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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

District Sub-Register-III
Alipore, South 24 parganas

12/2/26

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 12th day of February in the year Two Thousand Twenty Six (2026)

BETWEEN

Contd....,P/2

30 JAN 2026

Sl. No. 169 Date Rs. 100/-

Name S. Chatterjee Advocate

Address High Court, Calcutta

Vendor Swarup Chandra

SWARUP CHANDRA
Alipore Judges' Court, Kol-27

30 JAN 2026

Identified by me
Swarup Chandra
Son of Parvatha Chandra
Adv High Court
Calcutta
Kol-1



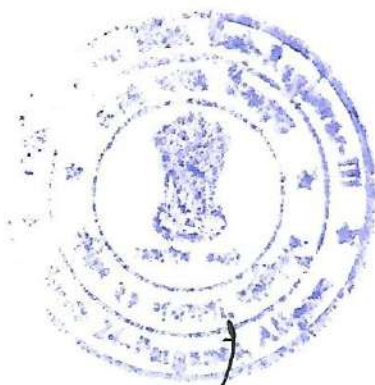
1) SMT ANUPAMA SINGH wife Late Biswanath Singh, by faith – Hindu, by occupation- House wife , by Nationality – Indian, Pan no CSMPS8290N, mobile no9831149600.

2) SMT NAMITA SINGH wife of Sri Pramod Kumar Singh ,by faith – Hindu, by occupation- Business , by Nationality – Indian, Pan no CSMPS8289M mobile no9831149600. All resident of 45, B.B Chatterjee Road ,Police Station & Post Office -Kasba ,Kolkata 700042 hereinafter called and referred to as the “OWNERS/VENDORS” and their heirs, executors, administrators, legal representatives and/or assigns. (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and/or assigns) of the ONE PART.

AND

SRI PRAMOD KUMAR SINGH son of Late Biswanath Singh by Nationality – Indian, by occupation- Business Pan no AUJPS7268 mobile no9831149600 All resident of 45, B.B Chatterjee Road ,Police Station & Post Office -Kasba ,Kolkata 700042 hereinafter called and referred to as the as to the “DEVELOPER” (which term or expression shall unless excluded by or repugnant to the subject or context to be deemed to mean and included its heirs, executors, successors-in-office, administrators, legal representatives and/or assigns) of the OTHER PART.

Pramod Kumar Singh Namita Singh अमृता सिंह



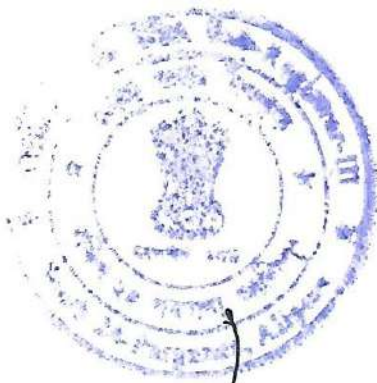
SUBJECT MATTER OF TITLE

WHEREAS one Benimadhav Singh , was the Sole and absolute owner of Danga and Bagan land measuring .94 Sataks at Dag no 1463, under Khatian no 205 and Danga land measuring .61 Sataks at Dag no. 1463/164 under khatian no .205 and 171 and land measuring .15 Sataks at Dag no.1467/1666, under khatian no. 207 and 169 and land measuring.16 Satak at Dag no 1461 under Khatian no .171, totaling to land measuring 2.00 Acres which is equivalent to 6 Bighas 1 Cottah ,under Mouza –Dhakuria,J.L no 18, R.S .no 5,Sub Registry Office at Alipore ,Police Station – Prreviously –Kasba now Garfa,District South 24 Parganas and presently come under the limits of the Municipal Ward no.092 of the Kolkata Municipal Corporation here in after called as **Mother Property**

AND WHERE AS the said Benimadhav Singh. a Hindu. governed by the Mitakshara School of Hindu law. during his use and enjoyment of his aforementioned Mother Property and his other properties, died intestate on 20th June 1941 surviving him his two sons namely Sri Bhubaneswar Singh and Sri Nageswar Singh and his many other legal heirs and / successors as per the Mitakshara School of Hindu law. Subsequently said Sri Bhubaneswar Singh ,Sri Nageswar Singh and his other legal successors partitioned the properties of said late Benimadhav Singh amongst themselves and due to that partition said Sri Bhubaneswar Singh and Sri Nageswar Singh the two sons of Late Benimadhav Singh became the co –owners of the said Mother property mentioned above and Sri Bhubaneswar Singh being the eldest member of the family was acted as karta or managing member.

AND WHEREAS Later said Sri Bhubaneswar Singh and Sri Sri Nageswar Singh by virtue of Kobala (Sale Deed) written in Bengali language) dated 29th January 1951 absolutely sold , and conveyed and transferred the said Mother Property to the Suburban Co –operative Colony Limited Society Limited ,registered under then prevailing provision of The Bengal Co –operative Societies Act .

Pranab Kumar Singh Namita Singh *স্বাক্ষর* *স্বাক্ষর*



DISTRICT SOUTH WEST
SOUTH WEST
12 FEB 2026

AND WHEREAS the said Suburban Co-operative Colony Limited Society, for the purpose of sale of the said Mother Property by dividing it into several small plots, then known as Naskar Para Road Colony Scheme and started selling the same by dividing it several small plots of different sizes.

AND WHEREAS there after one Sri Rabindra Chandra Adhikari a member of the Society, Proposed to purchase one plot bearing no 19 of the said scheme plots and the society being agreed to sale the said plot no 19 to said Sri Rabindra Chandra Adhikari by virtue of a registered Kobala Sale Deed written in Bengali dated 4th October 1951, registered at the office of the Joint Sub Registrar, Alipore in Book no I, Volume no 121, pages 162 to 167, Being no 7437 for the year 1951, sold conveyed and transferred the scheme plot no 19 having land area of 3 cottah 1 chittak and 26.76 Square feet along with the shedded structure there on, under Dag no. 1463 under khatian no .205. lying and situated under Mouza -Dhakuria, J.L no 18, R.S .no 5, Sub Registry Office at Alipore, Police Station - Previously -Kasba now Garfa, District South 24 Parganas and presently come under the limits of the Municipal Ward no.092 of the Kolkata Municipal Corporation.

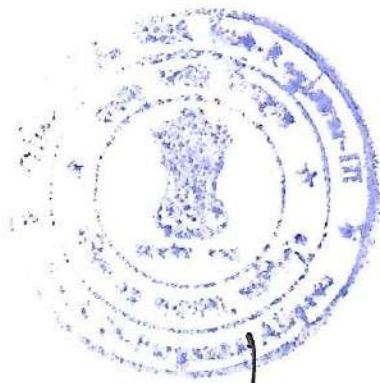
AND WHEREAS said Sri Rabindra Chandra Adhikari being the owner of the said Scheme plot no 19 made some development of the land of the plot and constructed one structure with tile shed measuring 300 square feet be the same little more or less and duly mutated his name in the records of the Kolkata Municipal Corporation after the due assessment the said plot of land has been known and numbered as K.M.C premises no 8/22 Naskar Para Lane Kolkata 700031, herein after called and referred to as Premises morefully described in the schedule here under written.

