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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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District Sub-Register-12
Alipore, South 24-Pargana

25 NOV 2025

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this 25th day of November, 2025 (Two Thousand Twenty-Five) BETWEEN;

- (1) **SRI PARTHA GANGULI**, having PAN : ADHPG2368M, Aadhaar No.2763 9534 7437, son of Late Ganendra Nath Ganguli, by faith : Hindu, Indian by National, by occupation : Retired, residing at 9C, Gurupada Halder Road, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026, (2) **SRI DIPANKAR GANGULI**, having PAN : AHWPG5854D, Aadhaar No.8849 9321 2947, (3) **SRI RAHUL GANGULI**, having PAN : ACXPG7717M, Aadhaar No.9582 1114 9282, Nos.2 & 3 both are sons of Late Ramendra Nath Ganguli, both are by faith : Hindu, Indian by National, by occupation : Retired, both are residing at 9C, Gurupada Halder Road, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026, (4) **SRI DEBASIS GANGULI**, having PAN : ADZPG1959J, Aadhaar No.8541 9265 8463, son of Late Somendra Nath Ganguli, by faith : Hindu, Indian by National, by occupation : Service, residing at 9C, Gurupada Halder Road, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026 and at present residing in U.S.A. at 2723 Mariposa Way, Round Rock, Texas 78665, U.S.A., (5) **SMT. BHARATI BHATTACHARYYA**, having PAN : ALHPB4313K, Aadhaar No.9414 1476 7907, daughter of Late Ganendra Nath Ganguli and wife of Sri Amitabh Bhattacharyya, by faith :

Hindu, Indian by National, by occupation : House-Wife, residing at 103, "ASHROY APARTMENT", C10, Armstrong Avenue, Bidhannagar, Durgapur, Post Office : Bidhannagar, Police Station : Bidhannagar, Pin : 713212, West Bengal, being represented by her constituted Attorney **SRI PARTHA GANGULI**, son of Late Ganendra Nath Ganguli of 9C, Gurupada Halder Road, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026 appointed by dint of a General Power of Attorney dated 11th April, 2023 and (6) **SMT. SIKHORINI MUKHERJEE**, having OCI No.A2071777, Passport No.464556544, wife of Sri Raghunath Mukherjee and daughter of Late Ramendranath Ganguli, by faith : Hindu, by occupation : House-Wife, residing at 8260 Bentwood Circle E Dr. Apt 1B, Indianapolis, Indiana 46268, United States of America, being represented by her constituted Attorney **SRI PARTHA GANGULI**, son of Late Ganendra Nath Ganguli of 9C, Gurupada Halder Road, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026 appointed by dint of a General Power of Attorney dated 19th March, 2022, hereinafter jointly and/or collectively called and referred to as "the **OWNERS**" (which term or expression shall unless excluded by or repugnant to the

subject or context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

CALCUTTA CONSTRUCTION, having PAN : AADFC9887C, a Partnership Firm, having its registered Office at 57A, Gurupada Halder Road, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026 and operating Office at 7B, Nepal Bhattacharjee Street, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026, having represented by its Partners namely, (1) **SRI GAUTAM BANERJEE**, having PAN No.AEHPB1254N, Aadhaar No.7848 7995 9507, son of Late Kashi Nath Banerjee, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 1C, Nepal Bhattacharjee Street, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026, (2) **SRI TRISIT CHAKRABORTY**, having PAN : BJAPC9801R, Aadhaar No.9368 9981 5611, son of Late Debojit Chakraborty, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 7A, Nepal Bhattacharjee Street, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026 and (3) **SMT. SWAPNA CHAKRABORTY**, having PAN :

ANWPC2648B, Aadhaar No.8537 3586 6984, wife of Late Debojit Chakraborty, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 7A, Nepal Bhattacharjee Street, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026, hereinafter called and referred to as "the **DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART.**

WHEREAS one Ghanashyam Ganguli became the sole and absolute Owner in respect of **ALL THAT** piece and parcel of land measuring about 8 (Eight) Cottahs 14 (Fourteen) Chittacks 8 (Eight) Square Feet be the same a little more or less together with structures standing thereon, being known and numbered as the then Premises No.9, Halder Para Road, Police Station : Bhowanipore, by virtue of a Faisala Decree passed on 8th March, 1842 by Srijukta Rai Hari Mohan Ghosh Bahadur, Judge, Chief Sadar Amin in Faisala Civil Court of District : 24 Parganas.

