint names and the said property after due mutation is known, named and numbered as the Kolkata Municipal Corporation Premises No-21/2A, Paddapukur Road, within Police Station-Netaji Nagar, Kolkata-700092 being Assessee No-210980701360.

AND WHEREAS while seized and possessed of the said property jointly one of the land owners namely Smt. Sukla Mukherjee died intestate on 23.07.2025 leaving behind her daughter and son namely Smt. Sukanya Mukherjee and Sri. Angshuman Mukherjee to inherit her share jointly in the said property i.e. land measuring 06(Six) cottahs 11(Eleven) Chittaks 07 (Seven) sq.ft. more or less situated and lying in the Kolkata Municipal Corporation Premises No-21/2A, Paddapukur Road, within Police Station-Netaji Nagar, Kolkata-700092, being Assessee No-210980701360.

AND WHEREAS the land owners of the First Part namely Sri.Somnath Ghosh, Sri. Sambhunath Bhabotosh Ghosh, Sri. Sourav Ghosh alias Saurav Ghosh, Smt. Mousumi Bhattacharjee , Smt. Sudesna Ray, Smt. Sukanya Mukherjee and

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Sri. Angshuman Mukherjee, Smt. Moyna Mukherjee alias Smt. Mayna Mukherjee while in joint possession of the property, jointly represented to the Developer herein their intention to develop their property i.e. ALL THAT the piece and parcel of land measuring an area of 06(Six) cottahs 11(Eleven) Chittaks 07 (Seven) sq.ft. more or less together with kancha tile shed structure measuring 200(Two Hundred) sq.ft. more or less standing thereon situated and lying in Mouza- Raipur, within C.S. Dag Nos-268 and 271, in C.S. KhatianNos- 281 and 412, Touzi No-56, J.L. No-33 within Pargana- Khaspur, Police Station- Erstwhile Jadavpur now Netaji Nagar, within the jurisdiction of the Kolkata Municipal Corporation, in it's Ward No-098, being the Kolkata Municipal Corporation Premises No-21/2A, Paddapukur Road, having Assessee No-210980701360, Kolkata-700092 through the Developer herein as per the terms and conditions as hereunder appearing. It is further clarified that the Developer shall be entitled to prepare a Building plan by their architect at their own cost and expenses for construction of the new Multi-Storied Building on and upon the said property and shall submit the same before the Kolkata Municipal Corporation for sanction in the name of the present land owners and the title of the owners are free, marketable and free from all encumbrances.

AND WHEREAS relying on the aforesaid representation of the land owners herein and subject to clear marketable title of the said property, the Developer agreed to develop ALL THAT the piece and parcel of land measuring an area of 06(Six) cottahs 11(Eleven) Chittaks 07 (Seven) sq.ft. more or less together with kancha tile shed structure measuring 200(Two Hundred) sq.ft. more or less standing thereon situated and lying in Mouza- Raipur, within C.S. Dag Nos-268 and 271, in C.S. KhatianNos- 281 and 412, Touzi No-56, J.L. No-33 within Pargana- Khaspur, Police Station- Erstwhile Jadavpur now Netaji Nagar, within the jurisdiction of the Kolkata Municipal Corporation, in it's Ward No-098, being the Kolkata Municipal Corporation Premises No-21/2A, Paddapukur Road, having Assessee No-210980701360, Kolkata-700092 subject to the terms and conditions as contained hereinafter.

NOW THIS MEMORANDUM OF AGREEMENT WITNESSETH and it is agreed by and between the parties as follows :-

DEFINITIONS:-

A. In this agreement unless it be contrary or repugnant to the subject or context the following words and /or expressions shall mean as follows:-

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- i) "THE OWNER":- Shall mean 1.(a) SMT. SUKANYA MUKHERJEE, 2(b) SRI. ANGSHUMAN MUKHERJEE 2. SRI. SOMNATH GHOSH, 3. SRI. SAMBHUNATH GHOSH , 4. SRI. SOURAV GHOSH , 5(a) SMT. MOUSUMI BHATTACHARJEE, 5(b)SMT. SUDESNA RAY, 6. SMT. MOYNA MUKHERJEE Alias SMT.MAYNA MUKHERJEE and their heirs , executors administrators , legal representatives nominees and assigns.
- ii) "THE DEVELOPER/CONTRACTOR": Shall mean "SUCHANA", a Partnership Building Construction Firm, having its office address at 8/60, Netaji Nagar, Post Office- Regent Estate Police Station- Netaji Nagar, Kolkata-700092, District South 24-Parganas, West Bengal, duly being represented its Partners namely 1) SRI PRABIRGHOSH, son of Late Sudhir Ghosh, residing at 8/64A, Netaji Nagar, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata-700092, District South 24 Parganas, West Bengal and 2) SRI BAPI DAS, son of Sri Bipin Das, residing at 2/53, Netaji Nagar, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata-700092, District South 24 Parganas, West Bengal and their administrators, legal representatives, successors-in-office, agents, nominees and assigns.
- iii) "THE PREMISES":- Shall mean ALL THAT the piece and parcel of land measuring an area of 06(Six) cottahs 11(Eleven) Chittaks 07 (Seven) sq.ft. more or less together with kancha tile shed structure measuring 200(Two Hundred) sq.ft. more or less standing thereon situated and lying in Mouza- Raipur, within C.S. Dag Nos-268 and 271, in C.S. Khatian Nos- 281 and 412, Touzi No-56, J.L. No-33 within Pargana- Khaspur, Police Station- Erstwhile Jadavpur now Netaji Nagar, within the jurisdiction of the Kolkata Municipal Corporation, in it's Ward No-098, being the Kolkata Municipal Corporation Premises No-21/2A, Paddapukur Road, having Assessee No-210980701360, Kolkata-700092 morefully described in the First Schedule hereto.
- iv) "ARCHITECT":- Shall mean such Architect or Firm of Architects whom the Developer/Contractor may, from time to time appoint as Architect for the new building.
- v) "THE BUILDING PLAN":- Shall mean the map or plan prepared by the L.B.S./architect or any other revised/amended plans to be prepared by the L.B.S./architect including revises, drawings, designs, elevations and specifications as are prepared by the L.B.S./architect for the construction of the new Multi- Storied residential building from time to time as and when required and duly sanctioned and /or approved by the Kolkata Municipal Corporation.

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vi) "THE NEW BUILDING":- Shall mean the Multi-Storied residential building to be constructed in the premises by the Developer/Contractor in pursuance hereof.

vii) "THE CONSTRUCTIONAL HABITABLE AREA":- Herein shall mean the habitable and /or saleable areas of the new Multi-storied building including the lobbies, staircase, etc appurtenant thereto but excluding the roof of the building.

viii) "THE OWNER'S ALLOCATION":- Shall mean

Owner No-1 to 5(b)

Save and except the Developer's share on completion of the said Multi- Storied building in all respect by the Developer at their own cost will be entitled to ALL THAT 01 (One) 2 BHK Flat measuring 600(Six Hundred) sq.ft. built-up area on the Second Floor South-East Front Side together with a Car-parking space measuring 110(One Hundred Ten) sq.ft. on the Back side of the Ground Floor of the said Multi-Storied Building TOGETHER WITH the common portions, amenities, and facilities provided in the building.

Owner No-6

That on completion of the said Multi- Storied building in all respect by the Developer at their own cost will be entitled to ALL THAT 01 (One) 3 BHK Flat measuring 930(Nine Hundred Thirty) sq.ft. built-up area on the First Floor South-East Front Side together with a Car-parking space measuring 110(One Hundred Ten) sq.ft. on the Back side of the Ground Floor of the said Multi-Storied Building TOGETHER WITH the common portions, amenities, and facilities provided in the building.

Be it mentioned here that the owners allocated portions shall be divided by way of proper registered Partition Deed in accordance to their respective defined shares after the developer has delivered possession of the Owners' Allocation.

ix) "THE DEVELOPER/CONTRACTOR'S ALLOCATION":- Save and except the Land Owner's share the Developer's will be entitled to all that the remaining constructed areas and/or other areas consisting of flats, car-parking space and/or other spaces of the newly constructed Multi- Storied Building on the said premises TOGETHER WITH proportionate share of land and together with proportionate share in the common portions, amenities and facilities provided in the building as mentioned herein above .

x) "UNIT":- Shall mean any Flat or a covered area and/or any other areas in the proposed building, which is capable of being exclusively owned, used/or enjoyed by any unit owner and which is not the common portions.