AND WHEREAS the said Sri Rabindra Chandra Adhikari being the sole and absolute owner of the said premises, during his use and enjoyment of the same, decided to sale convey and transfer the said premises to any intending purchaser or purchasers and knowing such intention of Rabindra

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11/2/51

Namita Singh

Ramesh Kumar Singh



DISTRICT SUB-REGISTRAR-IN
SOUTH 24 PGS. ALIPORE
12 FEB 2026

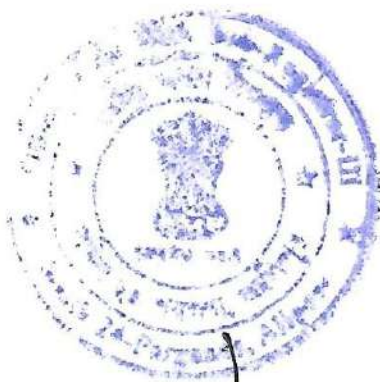
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Chandra Adhikari ,One Smt Sikha Mukhopadhyay , wife of Sri Arun Mukhopadhyay of 7/10,K.P Roy Lane,P.S –Kasba ,District 24 Parganas (South)hereinafter called erstwhile Owner ,with her intention to purchase the said Premises by her own money approached said Rabindra Chandra Adhikari and by Saf Bikroy Kobala Sale Deed written in Bengali dated 19th September, 1986 registered at the office of the District Registrar , Alipore ,South 24 Parganas in Book no I , ,Being no 16667 for the year 1986, Sri Rabindra Chandra Adhikari sold conveyed and transferred the scheme plot no 19, being K.M.C premises no 8/22 Naskar Para Lane Kolkata 700031, having land area of 3 cottah 1 chittak and 26.76 Square feet along with the shedded structure there on ,under Dag no . 1463 under khatian no .205. lying and situated under Mouza –Dhakuria, J.L no 18, R.S .no 5,Sub Registry Office at Alipore ,Police Station – Prreviously –Kasba now Garfa,District South 24 Parganas and presently come under the limits of the Municipal Ward no.092 of the Kolkata Municipal Corporation to Smt Sikha Mukhopadhyay.

AND WHEREAS Smt Sikha Mukhopadhyay during her use and enjoyment of the same, decided to sale convey and transfer the said Premises to any intending purchasers and Sri Rabindranath Chakraborty Sri Biswanath Chakraborty and Sri Shanti Chakraborty approached the erstwhile owner Smt Sikha Mukhopadhyay to purchase the said property and the erstwhile owner agreed to sale and accordingly by virtue of a by Saf Bikroy Kobala Sale Deed written in Bengali dated 23rd September, 1987 registered at the office of the District Sub Registrar , Alipore ,South 24 Parganas in Book no I ,Volume no 292 ,at 92 to 104 ,Being no 14387 for the year 1987,and Smt Sikha Mukhopadhyay,the erstwhile owner, sold conveyed and transferred the said Premises to the Owners/Vendors herein. In the above referred circumstances said Sri Rabindranath Chakraborty Sri Biswanath Chakraborty and Sri Shanti Chakraborty become the absolute joint owners of the said premises being , K.M.C premises no 8/22 Naskar Para Lane Kolkata 700031, having land area of 3 cottah 1 chittak and 26.76 Square feet along with the shed measuring 300 square feet be the same little more or less there on ,under Dag no . 1463 under khatian no .205. lying and situated under Mouza

31/07/2011
R.C.

Pranab Kumar Singh
Namika Singh



12 FEB 2026

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-Dhakuria, J.L no 18, R.S .no 5,Sub Registry Office at Alipore ,Police Station – Previously –Kasba now Garfa,District South 24 Parganas with in the limits of the Municipal Ward no.092 of the Kolkata Municipal Corporation duly mutated their names as joint owners of the same having Assessee no 210921601372.

AND WHEREAS during their use and enjoyment of the same, decided to sale convey and transfer the said premises to any intending purchaser or purchasers and knowing such intention Sri Biswanath Singh ,Smt Anupama Singh , Smt Namita Singh ,and Sri Pramod Kumar Singh approached the erstwhile owner approached the erstwhile owners to purchase the same and the said erstwhile owners namely Sri Rabindranath Chakraborty Sri Biswanath Chakraborty and Sri Shanti Chakraborty by virtue of Deed of Conveyance dated 5th February 2021 being Deed no 2042 for the year 2021 registered at District Sub Registrar III ,District 24 Parganas South sold conveyed and transferred the said Premises in favour of Sri Biswanath Singh ,Smt Anupama Singh , Smt Namita Singh ,and Sri Pramod Singh herein. In the above referred circumstances said Sri Biswanath Singh ,Smt Anupama Singh , Smt Namita Singh ,and Sri Pramod Kumar Singh become the absolute joint owners of the said premises being , K.M.C premises no 8/22 Naskar Para Lane Kolkata 700031, having land area of 3 cottah 1 chittak and 26.76 Square feet along with the tile shedded structure measuring 300 square feet be the same little more or less thereon, under Dag no . 1463 under khatian no .205. lying and situated under Mouza –Dhakuria, J.L no 18, R.S .no 5,Sub Registry Office at Alipore ,Police Station – Previously –Kasba now Garfa,District South 24 Parganas with in the limits of the Municipal Ward no.092 of the Kolkata Municipal Corporation duly mutated their names as joint owners of the same having Assessee no 210921601372. The present owners here in are paying taxes of the said premises regularly .hereinafter for the sake of brevity referred to as the “**said Property**” more fully and particularly described and mentioned in the FIRST SCHEDULE hereunder written, free from all sorts of encumbrances, liens, chārges, attachment etc

AND WHEREAS One the owner of the aforesaid property Biswanath Singh died intestate on 1st November 2022 leaving behind ,Smt Anupama Singh ,

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14/11/21

Namita Singh
Pramod Kumar Singh



DISTRICT SUB-REGISTRAR-II
SOUTH 24 PGS. ALIPORE
12 FEB 2026

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-Dhakuria, J.L no 18, R.S .no 5,Sub Registry Office at Alipore ,Police Station – Previously –Kasba now Garfa,District South 24 Parganas with in the limits of the Municipal Ward no.092 of the Kolkata Municipal Corporation duly mutated their names as joint owners of the same having Assessee no 210921601372.

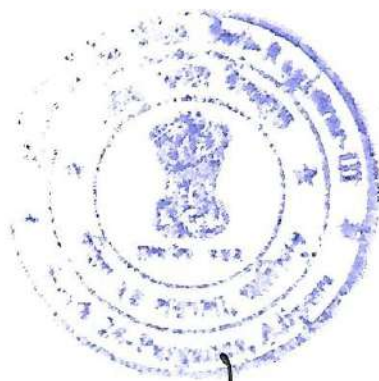
AND WHEREAS during their use and enjoyment of the same, decided to sale convey and transfer the said premises to any intending purchaser or purchasers and knowing such intention Sri Biswanath Singh ,Smt Anupama Singh , Smt Namita Singh ,and Sri Pramod Kumar Singh approached the erstwhile owner approached the erstwhile owners to purchase the same and the said erstwhile owners namely Sri Rabindranath Chakraborty Sri Biswanath Chakraborty and Sri Shanti Chakraborty by virtue of Deed of Conveyance dated 5th February 2021 being Deed no 2042 for the year 2021 registered at District Sub Registrar III ,District 24 Parganas South sold conveyed and transferred the said Premises in favour of Sri Biswanath Singh ,Smt Anupama Singh , Smt Namita Singh ,and Sri Pramod Singh herein. In the above referred circumstances said Sri Biswanath Singh ,Smt Anupama Singh , Smt Namita Singh ,and Sri Pramod Kumar Singh become the absolute joint owners of the said premises being , K.M.C premises no 8/22 Naskar Para Lane Kolkata 700031, having land area of 3 cottah 1 chittak and 26.76 Square feet along with the tile shedded structure measuring 300 square feet be the same little more or less thereon, under Dag no . 1463 under khatian no .205. lying and situated under Mouza –Dhakuria, J.L no 18, R.S .no 5,Sub Registry Office at Alipore ,Police Station – Previously –Kasba now Garfa,District South 24 Parganas with in the limits of the Municipal Ward no.092 of the Kolkata Municipal Corporation duly mutated their names as joint owners of the same having Assessee no 210921601372. The present owners here in are paying taxes of the said premises regularly .hereinafter for the sake of brevity referred to as the “**said Property**” more fully and particularly described and mentioned in the FIRST SCHEDULE hereunder written, free from all sorts of encumbrances, liens, chārges, attachment etc

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14/10/21

Namita Singh

Pramod Kumar Singh



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 FEB 2026

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and Sri Pramod Kumar Singh as his legal heirs and successors .who became the joint and absolute owners in respect of his 1/4 th undivided share of the aforesaid property of Biswanath Singh since deceased. and mutated their names accordingly .