AND WHEREAS while absolutely seized and possessed the aforesaid property as Owner thereof, said Ghanashyam Ganguli

died intestate leaving behind him surviving his son Mahendra Nath Ganguli as his only legal heir and successor.

AND WHEREAS after demise of his father, the said Mahendra Nath Ganguli became the sole and absolute Owner of the aforesaid property and while absolutely seized and possessed the same as Owner thereof, he also died intestate sometimes in the month of December, 1925 leaving behind him surviving his son Surendra Nath Ganguli as his only legal heir and successor.

AND WHEREAS after such inheritance, the said Surendra Nath Ganguli became the sole and absolute Owner of the aforesaid property and while absolutely seized and possessed the same as Owner thereof, he also died intestate sometimes in the month of June, 1927 leaving behind him surviving his four sons viz. Debendra Nath Ganguli, Ganendra Nath Ganguli, Ramendra Nath Ganguli and Somendra Nath Ganguli as his only legal heirs and successors.

AND WHEREAS after demise of said Surendra Nath Ganguli, his aforesaid four sons viz. Debendra Nath Ganguli, Ganendra Nath Ganguli, Ramendra Nath Ganguli and Somendra Nath

Ganguli jointly inherited the aforesaid property while they were minors and their mother Smt. Niharbala Devi was appointed guardian on 1st December, 1927 in Act VIII Misc. Case No.123 of 1927 by the Additional District Judge of Cawnpore of the persons and properties of the said wards Debendra Nath Ganguli, Ganendra Nath Ganguli, Ramendra Nath Ganguli and Somendra Nath Ganguli and thereafter the said Smt. Niharbala Debi ceased to be the certificated guardian of the persons and properties of the said wards Debendra Nath Ganguli, Ganendra Nath Ganguli, Ramendra Nath Ganguli and Somendra Nath Ganguli on their attaining majority.

AND WHEREAS the said Debendra Nath Ganguli, Ganendra Nath Ganguli, Ramendra Nath Ganguli and Somendra Nath Ganguli on attaining majority, since are possessing and enjoying with full right absolute title and interest jointly and undividedly the said property when their mother the said Smt. Niharbala Debi died on 2nd February, 1960.

AND WHEREAS thereafter said Debendra Nath Ganguli on or about 20th November, 1961 purchased from one Jiban Krishna Banerjee, **ALL THAT** piece and parcel of land measuring 1 (One)

Chittack 42 (Forty-Two) Square Feet more or less being known and numbered as the then Premises No.9/1/A, Halder Para Road, Police Station : Bhowanipore by way of a registered Deed of Conveyance, which is the absolute property of the said Debendra Nath Ganguli in exclusion of his other three brothers viz. Ganendra Nath Ganguli, Ramendra Nath Ganguli and Somendra Nath Ganguli.

AND WHEREAS while absolutely seized and possessed the aforesaid properties viz. Premises Nos.9 & 9/1/A, Halder Para Road, the aforesaid four brothers felt difficulties to enjoy and possesses their aforesaid properties in ejmali and for that they have duly partitioned their aforesaid properties by metes and bounds amongst themselves by way of a registered Deed of Partition, which was duly registered on 21st April, 1964 in the Office of the Sub-Registrar of Alipore, South 24 Parganas and recorded in Book No.I, Volume No.71, Pages 47 to 64, Being No.2920 for the year 1964.

AND WHEREAS in terms of the said Deed of Partition dated 21st April, 1964, the said Ganendra Nath Ganguli being the First Part absolutely got and allotted **ALL THAT** piece and parcel of

land measuring about 2 (Two) Cottahs 27 (Twenty-Seven) Square Feet more or less together with structures measuring more or less 1307 (One Thousand Three Hundred Seven) Square Feet in the Ground Floor and First Floor standing thereon. The property thereby allotted to said Ganendra Nath Ganguli has been morefully described in the **SCHEDULE - "A"**, shown and delineated with colour "**BROWN**" marked as **LOT** or **PLOT : "A"** in the **MAP** or **PLAN** annexed to the said Deed of Partition.

AND WHEREAS after such partition, the said Ganendra Nath Ganguli became the sole and absolute Owner of the aforesaid property and duly mutated his name with the Office of the then Calcutta Corporation and thereafter the Kolkata Municipal Corporation and after such mutation, the aforesaid property known and numbered as Municipal Premises No.9A, Gurupada Halder Road, Police Station : previously Bhowanipore now Kalighat, Kolkata : 700026, under Ward No.83 and absolutely seized and possessed the same by paying taxes thereto.