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xi) "TIME":- From the date of registration of this Development agreement coupled with Development Power the Developer shall within 6 months obtain the sanctioned building plan from the Kolkata Municipal Corporation and thereafter complete the construction of building within time 36 (Thirty Six) months from the date of obtaining sanctioned Building plan from the Kolkata Municipal Corporation with a further period of 6 (Six) months, if required due to Force Majeure reasons.

xii) "DEVELOPMENT AGREEMENT COUPLED WITH DEVELOPMENT POWER" :- This agreement which is entered into between the parties herein for construction of the said Multi-Storied Building .

xiii) "BUILDING" :- The shall mean the Multi-Storied residential building to be constructed by the Developer on the said premises.

xiv) "ADVOCATE" :- The person to be appointed by the Developer who only look after all the legal matters in connection with the project under this agreement.

xv) "SHIFTING" :- The Developer shall arrange alternative accommodation for the family of Sri. Somnath Ghosh and Smt. Moyna Mukherjee alias Mayna Mukherjee who are residing in the schedule mentioned premises from the date of handing over of the vacant possession of the said plot of land and the said land owners will reside in the said alternative accommodation during the construction of the new building until possession of land owner's allocation. The monthly rent of the said alternative accommodation shall be provided by the Developer and all other outgoings, viz. electricity, maintenance etc. in connection therewith shall be borne and paid by the land owners during the period of occupation thereof. The said land owners shall within 30 (Thirty) days of Notice from the Developer that the land owner's allocation in the new building is ready for occupation and/or habitable condition in all respect, the said land owners shall inspect his/her respective flat and thereafter on being satisfied the said land owners shall vacate the respective alternative accommodation and shall shift to the respective flat of the Land Owner's Allocation, failing which after the expiry of the said 30 days of the Notice the Developer shall cease the responsibility for payment of the rents for said alternative accommodation and the said land owners shall be liable for all costs and consequences arising there from.

xvi) "SALEABLE PORTION" :- In context of this agreement all the portion in the building pertaining to Developer's Allocation, except owner's allocation.

xvii) "TRANSFERORS" :- In context of this agreement the land owners herein in respect of the undivided proportionate share of land pertaining to the Developer's Allocation.

xviii) "TRANSFeree" :- The Purchaser/s who will purchase flat/car-parking

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space/other spaces in the building from the areas pertaining to Developer's Allocation in term of square feet area.

xix) "TRANSFER" :- Transfer of proportionate undivided share/interest of land in the premises by the owner mutually with the owner's and Developer to the Developer's Allocation.

xx) "CONSIDERATION" :- Owner's allocation at the cost of the developer and the aforesaid payment will be treated as consideration to be given to the land owners against which the land owners will transfer the undivided proportionate share of land in the said premises attributable to the developer's allocation.

xxi) "DELIVERY OF POSSESSION OF LAND" :- In the context shall mean, the land owners will hand over to the developer the peaceful and vacant well demarcated possession of the premises.

xxii) "COMMON EXPENSES" :- Shall mean and include all expenses to be incurred by the unit owners of the proposed building for the management and maintenance of the Building and the premises after completion of the building.

xiii) "COMMON PORTIONS, FACILITIES & AMENITIES" :- Shall mean all the common areas and installations comprised in the proposed building and the premises after its Development, staircases, roofs, lobbies, passages, pathways, boundary walls, service areas including motor pump, electric meter space, underground reservoir, overhead tanks sewerage system etc.

xiv) "THE TITLE DEED" :- Shall mean the Deed and documents in respect of the said premises.

::OWNER'S RIGHT AND REPRESENTATION::

1. The said property is not affected by any provision or Urban(Ceiling & Regulations) Act, 1976.
2. That the First Parties are the joint owners of the property and there is no other owners except the First Parties.
3. The Land Owners shall handover the vacant peaceful possession of the First Schedule property to the Builder/Developer on the date of execution and registration of Development Agreement coupled with Development Power of Attorney.
4. The Land Owners declare and represent that they have a good and marketable title of the said property and they are competent to enter into this Agreement with the Builder. They further declare that the Original Title Deed/s and other documents are

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lying with them. The Land Owners will be under obligation to handover all original copies of the deeds and papers in connection with their respective property as mentioned in the First Schedule to the Developer at the time of registration of this Development Agreement coupled with Development Power.

5. The Land Owners declare that there is no excess vacant land at the said property within the meaning of the Urban Land Ceiling & Regulation Act.

6. The Land Owners declare that there is no suit or proceeding regarding the title in respect of the said property or any part thereof.

7. The Builder is entering into this Agreement relying on the aforesaid representations and /or assurances made /or obtained on the part of the Land Owners and acting on faith thereof.

OWNER'S OBLIGATIONS:-

1. The Land Owners hereby grant exclusive license and permission to the Builder/Developer to construct, erect and/or complete the Second Schedule Building as per Building Plan to be sanctioned by the K.M.C. at the cost and expenses of the Builder/Developer.

2. The Land Owners shall not do any act or thing whereby the Builder/Developer shall be prevented from construction and/or completion of the Building as per sanctioned Building Plan without violating or breaching any of the terms of this Agreement.

3. The Land Owners by executing this Development Agreement coupled with Development Power of Attorney in favour of the Builder/Developer at the cost and expenses to be borne by the Developer, is authorizing or empowering the Builder/Developer for mutation, preparation and submission of the Building Plan to the K.M.C. and getting approval or sanction thereof and also for the construction of the said Multi- Storied Building on the land mentioned in the First Schedule below, and to enter into Agreement for Sale with the Intending Purchaser/s of the Flats/car-parking spaces and/or other spaces and to receive advance money or entire consideration money from the said Purchaser/s & to discharge valid receipt thereof and to execute and register the Deed of Conveyance and to present the said Deeds before the Registrar of competent Jurisdiction in respect of Developer's Allocation. The Builder/Developer shall bear the cost of preparation of building plan and getting sanction thereof.

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4. In case of demise of any of Land Owners after execution of this Agreement and/or before the completion of Building and/or completion of the total transaction and registration, the legal heir/s, successor/s, nominee/s of the respective land owner will be bound to comply with all the terms and conditions of this agreement and shall sign and register a fresh Development agreement on the same terms and conditions AND shall sign and register a general power of attorney in favour of the Developer herein for the subject matter of this development agreement and to do all acts, deeds and things as mentioned herein above.
5. The said plot of Land is free from all encumbrances, charges liens, lis-pendences, attachment, trusts, acquisition, requisitions whatsoever or howsoever.
6. There is no Temple, Mosque, Debottor or burial ground on the said plot of Land.
7. The Landowners grant exclusive right to the Developer to sell the vacant space, if any lying at the back side on the Ground Floor of the said proposed Multi-Storied building as car-parking space.
8. After the execution of this agreement, the land Owners hereby agreed to handover the physical possession of the entire land and premises mention in the First Schedule in favour of the developer herein within one month.
9. The Land owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the new building whereby the developer shall prevent from completion of construction work of the said new building. The land owners not to do any act or deed or thing hereby by which the Developer may be prevented from selling, assigning and/or disposing of any portions of the Developer's Allocation in the new building. But the land owners shall have the right and liberty to inspect the construction work of the project/building.
10. The Landowners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said new building or buildings at the said plot of Land and for this purpose the Landowner keeps the Developer saved, harmless and indemnified so long the interest of the Landowner are protected.
11. Simultaneously with the delivery of possession of the said plot of Land to the Developer, the Landowners shall also deliver to the Developer all the original

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documents of title in their possession relating to the said plot of Land which the Developer shall be entitled to keep until all acts, deeds and things hereunder are done by the Developer and the Developer shall produce the original copies of the same before the appropriate authority as and when required by the Developer and/or its nominee or nominees being the owners of the Land forming part of the Developers Allocation and also for sanctioning plan from the Kolkata Municipal Corporation and for smooth running of the construction work of the proposed building. The Developer will provide proper acknowledgement of documents and duly signed by the Developer.