AND WHEREAS the legal heirs of Late Biswanath Singh namely Smt Anupama Singh , and Sri Pramod Kumar Singh and another owner Smt Namita Singh executed a boundary declaration dated 3rd January 2023 in favour of Kolkata Municipal Corporation being deed no 06 of 2023 registered at D.S.R V Alipore and mutated their names accordingly after mutation the premises was renumbered as K.M.C premises no 8/22/1 Naskar Para Lane Kolkata 700031 having same Assessee no 210921601372

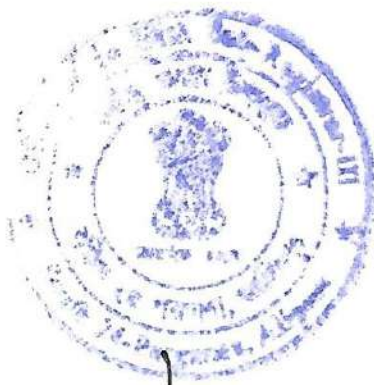
AND WHEREAS in view of some healthy profit from the aforesaid landed property, the said Owner/Vendors herein, being the absolute Owner and occupier of the aforesaid property, have made up her mind to develop the said property being admeasuring about **ALL THAT** piece and parcel of land measuring an area of 3 cottah 1 chittak and 24.439 Square feet i.e 207.12 Square meter equivalent to 5.11 decimals along with the tile shed measuring 300 square feet be the same little more or less of tile shed structure standing thereon .

AND WHEREAS upon the aforesaid representation of the Owner and on subject to verification of title of the Owner, concerning the said property, One of the Owner namely Pramod Kumar Singh son of Late Biswanath Singh resident of 45, B.B Chatterjee Road ,Police Staion Kasba ,Kolkata 700042 agreed to develop the said property by constructing a new building at the said property in accordance with the

3/11/2021
R/S

Namita Singh

Pramod Kumar Singh



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

12 FEB 2026

proposed sanction building plan by Kolkata Municipal Corporation
terms and conditions hereinafter appearing.

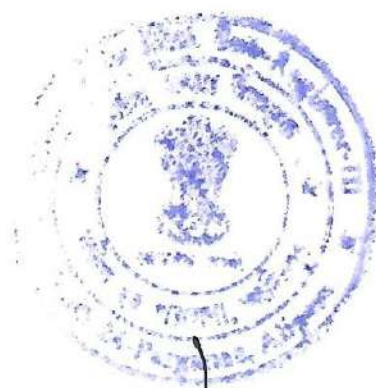
NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by the
between the parties as follows

ARTICLES – I:

1. **DEFINITION:** - For proper clarification and understanding of this
presents the following terms which have already been used for
several times and will come number of times shall always mean
and include.

ARTICLES – II:

- A. **OWNER/VENDOR:** - shall mean ,Smt Anupama Singh wife Late Biswanath
Singh, Smt Namita Singh wife of Sri Pramod Kumar Singh ,and Sri Pramod
Kumar Singh son of Late Biswanath Singh all resident of 45, B.B
Chatterjee Road ,Police Station Kasba ,Kolkata 700042 hereinafter called
and referred to as the Owner/Vendor and her heirs, executors,
administrators, legal representatives and/or assigns.
- B. **DEVELOPER:** - shall mean Sri Pramod Kumar Singh son of Late
Biswanath Singh resident of 45, B.B Chatterjee Road ,Police Station Kasba
,Kolkata 700042 hereinafter called and referred as to the Developer
and his successors administrators, executors, legal representatives
and/or assigns.
- C. **SAID PROPERTY:-** shall mean all ,the documents of entire of
homestead land containing by an estimation **ALL THAT** piece and



SECRETARY (DEFENCE)
SOUTH 24 PGS. ALIPORE

12 FEB 2026

parcel of land measuring an area of 3 cottah 1 chittak and 24.439 Square feet i.e 207.12 Square meter equivalent to 5.11 decimals along with the shed measuring 300 square feet be the same little more or less of tile shed structure standing thereon together with all easementary rights, which is more fully and particularly be mentioned and described in the **FIRST SCHEDULE** hereunder written.

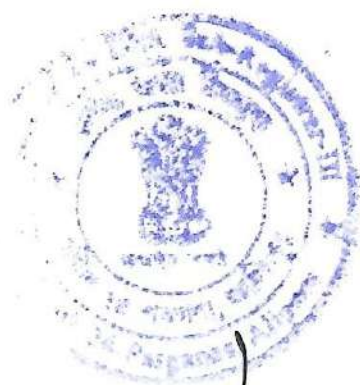
- D. **PROPOSED BUILDING**: - shall mean the STRAIGHT THREE storied residential building to be constructed upon the aforesaid property according to the material and construction specification mentioned and described in **FOURTH SCHEDULE** hereunder written and according to the building plan to be prepared by the Architect/Engineer herein.
- E. **BUILDING PLAN**: - would mean such plan to be prepared by the Architect/Engineer for construction of STRAIGHT THREE storied residential building upon the aforesaid property according with sanction plan by the Kolkata Municipal Corporation Authority.
- F. **THE ARCHITECT**: - shall mean such qualified person/persons who may be appointed by the Developers for both designing and planning the Building to be constructed on the said property.

G. **COMMON FACILITIES AND AMENITIES**:- shall mean and include corridors, roof, stair-ways, underground water reservoir, overhead water tank, water pump and motor and other facilities which may be mutually agreed up-to between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and the same there-under as per the West Bengal Apartment Ownership Act, 1972 and its statutory modifications and/or reenactments thereof in force from time to

31/07/2020

Namita Singh

Ganesh Kumar Singh



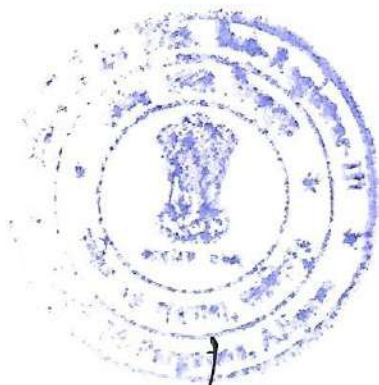
DISTRICT REGISTRAR - III
ALIPORE

12 FEB 2026

time and Rules framed there-under or mutually agreed upon by the Owner/Vendor of Flat/s.

- H. **SALEABLE SPACE**: - shall mean flats and the space in the proposed building available for independent use and occupation after making due provisions for common facilities and space required therefore.
- I. **OWNER AND DEVELOPERS**: - the Owner and Developers shall include the Owner and the Developers and also include their respective heirs, transferees/nominees and their respective liabilities that Owner's liability for land, title and Developer's Liability for total construction thereon.
- J. **OWNER'S ALLOCATION**: - shall mean the Owner will be entitled to get the 50% of the constructed area of the (i) Entire Ground Floor, First Floor, and Second floor, of the proposed STRAIGHT THREE storied building provided by the Developer at his own costs and expenses, as fully and particularly set out in the **SECOND SCHEDULE** hereunder written

Ramod Kumar Singh Namita Singh 31/05/2018

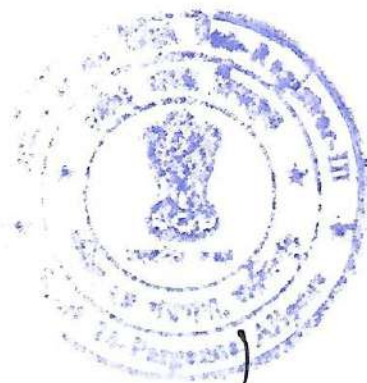


DEPT. OF DEFENCE
SECRETARY (MILITARY)
NEW DELHI

12 FEB 2026

- K. **DEVELOPER'S ALLOCATION:** - shall mean the Developer will be entitled to get Owner will be entitled to get the 50% of the constructed area of the (i) Entire Ground Floor, First Floor, and Second floor, of the proposed STRAIGHT THREE storied building provided by the Developer at his own costs and expenses, as fully and particularly set out in the proposed STRAIGHT THREE storied building, including proportionate share in the common facilities and amenities on pro-rata basis and fully and particularly set out in the **THIRD SCHEDULE** hereunder written.
- L. **SPECIFICATIONS AND AMENITIES:** - materials and specifications as its recommended by the Architect for the construction of the building amenities means all fittings as described in the specification and will be provided by the Developers in those flats under reserve portion.
- M. **TIME:** Shall mean the constructing shall be completed within 24 (Twenty Four) Months from the very day of getting sanctioned plan from the concerned authority. If any Force Majeure came in front of Developers in that event 06 (Six) months shall be added for any kind of Force Majeure.
2. **COMMENCEMENT:** This Agreement will have effect from the date, month and year at the outset and shall remain in force until such time all the terms and conditions set forth herein complied are fulfilled by both the parties.