AND WHEREAS thereafter said Ganendra Nath Ganguli died testate on 25th March, 1981 leaving behind him surviving his wife Smt. Shefalika Ganguli and two sons viz. Nirmalya Ganguli

and Partha Ganguli and one daughter Smt. Bharati Bhattacharyya, as his only legal heirs and successors.

AND WHEREAS thereafter said Smt. Shefalika Ganguli died intestate on 10th November, 1986 and said Nirmalya Ganguli also died intestate as bachelor on 19th January, 1998.

AND WHEREAS while absolutely seized and possessed the aforesaid property as Owner thereof, the said Ganendra Nath Ganguli's Will was probated.

AND WHEREAS after such inheritance, the said Partha Ganguli became the sole Owner of the aforesaid property as per terms of the said Will dated 18th November, 1987.

AND WHEREAS in the manner stated above, the said Partha Ganguli became the sole and absolute Owner of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 2 (Two) Cottahs 27 (Twenty-Seven) Square Feet more or less in addition of a share of the common passage and sewers ditches measuring 53.75 Square Feet totaling 1520.75 Square Feet together with structures measuring more or less 1147 (One

Thousand One Hundred Forty-Seven) Square Feet standing thereon on the Ground Floor and First Floor, being known and numbered as Municipal Premises No.9A, Gurupada Halder Road, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.83 and since then has been possessing the same uninterruptedly by doing all acts of ownership and paying taxes thereto.

AND WHEREAS in terms of the said Deed of Partition dated 21st April, 1964, the said Ramendra Nath Ganguli being the Third Part absolutely got and allotted **ALL THAT** piece and parcel of land measuring about 2 (Two) Cottahs 7 (Seven) Square Feet more or less together with structures standing thereon. The property thereby allotted to said Ramendra Nath Ganguli has been morefully described in the **SCHEDULE - "B"**, shown and delineated with colour "**GREEN**" marked as **LOT** or **PLOT** : "**B**" in the **MAP** or **PLAN** annexed to the said Deed of Partition.

AND WHEREAS after such partition, the said Ramendra Nath Ganguli became the sole and absolute Owner of the aforesaid property and duly mutated his name with the Office of the then Calcutta Corporation and thereafter the Kolkata Municipal

Corporation and after such mutation, the aforesaid property known and numbered as Municipal Premises No.9B, Gurupada Halder Road, Police Station : previously Bhowanipore now Kalighat, Kolkata : 700026, under Ward No.83 and absolutely seized and possessed the same by paying taxes thereto.

AND WHEREAS while absolutely seized and possessed the aforesaid property as Owner thereof, the said Ramendra Nath Ganguli, he died intestate on 7th March, 1999 leaving behind him surviving his wife Smt. Ava Ganguli, two sons viz. Dipankar Ganguli, Rahul Ganguli and one daughter viz. Sikhorini Mukherjee, as his only legal heirs and successors, who jointly inherited the aforesaid property as per Hindu Succession Act, 1956.

AND WHEREAS after demise of said Ramendra Nath Ganguli, his wife, two sons and one daughter became the joint Owners of the aforesaid property and while absolutely seized and possessed the same jointly, the said Smt. Ava Ganguli died intestate on 10th January, 2003 leaving behind surviving her aforesaid two sons and one daughter, as her only legal heirs and successors.

AND WHEREAS while absolutely seized and possessed the aforesaid property jointly, said Smt. Sikhorini Mukherjee gifted away her undivided 1/3rd share of the aforesaid property unto and in favour of her two brothers viz. Dipankar Ganguli and Rahul Ganguli by virtue of a registered Deed of Gift absolutely and forever. The aforesaid Deed of Gift was duly registered on 23rd November, 2016 in the Office of the Additional Registrar of Assurance - 1 at Kolkata and recorded in Book No.I, Volume No.1901-2016, Pages 270684 to 270715, Being No.190108281 for the year 2016.

AND WHEREAS in the manner stated above, the said Dipankar Ganguli and Rahul Ganguli, became the absolute joint Owners of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 2 (Two) Cottahs 7 (Seven) Square Feet more or less in addition of a share of the common passage and sewers ditches measuring 53.75 Square Feet totaling 1500.75 Square Feet together with structures measuring more or less 1278 (One Thousand Two Hundred Seventy-Eight) Square Feet in the Ground Floor and First Floor standing thereon, being known and numbered as Municipal Premises No.9B, Gurupada Halder Road, Police Station : Kalighat, Kolkata : 700026, within the

limits of the Kolkata Municipal Corporation, under Ward No.83 and since then have been possessing the same uninterruptedly by doing all acts of ownership and paying taxes thereto.