BUILDER'S RIGHTS & OBLIGATIONS:-

1. The Builder/Developer or the Purchaser/s of the Developer's allocation of the Second Schedule building shall pay Corporation Taxes etc. from the date of getting possession of the Developer's allocation of the said Building.
2. The Builder/Developer or it's nominee Purchasers shall be liable or responsible for payment of maintenance charge in respect of the Developer's allocation of the Building from the date of completion of the construction of the building, till the delivery of possession of the entire allocation to different buyers thereof.
3. During the period of construction of the proposed Multi Storied building the Builder/Developer shall be entitled to enter into Agreement for Sale with any buyer in respect of the Builder's/Developer's allocation of the said Building and shall also be entitled to receive earnest money or advance or consideration money in respect of the Developer's allocation of the said Building from the Buyer's thereof and appropriate the same in lieu of the cost of construction of the said building to be borne by the Builder/Developer and the Land Owners shall have No-Objection to the same.
4. In the said Deed/s of sale it will be clearly and specifically mentioned that the consideration money mentioned in the Deed of Sale/s shall be appropriated by the Builder/Developer in lieu of the cost of construction to be borne by the Builder/Developer.
5. The Builder/Developer shall raise and construct the said Multi-Storied Building on the land mentioned in the First Schedule hereunder written as per sanctioned Building Plan and thereafter shall deliver possession of the Owner's allocation of the said building to the Land Owners and simultaneously with the

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delivery of possession the Builder/Developer shall issue a possession certificate in favour of the land Owners and the land Owners shall issue a certificate in favour of the Builder/Developer acknowledging the delivery of possession of the Owner's Allocation from the Builder/Developer.

6. All Land Owners may at the request of the Builder/Developer execute the Agreement for Sale/ Deed of Conveyance, which will be entered into by and between the Builder/Developer and the prospective buyer or buyers of the Builder's/Developer's allocation of the Second Schedule building, but the Land Owners shall not be liable or responsible in any way for the implementation of the said Agreement and the Prospective buyer or buyers shall not be entitled to take any action against the Land Owners in connection with the said Agreement for Sale.
7. The Builder/Developer shall be entitled to engage appoint or nominate any architect or sub-contractor or agent for taking or, carrying out and proceed with the Development and construction work of the Second Schedule building.
8. The Developer shall be entitled to borrow money from any Bank and from any other Non-Banking Financial Institutions in respect of the Developer's Allocation without creating any Financial liability on the Land owners and their estate shall not be encumbered and/or liable for payment of any dues of such Bank and/or Non-Banking financial institutions. The Developer shall keep the owners indemnified against all actions, suit, proceedings and cost, charges and expenses in respect thereof.
9. The land owners hereby fully agree and give their consent that the Developer shall the right to advertise, fix hoarding or sign board of any kind relating to the publicity for the benefit of commercial exploitation of the proposed Multi-storied Building.
10. The Developer will take the proceeds of scraps on demolition of the existing structure on the First Schedule plot of Land and the Landowners will not be entitled to get the same.
11. The Developer shall have right to purchase or enter into development agreement with the owners of other plots of Land which are adjacent with this plot of Land mentioned in the first schedule herein under and the Developer shall have right to amalgamate this plot of Land with the other plots of Land and shall have the right to enter into Development Agreement in future.

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12. That the developer will install a common meter taking proportionate share of cost for such installation from the land owners and intending purchasers of the developer's allocation. Apart from that, cost of installation of the individual meter in respect of each flat will be borne by the respective purchasers including the land owners.

:: MISCELLANEOUS ::

1. The name of the Building will be jointly decided by the parties herein.
2. The Land Owners undertake to sign all forms, applications, affidavit and all papers as per Demand of the Builder/Developer for obtaining building plan and/or modification thereof, if required from the K.M.C. and/or from any other authority and all costs in connection with said Building plan or modification thereof shall be borne by the Builder/Developer.
3. The Land Owners doth agree to appoint the Builder/Developer as their true and Lawful attorney by executing a General Power of Attorney for the purpose of the construction of the Second Schedule building by the Builder/Developer.
4. The Builder shall be entitled to engage, appoint or nominate Architects, Contractor, Sub-Contractor or agents for taking up, carrying out and proceed with the development and construction of the said building with flats, apartments and other spaces and for that matter to purchase, procure and arrange building materials, articles, tools and other implements to hire and engage suppliers, labour, personnel and servants and to pay and meet with their remuneration fees and salaries out of the proceeds of sale and/or the amount that may be received from the Intending Purchasers.
5. If the construction of the Second Schedule building is stopped due to the order of any competent authority for the defect of the Owner's Title to the First Schedule property or if the said property is not found free from encumbrances, the Land Owners shall have to take appropriate legal action at their own costs for removing the said defect and making the said property free from encumbrances and in that case the Developer /Builder shall not be responsible in any way for stopping the construction.
6. If on the other hand the construction is stopped by the K.M.C. or any other competent authority for not constructing the Second Schedule building as per sanctioned building plan or for any fault on the part of the Builder/Developer, the Builder/Developer shall have to take appropriate legal action for removing the defect or regularizing the fault at its own cost and the Owner shall not be liable or responsible in any manner for the said Fault.
7. All matters, disputes and differences arising out of and in connection with this

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agreement between the Owner and the Builder/Developer or their respective heirs, successors, representatives, agent and assigns or any one of them out of the construction or concerning anything arising out of this Agreement and performance thereof shall be referred to Arbitration under the provision of Arbitration and Conciliation Act, 1996 or any modifications thereof for the time being in force and the award that may be given by the Arbitrator or Umpire as the case may be shall be binding on the parties to the reference.

8. That the Builder/Developer shall indemnify and keep the Land Owners indemnified against all damages, claims, losses, costs, charges, expenses that will be incurred or suffered by the Land Owners on account of any Breach of the terms or any law, rules, registration, any accident happened in the course of construction and/or work or due to any claim made by any Third Party or any authority whatsoever concerned in respect of the said construction.

10. That the saleable Flat/s, car-parking and other spaces as stated herein, shall be the Super Built-up area of the new building including the proportionate share of land along with common areas and facilities.

11. That after the allotment of the Owner's allocation in the new building the Land Owners shall be liable to pay the taxes and other out going in respect of the proportions allotted to him and the Builder/Developer and/or Purchaser/s under the Builder/ Developer shall be liable to pay the taxes and other out going in respect of the portion of the Builder/Developer's Allocation. As and from the date of completion of the new Multi-Storied building, the Developer and/or its transferees and the Landowners and/or their transferees shall each be liable to pay and bear proportionate charges on account of Building Tax, GST and other taxes payable in respect of their allocation (if applicable).

12. That the Builder/Developer hereby agrees and covenants with the Land Owners that they shall not violate or contravene any of the provisions of the Building Rules of the Kolkata Municipal Corporation application for construction of the building as per the sanctioned Building Plan issued by the Kolkata Municipal Corporation.

13. That after completion of construction of the new Multi-Storied Building the Builder / Developer shall deliver the possession to the Land Owners along with completion certificate of the Kolkata Municipal Corporation, if required, as well as a copy of the sanctioned Plan and other papers to the Land Owners who shall possess the same on behalf of the Flat Owners until an association of Flat Owners is formed.

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14. That during the course of construction, if the Builder/Developer requires any clarification, supplementary agreement in respect of the Builder/Developer's Allocation, all the Land Owners shall execute and register the same within 15 days from the date of notice to be given by the Builder/Developer to the Land Owners.

15. That the Land Owners undertake that the Builder/Developer is entitled to construct the new Multi-Storied building and to complete the construction work on the First Scheduled property in terms of this Agreement without any interference and/or disturbance by the Land Owners so long as the Builder/Developer will act in terms of this Agreement.

16. That it is hereby agreed that this Agreement is an agreement for construction of a Multi Storied Building on the said premises.

17. That this Agreement between the Land Owners and the Builder/Developer herein and the spirit of this Agreement shall not be treated as a Partnership Business between themselves or an Association of persons amongst the parties herein in any manner whatsoever.

18. That during the period of construction if any litigation arises the responsibility and expenses will solely lie upon the Developer.

AND WHEREAS, in order to develop the said landed property mentioned in the First Schedule herein below in terms of this instant Agreement, **We, the LANDOWNERS/FIRST PART** herein as **PRINCIPALS** do also hereby appoint the **DEVELOPER/SECOND PART** herein as Our lawful constituted Attorney or agent and execute this **DEVELOPMENT POWER OF ATTORNEY** in favour of the **DEVELOPER/SECOND PART** above mentioned to do and execute the following acts on our behalf:

1. To hold and defend possession of the said premises and every part thereof (except Landowner's allocation) and receive and/or deliver possession thereof from and/or to any person or persons occupying the same or desirous of purchasing the same and also to manage, maintain and administer the said premises every part thereof.
2. To demand, recover and receive consideration premium and/or rents, mense profits license fees, damages, electricity charges, service Municipal Taxes and Rates and all other sums or moneys receivable in respect of the said premises

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or any part thereof (except Land Owner's allocation) any share or shares therein from the occupants /licensees/purchasers of the said premises and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to recover any sum of money in arrears in respect of the said premises from all or any one of more of the occupants/licensees purchasers of the said premises or any portion or portions thereof and to raise bills and grant, valid, receipt and discharges therefore without making me liable which shall fully exonerate the persons paying such money.