Pranod Kumar Singh Namita Singh अतुल सिंह



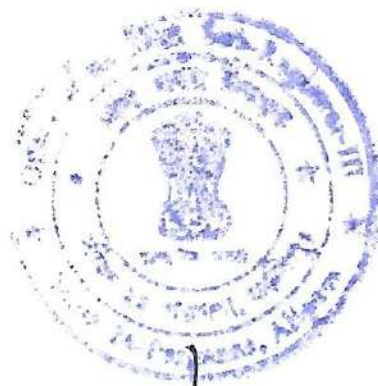
DISTRICT REGISTRAR-III
SOUTH 24 PUS. ALIPORE

12 FEB 2026

ARTICLE - III:
TITLE AND INDEMNITIES INCLUDING
CONSTRUCTIONAL OBLIGATION

- (1) That the Owner declare and represent that they have a good and absolute right, title to the said property and have a marketable title to enter into this Agreement with the Developers and declare that the original title deeds and relevant documents are lying with them and the Developers or its prospective buyers shall have right to inspect the title deeds and relevant documents as and when such inspection would be required.
- (2) That the said property is free from all sorts of encumbrances and the Owner/Vendor have a good marketable title in respect of the said property without having any claim, in respect of right, title, interest and possession of any person or persons and legally right, title and interest to enter into this agreement with the Developers and Owner/Vendor hereby undertake to indemnify and keep the Developers indemnified against any Third Party's claim and demands whatsoever with regard to the title and Ownership of the Owner/Vendor and the said property is free from all sorts of encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever and the same are fully occupied and possessed by the Owner/Vendor.

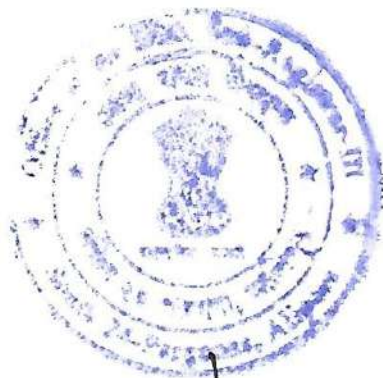
 Prameet Kumar Singh Naamika Singh 31/05/2021



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 FEB 2026

- (3) That the Owner/Vendor shall sign and execute all papers relating thereto for the building to be constructed at the said land of the Owner as and when required only after satisfying itself that execution of such document shall not cause any harm, damage or financial or any other kind of loss to her and violation of law.
- (4) That all expenses and liabilities for construction which are to be constructed in the said property shall be borne by the Developers and the Owner shall not be liable to bear any expenses and constructional liabilities thereto including the costs and expenses and relating to sanctioned plan, Tax Clearance and other proposed necessary preliminary costs and expenses relating to full or phase wise process of construction.
- (5) That the Owner herein handover the vacant possession after getting written notice from the Developers in their favour.
- (6) That the Developers shall act as an independent Contractor in the matter of construction of the building and also undertake to keep the Owner indemnified from and against all Third Party or Parties claim or compensation and action arising out of any act or relating to the construction of the proposed building to be constructed on the said land of the said premises of the Owner.
- (7) That the Developers shall get the sanctioned building plan proposed to be constructed properly. The Developers shall commence the construction from the very day of obtaining the

Ganesh Kumar Singh Namita Singh अक्षय सिंह



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

12 FEB 2026

sanctioned plan and possession from the Owner and shall intimate the actual date of commencement to the Owner by serving a Letter of Commencement of construction and the date so intimated shall deemed to be the Date of Commencement for all purposes in this agreement.

- (8) That the said property more fully and particularly described in the **FIRST SCHEDULE** hereunder written is not attracted under Urban Land Ceiling Act, Under Section 27 (2) of the Urban Land (Ceiling & Regulations Act), 1976.

ARTICLE – IV:
EXPLOITATION RIGHT

1. After execution of this Agreement made in terms hereof the Owner grant, exclusive right to the Developers to build upon and to commercially exploit the said plot of land on the basis of the sanctioned plan approved by the Owner by constructing thereon residential flat system building.
2. That the Developers in accordance to the terms and conditions of this Development Agreement with Development Power of Attorney only, so that the Developers shall have right to construct such flat system building thereon, to negotiate with the intending purchaser or purchasers of flat to fix-up the price of the flat or flats at its own discretion and receive the booking money or advance payment and full consideration of the flat or flats and car parking spaces in respect of the Developer's Allocation. To

Ganesh Kumar Singh Namita Singh . 21/08/2011



DISTRICT SUB-INSPECTOR-III
SOUTH 24 P.S. ALIPORE
12 FEB 2026

appear before any registration authority or authorities for registration of the said flat or flats, car parking spaces together with undivided un-demarcated proportionate share of the land nominee or nominees or respective buyer or buyers in respect of the Developer's Allocation.

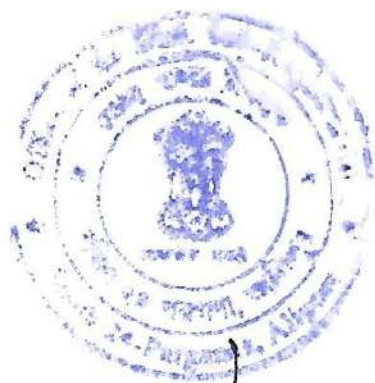
3. All applications, plan and other papers and documents referred to hereinabove shall be submitted by or in the name of the Owner or otherwise at the costs of the Developers and shall pay and bear all submission expenses.
4. That the Developers shall abide by all the laws, by-laws and regulations of the Government, Kolkata Municipal Corporation and other statutory authorities.
5. That all documents and registration of all documents that may be necessary and to be executed in accordance with the terms and conditions of the agreement, shall be done at the cost of the Developers.

ARTICLE - V:

BUILDING

1. That the Developers shall commence the construction work immediately after obtaining the sanctioned plan and complete the construction work of the Building including Owner's Allocation within 24 months from the very day of the sanctioned plan from the concerned authority. It is hereby noted that the said period

Pranod Kumar Singh *Namita Singh* *अनुमति सिंह*



DISTRICT SILENCE - LIST IVAR-III
SOUTH WEST KARNATAKA

12 FEB 2026

may be further extended for only 06 months in case of any natural calamity such as heavy rain, floods, earthquake, the Developers at its costs and expenses shall obtain "Completion Certificate", Drainage, water connections from the Kolkata Municipal Corporation and thereafter shall offer the Owner's Allocation to be delivered to the Owner herein.

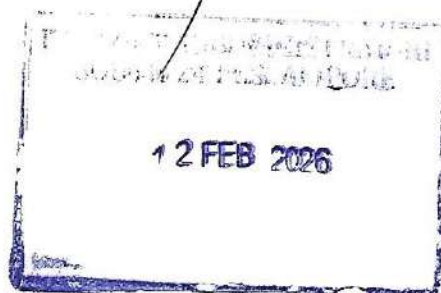
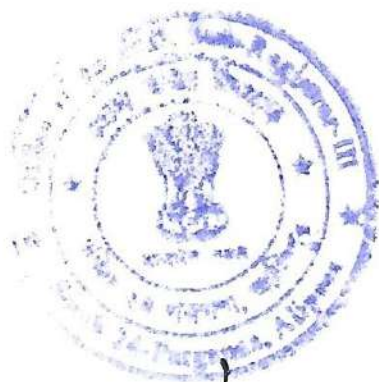
2. That the Developers shall first handover possession of flats and car parking space mentioned **SECOND SCHEDULE** hereunder written, to the Owner and shall also handover written letter of possession in favour of Owner and as such Developers also hereby undertake that the Developers will not handover possession to any other person within its Allocations before delivery of the possession to the Owner.