AND WHEREAS in terms of the said Deed of Partition dated 21st April, 1964, the said Somendra Nath Ganguli being the Third Part absolutely got and allotted **ALL THAT** piece and parcel of land measuring about 1 (One) Cottah 11 (Eleven) Chittacks 15 (Fifteen) Square Feet more or less together with structures standing thereon. The property thereby allotted to said Somendra Nath Ganguli has been morefully described in the **SCHEDULE - "C"**, shown and delineated with colour "**RED**" marked as **LOT or PLOT : "C"** in the **MAP or PLAN** annexed to the said Deed of Partition.

AND WHEREAS after such partition, the said Somendra Nath Ganguli became the sole and absolute Owner of the aforesaid property and duly mutated his name with the Office of the then Calcutta Corporation and thereafter the Kolkata Municipal Corporation and after such mutation, the aforesaid property known and numbered as Municipal Premises No.9C, Gurupada Halder Road, Police Station : previously Bhowanipore now

Kalighat, Kolkata : 700026, under Ward No.83 and absolutely seized and possessed the same by paying taxes thereto.

AND WHEREAS while absolutely seized and possessed the aforesaid property as Owner thereof, the said Somendra Nath Ganguli, he died intestate on 25th December, 1992 leaving behind him surviving his wife Smt. Dipty Ganguli and one son Debasis Ganguli, as his only legal heirs and successors, who jointly inherited the aforesaid property as per Hindu Succession Act, 1956.

AND WHEREAS in the manner stated above, the said Smt. Dipty Ganguli and Debasis Ganguli became the absolute joint Owners of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 1 (One) Cottah 11 (Eleven) Chittacks 15 (Fifteen) Square Feet more or less in addition of a share of the common passage and sewers ditches measuring 53.75 Square Feet totaling 1283.75 Square Feet together with structures measuring more or less 1046 (One Thousand Forty-Six) Square Feet in the Ground Floor and First Floor standing thereon, being known and numbered as Municipal Premises No.9C, Gurupada Halder Road, Police Station : Kalighat,

Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.83 and duly mutated their names with the Office of the Kolkata Municipal Corporation and since then have been possessing the same uninterruptedly by doing all acts of ownership and paying taxes thereto. Subsequently, Smt. Dipty Ganguli expired on 21st September, 2017. Smt. Dipty Ganguli died intestate leaving behind her only son and successor Sri Debasis Ganguli.

AND WHEREAS in terms of the said Deed of Partition dated 21st April, 1964, the said Debendra Nath Ganguli absolutely got and allotted **ALL THAT** piece and parcel of land measuring about 2 (Two) Cottahs 13 (Thirteen) Chittacks 14 (Fourteen) Square Feet more or less together with structures measuring more or less 1314 (One Thousand Three Hundred Fourteen) Square Feet in the Ground Floor and First Floor standing thereon. The property thereby allotted to said Debendra Nath Ganguli has been morefully described in the **SCHEDULE - "D"**, shown and delineated with colour "**YELLOW**" marked as **LOT** or **PLOT : "D"** in the **MAP** or **PLAN** annexed to the said Deed of Partition.

AND WHEREAS after such partition, the said Debendra Nath Ganguli became the sole and absolute Owner of the aforesaid

property and duly mutated his name with the Office of the then Calcutta Corporation and thereafter the Kolkata Municipal Corporation and after such mutation, the aforesaid property known and numbered as Municipal Premises No.9D, Gurupada Halder Road, Police Station : previously Bhowanipore now Kalighat, Kolkata : 700026, under Ward No.83 and absolutely seized and possessed the same by paying taxes thereto.

AND WHEREAS in terms of the said Deed of Partition dated 21st April, 1964, the said Debendra Nath Ganguli also absolutely got and allotted **ALL THAT** piece and parcel of land measuring about 1 (One) Chittack 42 (Forty-Two) Square Feet more or less together with structures standing thereon, which he solely purchased from Jiban Krishna Banerjee. The property thereby allotted to said Debendra Nath Ganguli has been morefully described in the **SCHEDULE - "D1"**, shown and delineated with colour "**AMBER**" in the **MAP** or **PLAN** annexed to the said Deed of Partition.