3. To pay all rents and taxes, charges expenses and other out goings whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any building thereon against loss or damages by fire and/or other risks as be deemed necessary and/or desirable by my said Attorney and to pay all premium for such insurance.
4. To sign and give any notice to any occupier of the said premises or trespassers or any portion thereof to quit or to repair or to abate any nuisance or to make remedy and breach of covenant and/or for any other purpose whatsoever.
5. To enter upon the said premises and every part thereof as be desired to view the state or repairs thereof and to require any occupier/licensees/purchaser as a result of such view to remedy any want of repairable any nuisance.
6. To enforce any covenant in any Agreement, Sale Deed, Declaration and/or License or Tenancy Agreement or any other document relating to the said premises or any part thereof (except Land Owner's allocation) and if any right to re-enter arises in any manner under each covenants or under Notice to quit them to exercise such rights, amongst others.
7. To warn off and prohibit and if necessary proceed against in due form of law against all trespasses on the said premises or any part thereof for taking possession and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for such to enter into all contracts or arrangement with the trespassers.

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8. To appoint and terminate the appointment of Architect and to get prepared plans for demolition, construction and/or re-construction of and/or additions and/or alteration to any new or existing Building or Buildings or Structures on the said premises or any portion or portions thereof. *
9. To make sign and verify all applications or objections to appropriate authorities for all and any License permission or consent etc. required by law in connection with management of the property or properties mentioned in Schedule below.
10. To effect mutation or separation of holding in the Revenue in Settlement Offices or Competent Authorities and sign all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in our names and on our behalf.
11. To appear for and represent before the Board of Revenue, Collector any District Sub-Divisional Officer, any Magistrate Judge, Munsiff, BL&LRO Office, Settlement Offices, Kolkata Municipal Corporation, Improvement Trust, Fire Brigade, Commissions of any Division on all matter and things relating to estate or its affairs.
12. To appear before and execute all formalities to submit building plan/revised building plan before the Kolkata Municipal Corporation.
13. To pay fees, obtain sanction for principal plan and/or allocation and modification of plan and to take delivery of the same and such other orders and permissions from the necessary authorities including the Kolkata Municipal Corporation be expedient for sanctioning and/or modification and/or alterations of plans and also to submit and take delivery of title deeds concerning the said premises documents as be required by the necessary authorities.
14. To build upon and exploit commercially the said premises by making construction of building or buildings, thereon and for that to arrange and take down demolish structure of whatsoever nature existing thereon or as may be constructed in future.
15. To appoint any Contractor/Sub-Contractor for construction work or building thereon and to cancel the same and engage new contractor to

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be done by the Developer at it's own discretion as if We did the same personally.

16. To apply for and obtain such certificate, permissions and clearance including certificate and/or permissions from Govt. of West Bengal Housing Department under the Income Tax Act or other law relating to Revenue and/or Land and/or Building both Urban and Rural as may be required for execution and/or Registration of any Sale Deed, lease deed, mortgage deed or other documents (except Land Owners' allocation) of transfer of their allocation as mentioned in the Development Agreement concerning the said premises and also to appear before and sign and submit all papers and documents and make representations to the necessary authorities for getting such certificate and/or permissions.
17. To negotiate on terms for and to agree and to sell the said space/spaces/car-parking/s with flats and/or proportionate land to be lying or situate with common space and car parking space/spaces /share etc. in the premises except our allocation as mentioned in the Indenture of even dated to any Purchaser or Purchasers either for space, proportionate share of land and/or space with super structures and/or flat or flats as such price which the said Attorney in its absolute discretion think proper.
18. To collect the maintenance charges, service charges or whatsoever charges from the intending Purchaser or Purchasers as it thinks fit.
19. To agree upon and to enter into any Agreement or Agreements with any party, Firm or Company for sale or sales of space or spaces/car-parkings with super structures or flats proportionate share of land (except Landowner's allocation) and/or cancel and repudiate the same with the intending Purchaser or Purchasers in compliance with the terms of the Development Agreement coupled herewith.
20. To receive from the Intending Purchaser or Purchasers any booking money and/or earnest money or advance or advances and also the balance of the purchase money in respect of Developers Allocation and to give good valid receipt and discharges for the same without making us liable which will protect the Purchaser or Purchasers.

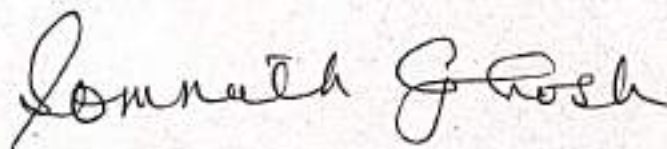
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21. Upon such receipt as aforesaid in our name and as our act and deed to sign and to execute and to deliver any Conveyance or Conveyances for the selling of proportionate share of land and/or flat/flats and/or space with super structures and/or flat/flats/space/car-parking space proposed to be constructed in respect of Developers Allocation and maintenance and easement rights of the common areas of the proposed selling of space/flat/ proportionate share of land in favour of the Purchaser or Purchasers or their nominee or nominees our said Attorney also join as vendor in the Conveyance or Conveyances of the proposed sale if the said Attorneys receipt and acknowledge the advance and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser or Purchasers in our names be treated as receipt and respectively from the Intending Purchaser or Purchasers. Save and except our allocation as mentioned in Indenture made between the parties. The Developer could not deliver possession of its allocation without giving delivery of Owners allocation first in terms of obligation on the part of the Developer as set-forth in the Development Agreement coupled herewith.
22. To sign and execute all other deeds, instruments and assurance which it shall consider necessary and to enter into and/or agree to such covenant and condition as may be required for fully and effectually conveying the said proportionate share of land flat/flats, flat/space/car-parking space in respect of Developers Allocation together with the easement right of the common passage as ourselves if personally present.
23. To prepare sign, execute, submit, enter into modify cancel, alter, draw approve present for registration and admit registration of all papers, documents, deeds, mortgage deeds, contractors agreement, tenancy Agreement, Surrender Deed, Cancellation Deed, Nomination Deed, Rectification Deed, Declaration, Affidavit applications consent and other documents as may in any way be required to be so done for or in connection with all or any of the powers herein contained including sale except Owners allocation, assignment, tenancies and/or leave and license, permissions of the said premises and every or any part thereof and the termination of all contracts rights of occupancy user and/or enjoyment by any person or persons whatsoever and also in connection with observing fulfilling and performing all the terms, conditions and

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covenants on my part to be observed fulfilled and performed under the said Development Agreement coupled herewith.

24. To commence, prosecute enforce, defend answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said Premises in which we are now or may hereafter be interested or connected and also if though fit, give evidence and compromise refer to Arbitration abandon, submit to judgment or before non-suited in any such action or proceedings as aforesaid before any Court Civil or Criminal or Revenue including the Rent Controller, District Court and Small Causes Court.
25. To appear and represent before any court including Hon'ble High Court and also Tribunals for and on our behalves and to appoint and engage Advocate for instituting or defending any suit or proceedings in court of Law and to sign all complaints, applications, petitions, written statements, etc., and to affirm any affidavit on my behalf and in doing it, may appoint Lawyer and to pay fees and charges and sign the Vakalatnama on our behalf for the purpose of the same in respect of the said property described in the Schedule hereunder.
26. To receive any payment and/or deposit all monies including the Court Fee, Stamp Duty, Rectification Fees, receive refunds and in receive and grant, valid, receipts and discharge in respect thereof.
27. For the better and more effectually executing the powers or authorities aforesaid to retain and employ Solicitors, Architects and/or debt collecting or other agents.
28. To institute conduct and defend all proceedings for acquisition and/or requisition in respect of the said Premises or any part thereof and to receive compensation payable in respect thereof in respect of Developer's Allocation and also to grant, valid, receipts and discharges thereof.
29. To appear and represent us before all authorities make commitments and give undertakings as be required for all or any of the purpose herein contained.