ARTICLE - VI:

CONSIDERATION AND SPACE ALLOCATION

1. In consideration of the Owner having flats and car parking spaces in the proposed new building, the Owner have agreed to grant the exclusive right to the Developers to commercially exploit the said property by constructing STRAIGHT THREE storied building thereon, as per sanctioned building plan from the Kolkata Municipal Corporation.
2. That the Owner shall be entitled to transfer or dispose of the Owner's Allocation to her nominees without any way disturbing the Developer's Allocation situated thereon with the exclusive right to deal with or to enter into an Agreement for Sale and

Pranod Kumar Singh Namita Singh अक्षय सिंह



transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Developers and the Developers or any person or persons lawfully claiming through shall not in any way interfere with or disturb the quiet and peaceful possession of the Owner's Allocation or any person or persons claiming through of the nominee or nominees of the Owner.

3. That the Developers shall be exclusively entitled to the Developer's Allocation in the said building without in any way disturbing the common facilities situated thereon with the exclusive right to deed with enter into any Agreement for Sale and transfer the same without any claim, demand, interest whatsoever or howsoever of the Owner and the Owner or any person or persons claiming through her shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation or any person or persons claiming through of the nominee or nominees of the Developers.

ARTICLE – VII:

COMMON FACILITIES

As soon as the said Building is completed, the Developers shall first handover the possession of the Owner's Allocation before handing the possession of the intending purchaser or purchasers of the Builder's Allocation in the said building and on and from the date of putting the Owner's in possession of the Owner's Allocation and at all times thereafter the Owner shall be exclusively responsible for payment of all

Ganesh Kumar Singh Namita Singh. अंशुला सिंह



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 FEB 2026

property taxes and other statutory outgoings and impositions whatsoever payable in respect of the Owner's Allocation and equally the Developers shall be exclusively responsible for payment of all the said rates payable in respect of the Builder's Allocation. The said rates to be apportioned with reference to the constructed area in the building if that are levied on the Building as a whole.

ARTICLE - VIII:
COMMON RESTRICTIONS

1. The Owner or the Developers or any of their transfer shall not demolish or permit demolition or any wall or other structures in their respective allocation or any portion thereof or make any structural alteration therein without the permission of the management, society / association / holding organization envisaged herein before in this behalf.
2. That the Owner or Developers or any of their transferees shall permit the Owner/Developers or the Management / Society / Association / Holding Organization and its servants and agents with or without workmen or other at all reasonable time to enter into and upon their respective allocation and every part thereof for the purpose of maintaining or repairing any part of the building and/or cleaning, lighting and keeping in order and good condition any common facilities and/or for the purpose of maintain, repairing and testing, drains, gas and water pipes, electric wires and for any similar purposes.

Ganesh Kumar Singh Namita Singh 31/01/2011



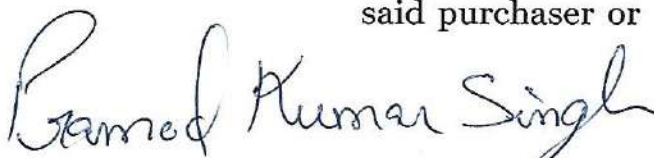
DISTRICT INSPECTOR-NAR-II
SOUTH DIVISION
12 FEB 2026

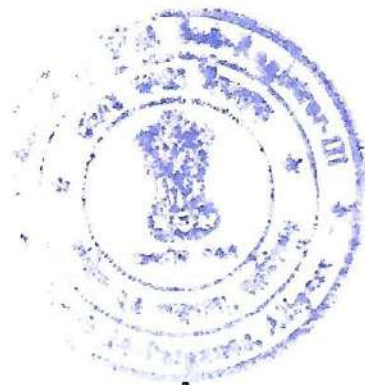
3. As soon as the building is completed and "Completion Certificate" and water/drainage connections etc. are obtained from the Rajpur Sonarpur Municipality, the Developers shall give written notice to the Owner to take possession of the Owner's Allocation in the said building and from the date of service of such notice and at all times thereafter, the Owner shall be exclusively responsible for payment of all municipal Taxes and other taxes and other impositions whatsoever payable in respect of their allocation and the Developers shall be exclusively responsible for payment of all the said taxes payable in respect of the Developer's Allocation.
4. If there is any amendment of Building Rules or any other Rules, which are applicable for this project by the Competent Authority according to Law in that case all the Owner and Developers herein shall abide by all the amended Rules and Regulations as per Law and all the expenses should be borne by the Developers.

ARTICLE - IX:

MISCELLANEOUS

1. The Owner herein execute this registered Development Agreement with Development Power of Attorney in favour of the Developers so that the Developers can proceed with the constructional work and get building sanctioned plan from the Kolkata Municipal Corporation of the said building smoothly and to negotiate with the intending purchaser or purchasers of the flats and car parking spaces out of the Developer's Allocation and to enter into any agreement for sale with the said purchaser or

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DISTRICT COLLECTOR - SOUTH 24 PARGANAS - WEST BENGAL
OFFICE OF THE DISTRICT COLLECTOR
12 FEB 2026

purchasers and to receive the consideration money in respect of the said flats and car parking spaces out of the Developer's Allocation and to deliver possession of the said flats and car parking spaces in favour of the said intending purchaser or purchasers subject to the prior delivery of flats and car parking spaces to the Owner in respect of the Owner's Allocation mentioned hereinabove.

2. It is agreed that from the date of execution of this Agreement, the Developers shall pay the discharge all taxes and outgoings including Kolkata Municipal Corporation Taxes and all other charges, rates, taxes that may be levied by any public body or authorities in respect of the said property and which would be payable by the Owner. The Developers shall indemnify or keep indemnified the Owner from the Third Party non-payment.
3. That the Developers shall indemnify and keep indemnified the Owner against all losses, damage, costs, charges, expenses that will be incurred by the Developers or account of arising out of any breach of any of those terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by the Third Party in respect of such construction or otherwise howsoever.
4. The Owner shall be entitled to visit or inspect the construction works and to look into the progress herein if necessary to be accompanied by her Engineer.
5. That all risks, responsibilities, liabilities shall be with the Developers viz. the work of construction, loss of life of labours,

Ganesh Kumar Singh Namita Singh 31/08/11 12:00



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

12 FEB 2026

mistries and allied nature of things and the Owner shall not be liable for such things to anyone including matters relating to direct taxes and dealing with the flat buyers.

6. That the Flat of the Owner's Allocation shall be completed as per specification attached herewith and mentioned in the Sketch Plan and this Agreement but any additional works subject to the Engineer's Approval save and except full completion which are to be done at the Owner's Allocation the same would be informed to the Developers for additional works.
7. That regarding construction and regarding legal compliancy, the Owner shall negotiate with the Engineer and the Advocate appointed by the Developers, but however the Owner shall also be at liberty to deal with the matters touching the matters relating to this Agreement and construction with their appointed Engineers and Advocate.
8. That the Developers shall be at liberty to advertise in the daily Newspaper for sale of the flats to be constructed on the said land to put their Banners on the land to employ Security or Durwan, Caretakers for safety of the project, to invite the application from the intending purchaser or purchasers and to do all the deeds, acts and things as may be necessary or negotiate with the intending buyers to prepare the necessary Deeds of Sale, after collection of the payment from the buyers as per agreement between themselves on the Developer's Allocation only PROVIDED that the terms and conditions of such agreement of sale deed shall not affect any reasonable interest or right of the Owner relating to the possession of the Owner's Allocation

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DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

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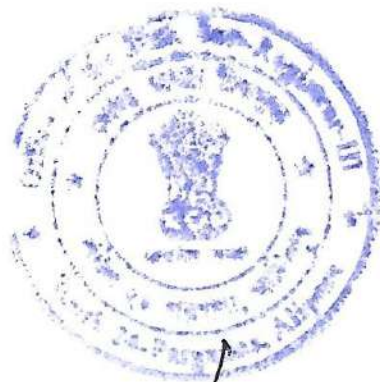
PROVIDED that all costs and expenses, incidental charges to all acts, deeds and things shall be borne by the Developers or intending buyers.