30. To appear before the Kolkata Municipal Corporation and/or other Authorities regarding the Tax Assessment or in any other way relating to the said Premises or any portion thereof or any undivided share or shares therein.
31. To observe fulfill and perform all the terms, conditions and obligations on our part to be observed fulfilled and performed under the said Developer's Agreement coupled herewith and to exercise all our rights therein.
32. To appoint and/or terminate the appointment from time to time and to make other or others of any substitute or substitutes for exercising all or any of the authorities herein above contained.
33. This Development Power of Attorney is related and collaterally covenants to the Development Agreement coupled herewith in respect of Schedule Property between the Landowners/Principals and the Developer/Attorney.
34. This Power conferred hereby to the Attorney is in terms of the Development Agreement coupled herewith under the provision of Section 202 of the Indian Contract Act and shall remain restricted only for the Development of the said property mentioned in Schedule hereunder and construction of the proposed building and Agreements for Sale and Sale Deeds in respect of the said premises.

AND GENERALLY to do all acts, deeds and things concerning the said Premises or in any part thereof and for better exercise of the authorities herein contained which We could have lawfully done under our own hands and seals, if personally present.

Somnath Jitish

:: THE FIRST SCHEDULE ABOVE REFERRED TO ::

(Description of the Property)

ALL THAT the piece and parcel of land measuring an area of 06(Six) cottahs 11(Eleven) Chittaks 07 (Seven) sq.ft. more or less together with residential kancha tile shed structure measuring an area of 200(Two Hundred) sq.ft. more or less having cemented flooring standing thereon situated and lying in Mouza- Raipur, within C.S. Dag Nos-268 and 271, in C.S. Khatian Nos- 281 and 412, Touzi No-56, J.L. No-33 within Pargana- Khaspur, Police Station- Erstwhile Jadavpur now Netaji Nagar, within the jurisdiction of the Kolkata Municipal Corporation, in it's Ward No-098, being the Kolkata Municipal Corporation Premises No-21/2A, Paddapukur Road, Kolkata-700092 , Assessee No-210980701360 District :- South 24 Parganas which is butted and bounded by :-

ON THE NORTH : 14C Paddapukur Road,
8' feet wide common passage and 8/1,
Paddapukur Road.

ON THE SOUTH : 17/1/1 Paddapukur Road and 17B/2
Paddapukur Road.

ON THE WEST : Premises No- 17/1 Paddapukur Road.

ON THE EAST : 15'ft wide K.M.C. Road.

Somnath Ghosh

:: THE SECOND SCHEDULE ABOVE REFERRED TO ::
(LANDOWNERS' ALLOCATION)

Shall mean and include:

Owner No-1 to 5(b)

Save and except the Developer's share on completion of the said Multi- Storied building in all respect by the Developer at their own cost will be entitled to ALL THAT 01 (One) 2 BHK Flat measuring 600(Six Hundred) sq.ft. built-up area on the Second Floor South-East Front Side together with a Car-parking space measuring 110(One Hundred Ten) sq.ft. on the Back side of the Ground Floor of the said Multi-Storied Building TOGETHER WITH the common portions, amenities, and facilities provided in the building.

Owner No-6

That on completion of the said Multi- Storied building in all respect by the Developer at their own cost will be entitled to ALL THAT 01 (One) 3 BHK Flat measuring 930 (Nine Hundred Thirty) sq.ft. built-up area on the First Floor South-East Front Side together with a Car-parking space measuring 110(One Hundred Ten) sq.ft. on the Back side of the Ground Floor of the said Multi-Storied Building TOGETHER WITH the common portions, amenities, and facilities provided in the building.

Be it mentioned here that the owners allocated portions shall be divided by way of proper registered Partition Deed in accordance to their respective defined shares after the developer has delivered possession of the Owners' Allocation.

:: THE THIRD SCHEDULE ABOVE REFERRED TO ::
(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION: Save and except the Land Owner's share the Developer's will be entitled to all that the remaining constructed areas and/or other areas consisting of flats, car-parking space and/or other spaces of the newly constructed Multi-Storied Building on the said premises TOGETHER WITH proportionate share of land and together with proportionate share in the common portions, amenities and facilities provided in the building as mentioned herein above.

Somnath Ghosh

:: THE FOURTH SCHEDULE ABOVE REFERRED TO::
(SPECIFICATIONS OF CONSTRUCTION)

SL.NO	PARTICULARS	REMARKS
1.	BUILDING	Building with R.C.C. framed structure with suitable foundation as per design of the consulting engineer.
2.	FOUNDATION	Reinforced Cement Concrete raft with columns.
3.	SUPERSTRUCTURE	The Superstructure of the building shall have reinforcement Cement concrete framed structure with reinforced cement concrete columns, beams and slab.
4.	WALL& CEILING	Wall of the building will be 200 mm thick brick wall on the external face and 125/75 mm thick internal brick partition wall with cement sand, mortar. All internal surface to be plaster with cement sand mortar and with Plaster of Paris finish. All External walls to be plastered with sand, cement mortar and will have water coated cement paint finish.
5.	FLOORING	Vitrified tiles flooring in bedrooms, living/dinning hall, kitchen toilets and verandahs. Step riser flooring in stair. Tiles flooring in the lobby net cement with water proof treatment in the roof.
4.	KITCHEN	Granite slab on cooking platform with steel sink. Ceramic Glazed tiles dado will be fixed up-to 3 feet height above the cooking platform. One Steel Sink with water tap. One 20/16 white Basin will be provided in common bathroom.
6.	SANITARY AND PLUMBING	7 feet (Door Height) Height Glaze Tiles finish above the skirting label of 0.4" toilet with W.C. European White P type Commode, white

Somnath Ghosh

		Sisten and white Commode Sheet Shower and Tap in the toilet. One Steel Sink with water tap.
7.	WATER SUPPLY	R.C.C. leak proof Overhead reservoir will be provided at the top as per Design. Suitable electric pump will be installed at the Ground floor to deliver water to the Over head reservoir to ensure round the clock water supply from K.M.C.
8.	ELECTRICAL	2 Light Point 1 Fan point in each Bedroom and one 5 AMP Plug point and drawing cum dinning room 3 Light point and 2 fan points and two nos 5AMP plug point.. One A.C point will be provided in Master Bedroom. One Light point one fan point and one fridge point and one 15AMP power point shall be provided in drawing cum dining room. One Light point one Plug point and one point for exhaust point and one point for mixture in the kitchen will be provided. In the toilet one light point one fan point and one Glazer point only in one toilet. All wiring shall be concealed type copper wire shall be provided. One Calling bell point in each flat. Cable/TV point in master bed room with an Aqua guard point in kitchen. All points will be finished with semi modular switches of ISI grade.
9.	LIFT	4 (Four) Passenger lift shall be provided.

Somnath Ghosh

10.	DOORS	All Doorframes will be of seasoned Sal wood. Main doors will be made of 35mm flash door. Internal flash door will be made of 32mm thick. All doors will be finished with oxidized steel hinge and tower bolt. Lock in main door.
11.	WINDOWS	All Window frame will be made of Quality Aluminum Sliding with Grill with Smoke Glass.
12.	SEWERAGE AND DRAINAGE	Septic Tank of Suitable Size, Soil link out lets from toilets along with each pits for collecting stair and water from kitchen shall be provided where ever necessary both soil and rain water line shall be connected to the Sanction Plan.
12.	WHITE WASH AND COLOUR	The building shall be painted externally with Cement based Colour paint such as snowcem. The Inside of the building shall be finished with Plaster of Paris.
13.	<u>ADDITIONAL/ALTERATION/ EXTRA WORK;</u>	Any extra/any additional work(s) will be done as per parties requirements, and payment should be made on or before execution. Any addition, alteration or extra work sought by the Owners are subject to approval of the Engineer in-Charge and the estimated cost for the same shall be paid by the Owner or unit Owners to the Developer/Contractor in advance.

Somnath Ghosh

**THE FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON EASEMENT)**

1. The clear un-interrupted right of access in common with the Landowner and/or other occupiers of the said building at all times and for all purpose connected with the use and enjoyment of the staircases, generator, electrical installations, landings, lobbies, common toilets, main gate of the buildings and premises roof, terrace, the passage leading to the building and staircase save and except the car parking spaces in the passage.
2. The right way in the common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the said flat/unit over and along with the drive way and pathway comprised in the said building.
3. The right of protection of the said flat/unit by or from all parts of the building so far they now protect the same.
4. The right of passage in common as aforesaid electricity and soil from and to the said flat/unit through-out pipes, drains wires and conduits or beings in under through out pipes, drains, wires and conduits or being in under through or over the said building and premises so far purpose of rebuilding repainting or cleaning any parts of the said flat/unit in so far as such repairing or cleaning as aforesaid cannot be reasonably carried out without such entry.

Somnath Ghosh

**THE SIXTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)**

1. The expenses for maintenance, operating white washing painting, repairing, changing or replacing or shifting, redecorating and cleaning, lighting of all common bath rooms, the outer walls of the buildings parking space, boundary walls staircase, roof foundation wall, main gate landings, water and sanitary pipes, gas pipes etc. and all other spaces and installations for common use.
2. Cost of periodically inspecting servicing maintaining and ensuring if any stand*by electrical and mechanical equipments and other plants and machinery in the building.

**THE SEVENTH SCHEDULE ABOVE REFERRED TO
(COMMON AREAS AND AMENITIES, FACILITIES)**

1. Land on which the building is located and all easements rights, and appurtenances belonging to the said land and the building.
2. Staircase on all the floors.
3. Staircase Landings and lift landings on all floors.
4. Lift well
5. Lift plant installation
6. Lift room.
7. Common passage and lobby on the ground floor excepting for parking space area if any.

Samuel G. Gish

8. Water pump water tank water pipes and other common plumbing installations.
9. Electrical wiring, meter room/space, generator and fittings.
10. Water and sewage evacuation pipes from the Units to drains and sewers common to the building(s)
11. Drainage, sewers and pipes from the building to the Kolkata Municipal Corporation drainage.
12. Pump room.
13. Boundary walls and main gates.
14. Ventilation duct.
15. Such other common parts, areas, equipment, installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to user and occupancy of the unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.

Somnath Ghosh

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

SIGNED, SEALED & DELIVERED
by the Parties in presence of
WITNESSES :-

1.

Sudhansu Sekhar Mukherjee
8/11, Padmapukur Road
Kolkata - 72

- 1.(a) Sukumsa Mukherjee
- (b) Arghoban Ghosh
2. Somnath Ghosh
3. B. Ghosh.
4. Somnath Ghosh
- 5.(a) Mousumi Bhattacharjee
- (b) Sudama Ray
6. Moyna Mukherjee

2. Siddhartha Ghosh
8/11A, Padma Pukur Rd
Kolkata - 700072

SIGNATURE OF THE LANDOWNERS

1. Prayn Ghosh

2. SUCHANA

PARTNER

PARTNER

SIGNATURE OF THE DEVELOPER

Drafted by:-

Sankar Datta
Advocate 6/8 2164/09
Alipore Police Court
Kolkata-700027
Computer Type by





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



001020252029627809

GRIPS Payment Detail

GRIPS Payment ID:	091020252029627809	Payment Init. Date:	09/10/2025 12:57:02
Total Amount:	10820	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9307758360215	BRN Date:	09/10/2025 12:57:14
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr PRABIR GHOSH
Mobile: 8777818566

Payment(GRN) Details

SL No.	GRN	Department	Amount (₹)
1	192025260296278128	Directorate of Registration & Stamp Revenue	10820
Total			10820

IN WORDS: TEN THOUSAND EIGHT HUNDRED TWENTY ONLY.

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

Somnath Ghosh



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



192025260296278128

GRN Details

GRN:	192025260296278128	Payment Mode:	SBI Epay
GRN Date:	09/10/2025 12:57:02	Bank/Gateway:	SBICPay Payment Gateway
BRN :	9307758360215	BRN Date:	09/10/2025 12:57:14
Gateway Ref ID:	CHU8618837	Method:	State Bank of India NB
GRIPS Payment ID:	091020252029627809	Payment Init. Date:	09/10/2025 12:57:02
Payment Status:	Successful	Payment Ref. No:	2002720280/1/2025
			[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr PRABIR GHOSH
Address: 8/60, NETAJI NAGAR, PIN- 700092
Mobile: 8777818566
Period From (dd/mm/yyyy): 09/10/2025
Period To (dd/mm/yyyy): 09/10/2025
Payment Ref ID: 2002720280/1/2025
Dept Ref ID/DRN: 2002720280/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002720280/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	2002720280/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2002720280/1/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				10820

IN WORDS: TEN THOUSAND EIGHT HUNDRED TWENTY ONLY.

Somnath Ghosh



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



171020252030948999

GRIPS Payment Detail

GRIPS Payment ID:	171020252030948999	Payment Init. Date:	17/10/2025 14:43:23
Total Amount:	250	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	2402905862019	BRN Date:	17/10/2025 14:43:39
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

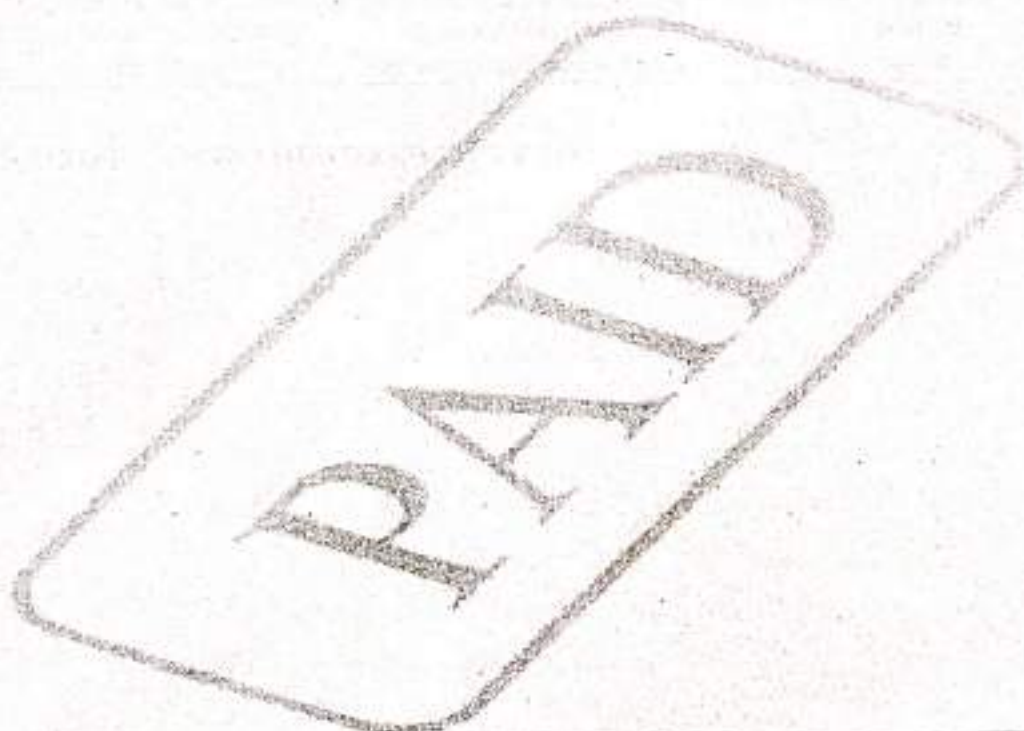
Depositor's Name:	Mr PRABIR GHOSH
Mobile:	8617726854

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260309490048	Directorate of Registration & Stamp Revenue	250
Total			250

IN WORDS: TWO HUNDRED FIFTY ONLY.

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





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



192025260309490048

GRN Details

GRN:	192025260309490048	Payment Mode:	SBI Epay
GRN Date:	17/10/2025 14:43:23	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2402905862019	BRN Date:	17/10/2025 14:43:39
Gateway Ref ID:	529081197557	Method:	State Bank of India UPI
GRIPS Payment ID:	171020252030948999	Payment Init. Date:	17/10/2025 14:43:23
Payment Status:	Successful	Payment Ref. No:	2002720280/7/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr PRABIR GHOSH
Address:	8/60 NETAJI NAGAR
Mobile:	8617726854
Period From (dd/mm/yyyy):	17/10/2025
Period To (dd/mm/yyyy):	17/10/2025
Payment Ref ID:	2002720280/7/2025
Dept Ref ID/DRN:	2002720280/7/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002720280/7/2025	Property Registration- Stamp duty	0030-02-103-003-02	50
2	2002720280/7/2025	Property Registration- Registration Fees	0030-03-104-001-16	200
Total				250

IN WORDS: TWO HUNDRED FIFTY ONLY.