9. All costs, taxes, charges and expenses including sanction fees to Engineer's Fees etc. shall be discharged and paid by the Developers and the Owner shall not be responsible in this context.
10. That the Owner shall be entitled to transfer or otherwise deal with the Owner's Allocation in the Building at their own discretion.
11. That the Flats of the Owner shall be completed as per specification attached herewith this Agreement but any additional works save and except full completion which are to be done at the Owner's Allocation, the same would be done at the Owner's Allocation, the same would be informed to the Developers for such additional works.
12. The Developers shall demolish the existing structure at their own costs and expenses and will take all the broken materials (debris). The Owner herein shall have no right over the said broken materials.
13. The Developers shall clear all the outstanding rates and taxes to the concerned authority in respect of the said property with his own cost and expenses.
14. The Owner will be liable to sign all the necessary documents and papers in respect of the said property for the purpose of construction work including the sanction building plan.
15. After clearance all the documents and papers and sanction building plan if the Owner interference, objection, obstruction,

3/11/2017
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Namita Singh

Ramesh Kumar Singh

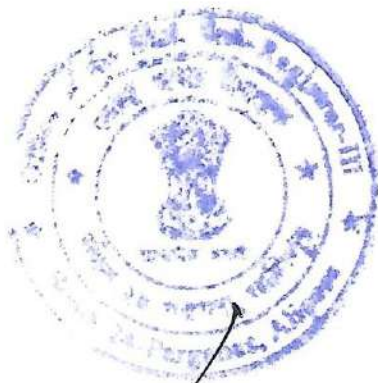


DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 FEB 2026

claim and/or demand whatsoever from the Developer in that event the Owner shall refund the entire amount with 10% interest, which is spent by the Developer for the purpose of clearance of rates and taxes along with fees of architect and fees of sanction building plan within 10 days from the date of interference, objection or obstruction of the construction work.

16. Soon after clearance all the rates and taxes the Developer shall started the process of construction work on the said property, the Owner shall not interference in any manner whatsoever. The construction of the said STRAIGHT THREE building shall commence with in 180 days (6months) from the date of execution of this Development Agreement of these presence .
17. The Owner shall be at the liberty to cancel or rescind this agreement if the Developer fails to start the construction work 180 days (6months) from the date of execution of this Development Agreement of these presence.
18. The Owner will be liable to sign all the necessary documents and papers in respect of the said property for the purpose of construction work including the sanction building plan.
19. After clearance all the documents and papers and sanction building plan if the Owner interference, objection, obstruction, claim and/or demand whatsoever from the Developer in that event the Owner shall refund the entire amount with 10% interest, which is spent by the Developer for the purpose of clearance of rates and taxes along with fees of architect and fees of sanction building plan within 10 days from the date of interference, objection or obstruction of the construction work.

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DISTRICT SUPERINTENDENT-III
SOUTH 24 PARG. ALIPORE

12 FEB 2026

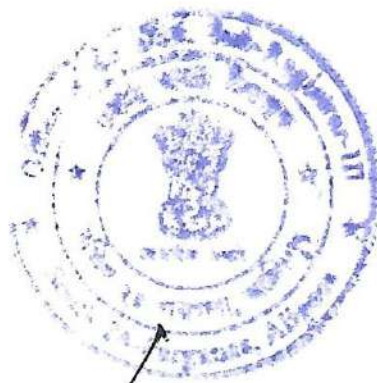
ARTICLE - X:
FORCE MAJEURE

1. The respective parties herein mentioned shall not be considered to be liable for any obligation hereunder that the performance of the relative obligation was prevented by any force majeure and this contract shall remain suspended during the period of such force majeure, if any.
2. The term force majeure shall mean floods, earth-quake, riots, war, storm, tempest, civil commotion or any other act or commission beyond the control of the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT undivided undemarcated piece and parcel of Bastu land measuring an area of 138.08 Square meter (3.5 decimals) along with the shed measuring 200 square feet be the same little more or less there on out of total land of 207.12 Square meter (5.11 decimals) , under Dag no . 1463 under khatian no .205. lying and situated under Mouza -Dhakuria, J.L no 18, R.S .no 5, Sub Registry Office at Alipore , Police Station - Previously - Kasba now Garfa, District South 24 Parganas being K.M.C premises no 8/22/1 Naskar Para Lane Kolkata 700031 with in the limits of the Municipal Ward no.092 of the Kolkata Municipal Corporation and Sub-registar. Sealdah , in the District South 24 - Parganas, Assessee no 210921601372 together with all sorts of easement rights over the adjacent common passage to the said property. It is butted and bounded in the following manner:

Ramesh Kumar Singh Namita Singh . *Statist* Bis



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPOUR
12 FEB 2026

ON THE NORTH : 8/20 Naskar Para Lane;
ON THE SOUTH : Partly by land under dag no 1463 and partly
7/3 Sahid Nagar Colony .
ON THE EAST : 8/19, Naskar Para Lane;
ON THE WEST : 16 feet wide KMC Road .

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNER'S ALLOCATION)

ALL THAT OWNER'S ALLOCATION: - shall mean the Owner will be entitled to get the 50% of the constructed area of the (i) Entire Ground Floor ,First Floor, and Second floor , of the proposed STRAIGHT THREE storied building provided by the Developer at his own costs and expenses, together with proportionate share ,common easement rights,in K.M.C premises being no 8/22 Naskar Para Lane Kolkata 700031with in the limits of the Municipal Ward no.092 of the Kolkata Municipal Corporation and Sub-registar. Sealdah , in the District of South 24 - Parganas, (Save and Except the Developer's ' Allocation).

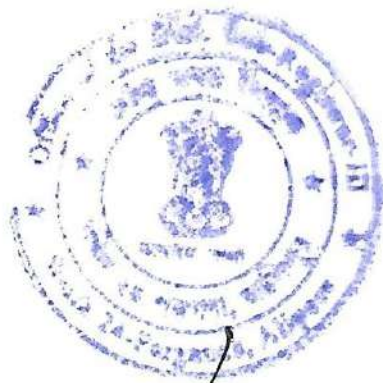
THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT DEVELOPER'S ALLOCATION: - shall mean the Developer will be entitled to get the 50% of the constructed area of the (i) Entire Ground Floor ,First Floor, and Second floor , of the proposed STRAIGHT THREE storied building provided by the Developer at his own costs and expenses, together with proportionate share ,common easement rights,in K.M.C premises being no 8/22 Naskar Para Lane Kolkata 700031with in the limits of the Municipal Ward no.092 of the Kolkata Municipal Corporation and Sub-registar. Sealdah , in the District of South 24 - Parganas, (Save and Except the Owner's ' Allocation) on pro-rata basis, to be

30/12/2017
P.C.

Namita Singh

Pranod Kumar Singh



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 FEB 2026

sold to the intending Purchasers from Developers' Allocation.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(CONSTRUCTION)

ALL THAT the residential STRAIGHT THREE Building, having several flats on the different floors, together with other constructions such as passage, stair-case, ultimate roof, lift for five persons, overhead tank, motor and pump-set, electric wiring, room for motor and pump-set and a other construction for common use and rights of the occupants of the flats.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON SPACES AND COMMON AREAS)

1. Motor pump for water lifting.
2. Meter room if required.
3. Elevator for 5 persons & Lift room upto roof top.
4. Underground & Overhead Reservoir.
5. Sewerage and drainage connection.
6. Water pipe line and rain water pipe line connection.
7. Electric, wiring, meter, all private drive ways, curves wide walls, interior conduits utilities line underground storage tank, utilities line, telephone and electric system, foundations, columns, beams, supports, exterior walls beyond the said unit or interior load bearing walls within the building or concrete floor slab, roof and a door with M.S. angle and sheet will be provided at the entrance of the roof.
8. Stair, Staircase, ultimate roof of the building will collapsible gate at the entrance of the staircases.