Major Information of the Deed

Deed No	I-1605-01559/2025	Date of Registration	17/10/2025
Query No/Year	1605-2002720280/2025	Office where deed is registered	
Query Date	23/09/2025 3:11:49 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	SAIKAT SAHA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8777481617, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth Value	Market Value		
Rs. 2/-	Rs. 83,31,071/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,070/- (Article:48(g))	Rs. 800/- (Article: E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assent slip. (Urban area)		

Land Details :

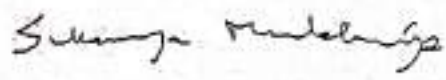
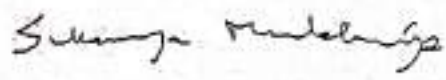
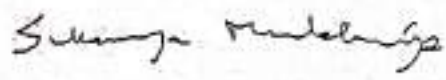
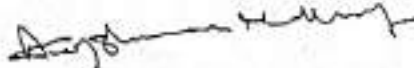
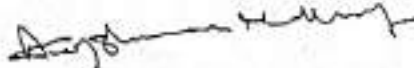
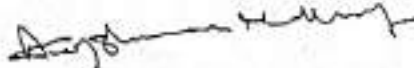
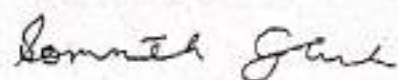
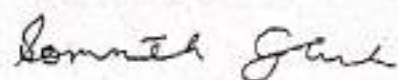
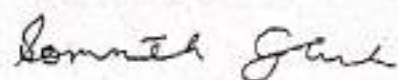
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Padma Pukur Road, , Premises No: 21/2A, , Ward No: 098 Pin Code : 700092

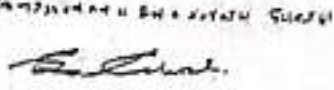
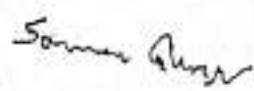
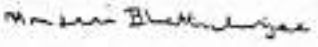
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L1	(RS :-)		Bastu	6 Katha 11 Chatak 7 Sq Ft	1/-	82,71,071/-	Width of Approach Road: 15 FL,
Grand Total :				11.0504Dec	1/-	82,71,071/-	

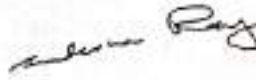
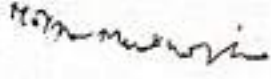
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1/-	60,000/-	

and Lord Details :

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> Smt SUKANYA MUKHERJEE Daughter of Late NIRMAL KUMAR MUKHERJEE Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>17/10/2025</td> <td>17/10/2025</td> <td>17/10/2025</td> <td></td> </tr> </tbody> </table> 50(6/H) RAJA PEARY MOHAN ROAD, City:- Not Specified, P.O:- UTTARPARA, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712258 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: AMxxxxxx4Q, Aadhaar No: 69xxxxxxxx2513, Status :Individual, Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Smt SUKANYA MUKHERJEE Daughter of Late NIRMAL KUMAR MUKHERJEE Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office		 Captured		17/10/2025	17/10/2025	17/10/2025	
Name	Photo	Finger Print	Signature										
Smt SUKANYA MUKHERJEE Daughter of Late NIRMAL KUMAR MUKHERJEE Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office		 Captured											
17/10/2025	17/10/2025	17/10/2025											
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Name	Photo	Finger Print	Signature										
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17/10/2025	17/10/2025	17/10/2025											
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 SOMNATH GHOSH (Presentant) Son of Late BHABOTOSH GHOSH Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>17/10/2025</td> <td>17/10/2025</td> <td>17/10/2025</td> <td></td> </tr> </tbody> </table> 8/1/1A PADMA PUKUR ROAD, City:- Not Specified, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: ACxxxxxx2D, Aadhaar No: 65xxxxxxxx5645, Status :Individual, Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Shri SOMNATH GHOSH (Presentant) Son of Late BHABOTOSH GHOSH Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office		 Captured		17/10/2025	17/10/2025	17/10/2025	
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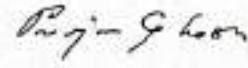
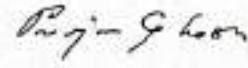
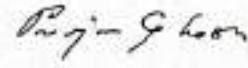
Name	Photo	Finger Print	Signature
Shri SAMBHUNATH BHABOTOSH GHOSH Son of Late BHABOTOSH GHOSH Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office	 17/10/2025	 LTI 17/10/2025	 17/10/2025
Tower No-10, Flat 2B Devloke Sonarcity, 1117 Sonarpur Station Road, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.:: ABxxxxxx6E, Aadhaar No: 57xxxxxxxx3590, Status :Individual, Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office			
Shri SOURAV GHOSH, (Alias: Shri SAURAV GHOSH) Son of Late Bhabotesh Ghosh Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office	 17/10/2025	 LTI 17/10/2025	 17/10/2025
Dikbalika A-3, 166 Ho Chi Minh Sarani, City:- Not Specified, P.O:- Sarsuna, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX3 , PAN No.:: ANxxxxxx0F, Aadhaar No: 57xxxxxxxx4382, Status :Individual, Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office			
Smt MOUSUMI BHATTACHARJEE Wife of Mr Dipankar Bhattacharjee Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office	 17/10/2025	 LTI 17/10/2025	 17/10/2025
B1/397 Kalyani Nadia, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.:: AUxxxxxx2J, Aadhaar No: 76xxxxxxxx3454, Status :Individual, Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office			

Name	Photo	Finger Print	Signature	
Smt SUDESNA RAY Wife of Late Avijit Roy Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office	 17/10/2025	 LTI 17/10/2025	 17/10/2025	
96B Hazra Road, City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX0 , PAN No.: AYxxxxxx5C, Aadhaar No: 68xxxxxxxx5025, Status :Individual, Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office				
8	Smt MOYNA MUKHERJEE, (Alias: Smt MAYNA MUKHERJEE) Wife of Shri Sudhansu Sekhar Mukherjee Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office	 17/10/2025	 LTI 17/10/2025	 17/10/2025
8/1/1 Paddapukur Road, City:- Not Specified, P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX6 , PAN No.: AJxxxxxx7G, Aadhaar No: 35xxxxxxxx0777, Status :Individual, Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office				

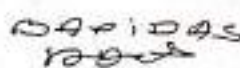
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUCHANA 8/60 NETAJI NAGAR, City:- Not Specified, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Date of Incorporation:XX-XX-2XX2 , PAN No.: ACxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

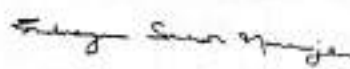
Representative Details :

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 PRABIR GHOSH Son of Late SUDHIR GHOSH Date of Execution - 17/10/2025 , , Admitted by: Self, Date of Admission: 17/10/2025, Place of Admission of Execution: Office </td> <td>  Oct 17 2025 1:05PM </td> <td>  LTI 17/10/2025 </td> <td>  17/10/2025 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri PRABIR GHOSH Son of Late SUDHIR GHOSH Date of Execution - 17/10/2025 , , Admitted by: Self, Date of Admission: 17/10/2025, Place of Admission of Execution: Office	 Oct 17 2025 1:05PM	 LTI 17/10/2025	 17/10/2025
Name	Photo	Finger Print	Signature						
Shri PRABIR GHOSH Son of Late SUDHIR GHOSH Date of Execution - 17/10/2025 , , Admitted by: Self, Date of Admission: 17/10/2025, Place of Admission of Execution: Office	 Oct 17 2025 1:05PM	 LTI 17/10/2025	 17/10/2025						

D/60 NETAJI NAGAR, City:- Not Specified, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7, PAN No.:: AHxxxxxx8P, Aadhaar No: 97xxxxxxxx8075 Status : Representative, Representative of : SUCHANA (as PARTNER)