Price
Rs. 11,48,711/-

Namita Singh

Ramesh Kumar Singh



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 FEB 2026

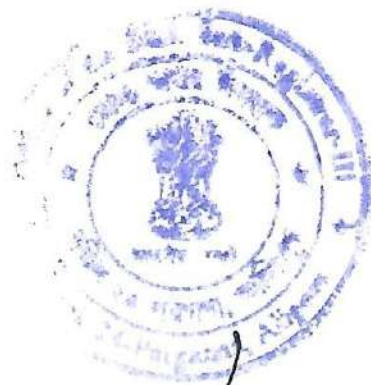
9. Common passage and lobby at ground floor except car parking space and other vacant common space/spaces at ground floor.
10. Common walls and boundary wall.
11. Other common portion of the building.
12. One common care taker room with advester roof with one toilet on the ground floor if required.
13. Septic Tank.
14. One common light point on the roof. Necessary provision of electric light point at the common passage as per required.

THE SIXTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)

COST EXPENSES, OUTGOINGS AND OBLIGATIONS for which all Co-Owner' of the flats including owner are to be contributed proportionately.

1. The Owner and other co-Owner of the flats will pay the common charges including maintenance, repairing, white washing, monthly remuneration of durwan, sweeper, caretaker after delivery of possession in respect of Owner's Allocation.
2. The Owner and other co-owner of the flats will pay the proportionate share of electricity charges over the meter using as

Ramesh Kumar Singh Namita Singh 31/08/11



DISTRICT REGISTRAR - III
SOUTH 24 PARGANAS ALIPORE

12 FEB 2026

common after delivery of possession in respect of the Owner's Allocation.

3. That the Owner and other co-owner of the flats will pay the proportionate share of building tax in respect of their allocation till separation and mutation of flats with their names at the office of the Kolkata Municipal Corporation .

SPECIAL CONDITIONS/STIPULATIONS

The Owner and the Developer are agreed that

1. If the Developer herein fails or is unable to complete the total construction of the proposed STRAIGHT THREE storied building on the FIRST SCHEDULE property, within the maximum time limit i.e. 24 Months from the date of getting sanction Building Plan.
2. The Developers shall make arrangement for insurance to cover the Building under Insurance from very day of its starting of construction.
3. The Developer shall make arrangement for insurance to cover the accidental benefit of his labours, who will remain engaged in the construction work of the proposed Building, from the day of starting the said construction work if required.
4. That for the constructional work of the proposed Building, if the Developer takes Loan from Bank or any concern, the Owner shall not be held responsible for the same.

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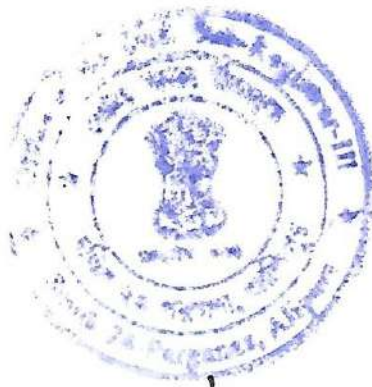
DATTA CHANDRAN-III
SOUTH ZONE AIRPORT
12 FEB 2026

THE SEVENTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATION OF CONSTRUCTION)

- # STRUCTURE: Structure will be of R.C.C. frame with Indian standard materials as per plan prepared by the Architect of the Developers with the approval and satisfaction of the Owner, R.C.C. column, foundation (1:2:4).
- # NATURE OF CONSTRUCTION: Load bearing/frame structure as per drawing and design.
- # ROOF FINISH: 2"/3" (average) the I.P. will be provided over roof slab 3' - 0" height parapet wall will be provided all round the roof slab waterproof.
- # WALLS: External 8" and internal 3" with brick and medium coarse sand.
- # PLASTER: Cement plaster done by medium coarse sand for outer wall and inner wall ration of cement and sand (5:1) for ceiling plaster (4:1).
- # INTERNAL FINISH: Sand cement plaster to walls with plaster of paris without decoration finish, inside of the stair room will be finished by plaster of paris with one coat primer.
- # EXTERNAL FINISH: Sand cement plaster to all external walls with weather coat colour on four (4) sides of the building.
- # FLOORING: All rooms, toilets, kitchen and verandah will be finished with tiles with 4" skirting all around, stair case will be

Barnod Kumar Singh Namita Singh 31/04/11 T212



finished with stone with all 4" skirting. In case of toilet & W.C. floor marble and wall with tiles upto 5' - 0" from skirting and wall fitted with tiles upto 2' - 0" from kitchen slab, kitchen self is to be made by black stone with one sink.

DOORS:

- A) Frame: Sale wood or gammar wood and doors are to be commercial flush door, main door shall have one safety lock, magic eye bolts and handle on doors.
- B) DOOR SHUTTER: 30 mm. thick flush doors made of commercial ply fitted with standard hardware fittings with primer coat.
- C) P.V.C. doors in toilet and kitchen.

WINDOWS: Square Bar Grill with Aluminium sliding window and fitted with 4 mm. glass.

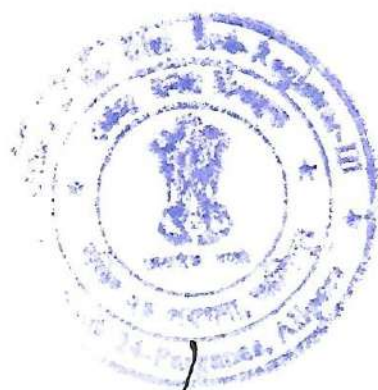
KITCHEN: One Kitchen having one cooking counter with granite stone, Gas Slab, with 2' - 0" tiles over gas slab and steel sink for washing.

BATH-CUM-PRIVY/TOILET: Toilet will be provided with the P.V.C. pipes white porcelain basin and I.P.N.C. with cistern C.P. fittings, Tiles floor, white glazed tiles upto 5' height all around the surface of the bath area and all external pipe line with P.V.C. pipe.

PLUMBING: In Toilet-cum-W.C., one white porcelain vitreous western style commode, additional water line to be provided for

Gramad Kumar Singh Namite Singh.

31/05/12



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 FEB 2026

washing machine, white porcelain vitreous Basin, with water tap point with attached one white western type commode with one water tap point with shower, water line made by Blue pipe, outside plumbing waste line with supreme pipe, tap and shower should be steel taps.

ELECTRICAL: All electrical wiring will be concealed and following points will be provided in each flat. The switches and cables will be good brand.

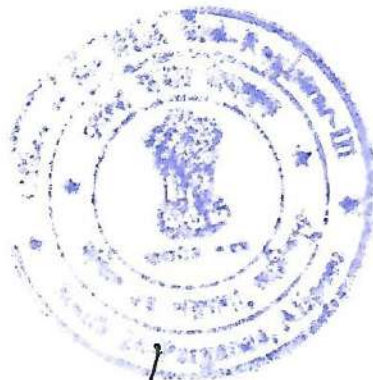
- a) Bed rooms:- 1 fan point, 2 light points, 1 No. 5 Amp. Plug point which will be connected from the main line/point in each room (One 15 AMP A/C point will be provided in the Master bedroom)
- b) Room (Dining-Drawing): 2 fan points, 4 light points, Plug point, 1 No. 5 Amp. Plug point.
- c) Kitchen: 1 light point, 1 No. 15 Amp. Plug point from the main line, 1 Exhaust fan point from main line.
- d) Toilet (2nd): 2 light points, 2 exhaust holes, 1 geyser point.
- e) Verandahs (2nd): 1 light points, 1 Fan point.

ELECTRIC METER: A separate electric meter shall be provided for each flat, the necessary cost for the installation of meter to be paid by the purchaser. The Developers shall be provided for the electric meter for common lighting at its cost but the amount of cost shall proportionately be recovered from the purchasers.