2	Name	Photo	Finger Print	Signature
	Shri BAPI DAS Son of Shri Bipin Das Date of Execution - 17/10/2025, , Admitted by: Self, Date of Admission: 17/10/2025, Place of Admission of Execution: Office	 On 17/10/2025 1:03PM	 Captured LTI 17/10/2025	 17/10/2025
2/53 NETAJI NAGAR, City:- Not Specified, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9, PAN No.:: AHxxxxxx8E, Aadhaar No: 95xxxxxxxx4869 Status : Representative, Representative of : SUCHANA (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUDHANGSU SEKHAR MUKHERJEE Son of Late SHYAMAPADA MUKHERJEE 8/1/1 Padmapukur Road, City:- Kolkata, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092	 17/10/2025	 Captured 17/10/2025	 17/10/2025
Identifier Of Smt SUKANYA MUKHERJEE, Shri ANGSHUMAN MUKHERJEE, Shri SOMNATH GHOSH, Shri SAMBHUNATH BHABOTOSH GHOSH, Shri SOURAV GHOSH, Smt MOUSUMI BHATTACHARJEE, Smt SUDESNA RAY, Smt MOYNA MUKHERJEE, Shri PRABIR GHOSH, Shri BAPI DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SUKANYA MUKHERJEE	SUCHANA-1.3813 Dec
2	Shri ANGSHUMAN MUKHERJEE	SUCHANA-1.3813 Dec
3	Shri SOMNATH GHOSH	SUCHANA-1.3813 Dec
4	Shri SAMBHUNATH BHABOTOSH GHOSH	SUCHANA-1.3813 Dec
5	Shri SOURAV GHOSH	SUCHANA-1.3813 Dec
6	Smt MOUSUMI BHATTACHARJEE	SUCHANA-1.3813 Dec
7	Smt SUDESNA RAY	SUCHANA-1.3813 Dec
8	Smt MOYNA MUKHERJEE	SUCHANA-1.3813 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SUKANYA MUKHERJEE	SUCHANA-25.00000000 Sq Ft
2	Shri ANGSHUMAN MUKHERJEE	SUCHANA-25.00000000 Sq Ft
3	Shri SOMNATH GHOSH	SUCHANA-25.00000000 Sq Ft
4	Shri SAMBHUNATH BHABOTOSH GHOSH	SUCHANA-25.00000000 Sq Ft
5	Shri SOURAV GHOSH	SUCHANA-25.00000000 Sq Ft
6	Smt MOUSUMI BHATTACHARJEE	SUCHANA-25.00000000 Sq Ft
7	Smt SUDESNA RAY	SUCHANA-25.00000000 Sq Ft
8	Smt MOYNA MUKHERJEE	SUCHANA-25.00000000 Sq Ft

17-10-2025

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 12:23 hrs on 17-10-2025, at the Office of the A.D.S.R. ALIPORE by Shri SOMNATH GHOSH, 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 83,31,071/-

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

Execution is admitted on 17/10/2025 by 1. Smt SUKANYA MUKHERJEE, Daughter of Late NIRMAL KUMAR MUKHERJEE, 50(6/H) RAJA PEARY MOHAN ROAD, P.O: UTTARPARA, Thana: Uttarpara, Hooghly, WEST BENGAL, India, PIN - 712258, by caste Hindu, by Profession Others, 2. Shri ANGSUMAN MUKHERJEE, Son of Late NIRMAL KUMAR MUKHERJEE, 50(6/H) RAJA PEARY MOHAN ROAD, P.O: UTTARPARA, Thana: Uttarpara, Hooghly, WEST BENGAL, India, PIN - 712258, by caste Hindu, by Profession Service, 3. Shri SOMNATH GHOSH, Son of Late BHABOTOSH GHOSH, 8/1/1A PADMA PUKUR ROAD, P.O. REGENT ESTATE, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Retired Person, 4. Shri SAMBHUJATH BHABOTOSH GHOSH, Son of Late BHABOTOSH GHOSH, Tower No-10, Flat 2B Devloke Sonarcity, 1117 Sonarpur Station Road, P.O: Sonarpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Retired Person, 5. Shri SOURAV GHOSH, Alias Shri SAURAV GHOSH, Son of Late Bhabotosh Ghosh, Dikbalika A-3, 166 Ho Chi Minh Sarani, P.O: Sarsuna, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Retired Person, 6. Smt MOUSUMI BHATTACHARJEE, Wife of Mr Dipankar Bhattacharjee, B1/397 Kalyani Nadia, P.O: KALYANI, Thana: Kalyani, Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Professionals, 7. Smt SUDESA RAY, Wife of Late Avijit Roy, 96B Hazra Road, P.O: Kalighat, Thana: Tollygunge, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 8. Smt MOYNA MUKHERJEE, Alias Smt MAYNA MUKHERJEE, Wife of Shri Sudhangsu Sekhar Mukherjee, 8/1/1 Paddapukur Road, P.O. Regent Estate, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife. Indentified by Mr SUDHANGSU SEKHAR MUKHERJEE, Son of Late SHYAMAPADA MUKHERJEE, 8/1/1 Padmapukur Road, P.O: REGENT ESTATE, Thana: Jadavpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Retired Person

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

Execution is admitted on 17-10-2025 by Shri PRABIR GHOSH, PARTNER, SUCHANA (Partnership Firm), 8/60 NETAJI NAGAR, City:- Not Specified, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Indentified by Mr SUDHANGSU SEKHAR MUKHERJEE, Son of Late SHYAMAPADA MUKHERJEE, 8/1/1 Padmapukur Road, P.O: REGENT ESTATE, Thana: Jadavpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Retired Person

Execution is admitted on 17-10-2025 by Shri BAPI DAS, PARTNER, SUCHANA (Partnership Firm), 8/60 NETAJI NAGAR, City:- Not Specified, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Indentified by Mr SUDHANGSU SEKHAR MUKHERJEE, Son of Late SHYAMAPADA MUKHERJEE, 8/1/1 Padmapukur Road, P.O: REGENT ESTATE, Thana: Jadavpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Retired Person

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 800.00/- (E = Rs 800.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 800/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/10/2025 12:57PM with Govt. Ref. No: 192025260296278128 on 09-10-2025, Amount Rs: 600/-, Bank: SBI EPay (SBIEPay), Ref. No. 9307758360215 on 09-10-2025, Head of Account 0030-03-104-001-16 Online on 17/10/2025 2:43PM with Govt. Ref. No: 192025260309490048 on 17-10-2025, Amount Rs: 200/-, Bank: SBI EPay (SBIEPay), Ref. No. 2402905862019 on 17-10-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 9,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2189, Amount: Rs.100.00/-, Date of Purchase: 09/10/2025, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/10/2025 12:57PM with Govt. Ref. No: 192025260296278128 on 09-10-2025, Amount Rs: 9,920/-, Bank:

SBI EPay (SBlePay), Ref. No. 9307758360215 on 09-10-2025, Head of Account 0030-02-103-003-02

Online on 17/10/2025 2:43PM with Govt. Ref. No: 192025260309490048 on 17-10-2025, Amount Rs: 50/-, Bank: SBI
EPay (SBlePay), Ref. No. 2402905862019 on 17-10-2025, Head of Account 0030-02-103-003-02



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1605-2025, Page from 68126 to 68177
being No 160501559 for the year 2025.



(M)

Digitally signed by MANIMALA CHAKRABORTY
Date: 2025.10.31 17:27:52 +05:30
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 31/10/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

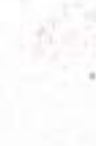
Thumb 1st finger middle finger ring finger small finger

 <i>Sukanya Mukherjee</i>	left hand					
	right hand					

Name.....SUKANYA MUKHERJEE.....

Signature.....Sukanya Mukherjee.....

Thumb 1st finger middle finger ring finger small finger

 <i>Anshuman Mukherjee</i>	left hand					
	right hand					

Name.....ANSHUMAN MUKHERJEE.....

Signature.....Anshuman Mukherjee.....

Thumb 1st finger middle finger ring finger small finger

 <i>Sonnath Ghosh</i>	left hand					
	right hand					

Name.....SONNATH GHOSH.....

Signature.....Sonnath Ghosh.....

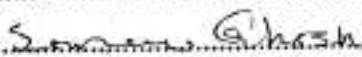
	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....SAMBHU NATH BHABOTOSH GHOSH

Signature.....

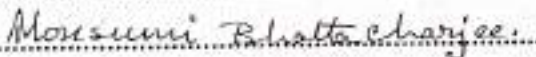
	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....SOURAV GHOSH Alias SAVRAY GHOSH

Signature.....

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....MOUSUMI BHATTACHARJEE

Signature.....

Thumb

1st finger

middle finger

ring finger

small finger

left
handright
handName.....SUDESA RAY.....Signature.....Sudena Ray.....

Thumb

1st finger

middle finger

ring finger

small finger

left
handright
handName.....MOYNA MUKHERJEE.....MOYNA MUKHERJEESignature.....MOYNA MUKHERJEE.....

Thumb

1st finger

middle finger

ring finger

small finger

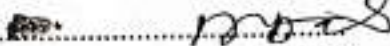
left
handright
handName.....PRABIR GHOSH.....SUCHANASignature.....Prayir Ghosh.....

PARTNER

PARTNER

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name..... BABI DAS SUCHANA

Signature..... 

PARTNER

PARTNER
Thumb

1st finger

middle finger

ring finger

small finger

PHOTO	left hand					
	right hand					

Name.....

Signature.....

	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand				
	right hand				

Name.....

Signature.....