Necessary provision shall be made for washing machine, geyser, chimney etc. whenever required.

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31/05/11 12:18



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

12 FEB 2026

EXTRA WORK: In addition to the above items if the Land Owner want to provide additional items or wants to change the specification of any item be allowed after getting the permission from the consulting Engineer, if he fulfills the following. An estimate for additional work or the change item, shall be supplied by the Developers and the Land Owner have to pay the total amount in advance to carry out these additional / changed item's within their allocation.

IN WITNESS WHEREOF both the **PARTIES** Herein have put their respective hands, and seal on this the day, month and year first above written.

WITNESSES:

1. Sonar Chatterji
81 East Point
Haltu Kot-78

Namita Singh

Signature

SIGNATURE OF THE OWNERS

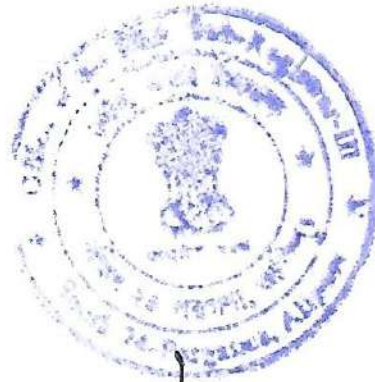
2. Biren Chakraborty
Alipur Police Court
Kot-27

Ganesh Kumar Singh

SIGNATURE OF DEVELOPER

Drafted by

Sonar Chatterji
(Advocate) High Court
Calcutta
WB/127/0



DISTRICT SUP-REGISTRAR III
SOUTH 24 PGS. ALIPORE

12 FEB 2026



Signature
Name

Signature



Name
Namita Singh



Signature
Pranav Kewar Singh

Signature



Name

Signature

SPECIMEN FORM FOR TEN FINGERPRINTS

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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Right Hand					



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

12 FEB 2026

No. TTD 0068017

KOLKATA MUNICIPAL CORPORATION

ASSESSMENT COLLECTION DEPARTMENT (TOLLY TAX)

212, RASHBEHARI AVENUE, GARIAHAT, KOLKATA - 700 019

MUTATION CERTIFICATE

Case No. : 0/092/10-DEC-22/50483

SUB : Your application for mutation dated 10/12/2022 in respect of

Premises Number: 8/22/1, NASKAR PARA LANE

Assessee No.: 210921601372

Nature of Premise: VACANT LAND

To,

Sri/Smt

SMT. ANUPAMA SINGH, SRI PRAMOD KUMAR SINGH
SMT. NAMITA SINGH

Mailing Address of the Applicant (s):
45, B.B.CHATTERJEE ROAD, KOLKATA- 42

700042

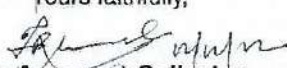
Dear Sir/Madam,

With reference to the aforesaid subject you are hereby informed that the prayer of mutation has been granted in your favour by this department on 12/12/2022 and henceforth the person(s) who will be treated as owner(s) / person (s) liable to pay tax in respect of the premises in question are as follows.

SMT. ANUPAMA SINGH, SRI PRAMOD KUMAR SINGH
SMT. NAMITA SINGH

Dated : 12/12/2022

12.12.22.
Asst. Assessor Collector
O.V.M.
Tolly Tax Deptt.

Yours faithfully,

Dy. Assessor Collector
A.C. (Tolly Tax Dept.)
Kolkata Municipal Corporation

Major Information of the Deed

Deed No :	I-1603-02315/2026	Date of Registration	12/02/2026
Query No / Year	1603-2000233920/2026	Office where deed is registered	
Query Date	28/01/2026 8:35:30 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sourav Chatterji Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433033511, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3,50,000/-	Rs. 53,63,032/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,120/- (Article:48(g))	Rs. 632/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

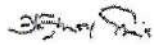
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naskar Para Lane, Road Zone : (Other than on P.A.S Connector -- Other than on P.A.S Connector) , , Premises No: 8/22/1, , Ward No: 092 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3.5 Dec	3,00,000/-	53,03,032/-	Width of Approach Road: 16 Ft., Last Reference Deed No :1603-I -02042-2021
Grand Total :				3.5Dec	3,00,000 /-	53,03,032 /-	

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.	50,000/-	60,000/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	50,000 /-	60,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Anupama Singh Wife of Late Biswanath Singh Executed by: Self, Date of Execution: 12/02/2026 , Admitted by: Self, Date of Admission: 12/02/2026 ,Place : Office	Photo  12/02/2026	Finger Print  Captured LTI 12/02/2026	Signature  12/02/2026
45, B. B. Chatterjee Road, City:- Kolkata, P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: CSxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2026 , Admitted by: Self, Date of Admission: 12/02/2026 ,Place : Office				
2	Name Smt Namita Singh Daughter of Mr Lalan Singh Executed by: Self, Date of Execution: 12/02/2026 , Admitted by: Self, Date of Admission: 12/02/2026 ,Place : Office	Photo  12/02/2026	Finger Print  Captured LTI 12/02/2026	Signature  12/02/2026
45, B. B. Chatterjee Road, City:- Kolkata, P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: CSxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2026 , Admitted by: Self, Date of Admission: 12/02/2026 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Pramod Kumar Singh (Presentant) Son of Late Biswanath Singh Executed by: Self, Date of Execution: 12/02/2026 , Admitted by: Self, Date of Admission: 12/02/2026 ,Place : Office	Photo  12/02/2026	Finger Print  Captured LTI 12/02/2026	Signature  12/02/2026
Son of Late Biswanath Singh 45, B. B. Chatterjee Road, City:- Kolkata, P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: AUxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2026 , Admitted by: Self, Date of Admission: 12/02/2026 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOURAV Chatterji Son of Late Partha Chatterji Alipore Judges Court, 18, Judges Court Road, City:- Kolkata, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	12/02/2026	12/02/2026	12/02/2026
Identifier Of Smt Anupama Singh, Smt Namita Singh, Mr Pramod Kumar Singh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Anupama Singh	Mr Pramod Kumar Singh-1.75 Dec
2	Smt Namita Singh	Mr Pramod Kumar Singh-1.75 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Anupama Singh	Mr Pramod Kumar Singh-100.00000000 Sq Ft
2	Smt Namita Singh	Mr Pramod Kumar Singh-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160302315 / 2026

On 12-02-2026

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

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

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

Presented for registration at 12:37 hrs on 12-02-2026, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Pramod Kumar Singh ,Claimant.

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 53,63,032/-

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

Execution is admitted on 12/02/2026 by 1. Smt Anupama Singh, Wife of Late Biswanath Singh, 45, Road: B. B. Chatterjee Road, , P.O: Kasba, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 2. Smt Namita Singh, Daughter of Mr Lalan Singh, 45, Road: B. B. Chatterjee Road, , P.O: Kasba, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 3. Mr Pramod Kumar Singh, Son of Late Biswanath Singh, 45, Road: B. B. Chatterjee Road, , P.O: Kasba, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business

Indetified by Mr SOURAV Chatterji, , Son of Late Partha Chatterji, Alipore Judges Court, 18, Road: Judges Court Road, , P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 632.00/- (E = Rs 600.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 600/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 31/01/2026 5:02PM with Govt. Ref. No: 192025260454813738 on 31-01-2026, Amount Rs: 600/-, Bank: SBI EPay (SBIEPay), Ref. No. 7720001528616 on 31-01-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 7,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 169, Amount: Rs.100.00/-, Date of Purchase: 30/01/2026, Vendor name: S Chandra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 31/01/2026 5:02PM with Govt. Ref. No: 192025260454813738 on 31-01-2026, Amount Rs: 7,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 7720001528616 on 31-01-2026, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2026, Page from 76492 to 76531

being No 160302315 for the year 2026.



Shan

Digitally signed by Debasish Dhar
Date: 2026.02.20 19:01:10 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 20/02/2026

DISTRICT SUB-REGISTRAR

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

West Bengal.