AND WHEREAS one Jiban Krishna Banerjee, Biswanath Banerjee and Anil Kumar Banerjee were jointly seized and possessed of and otherwise well and sufficiently entitled as

absolute Owners to the lands hereditaments and being Owners of Municipal Premises No.9/6 (Old Number 9/1/A), Haldar Para Road in Mouza : Kalighat, Dihi : Panchannagram, Pargana : Khaspur, Division : 6, Sub-Division : E, Old Holding No.131 and New Holding No.52, under Collectorate of 24 Parganas comprising of 16 (Sixteen) Cottahs 13 (Thirteen) Chittacks and 10 (Ten) Square Feet Lakheraj Bastu land within the Municipal limits of the town of Calcutta, Police Station : Bhowanipore, in the District of 24 Parganas.

AND WHEREAS while absolutely seized and possessed the aforesaid property as joint Owners thereof, the aforesaid persons felt difficulties to enjoy and possesses their aforesaid property jointly and/or ejmali and for that they have duly partitioned their aforesaid property amongst themselves by metes and bounds by execution and registration of a Deed of Partition, which was duly registered on 4th February, 1957 in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Volume No.57, Pages 186 to 207, Being No.3120 for the year 1957.

AND WHEREAS in terms of the said Deed of Partition, the said Jiban Krishna Banerjee absolutely got and allotted Plot No.2

and C-5 within the aforesaid premises, morefully described and marked in the **MAP No.1** coloured with "**RED**" annexed to the **MAP** or **PLAN** said Deed of Partition, comprising of an area of 2 (Two) Cottahs 4 (Four) Chittacks 39 (Thirty-Nine) Square Feet more or less and absolutely seized and possessed the same as Owner thereof.

AND WHEREAS while absolutely seized and possessed the aforesaid property as Owner thereof, said Jiban Krishna Banerjee sold, transferred and conveyed land measuring 6 (Six) Chittacks 43 (Forty-Three) Square Feet more or less out of his aforesaid property unto and in favour of Debendra Nath Ganguli and Smt. Ila Ganguli by virtue of a registered Deed of Conveyance for the valuable consideration mentioned therein. The aforesaid Deed of Conveyance was registered on 12th March, 1973 in the Office of the District Sub-Registrar at Alipore and recorded in Book No.I, Volume No.48, Pages 118 to 126, Being No.1249 for the year 1973.

AND WHEREAS after such partition, the said Debendra Nath Ganguli became the sole and absolute Owner of the aforesaid property and duly mutated his name with the Office of the then

Calcutta Corporation and thereafter the Kolkata Municipal Corporation and after such mutation, the aforesaid property known and numbered as Municipal Premises No.9D, Gurupada Halder Road, Police Station : previously Bhowanipore now Kalighat, Kolkata : 700026, under Ward No.83 and absolutely seized and possessed the same by paying taxes thereto.

AND WHEREAS the said Debendra Nath Ganguli along with his wife Ila Ganguli purchased an adjoining plot of land with structure standing thereon with address 9/6B, Gurupada Halder Road, Kolkata : 700026, in Ward No.83 of the then Calcutta Municipal Corporation and now the Kolkata Municipal Corporation and duly mutated the same in their joint names.

AND WHEREAS after such purchase, the said Debendra Nath Ganguli and Smt. Ila Ganguli became the joint Owners of the aforesaid property and duly mutated their names with the Office of the then Calcutta Corporation and thereafter the Kolkata Municipal Corporation and after such mutation, the aforesaid property known and numbered as Municipal Premises No.9/6B, Gurupada Halder Road, Police Station : previously Bhowanipore now Kalighat, Kolkata : 700026, under Ward No.83 and

absolutely seized and possessed the same by paying taxes thereto.

AND WHEREAS while absolutely seized and possessed the aforesaid property as Owner thereof, the said Debendra Nath Ganguli, he died intestate on 25th March, 1991 leaving behind him surviving his wife Smt. Ila Ganguli, as his only legal heir and successor, who inherited the aforesaid property as per Hindu Succession Act, 1956.

AND WHEREAS in the manner stated above, the said Smt. Ila Ganguli became the sole and absolute Owner of the following properties i.e. **ALL THAT** piece and parcel land measuring 2 (Two) Cottahs 13 (Thirteen) Chittacks 14 (Fourteen) Square Feet more or less in addition of a share of the common passage and sewers ditches measuring 53.75 Square Feet totaling 2092 Square Feet together with structure measuring more or less 1314 (One Thousand Three Hundred Fourteen) Square Feet standing thereon in the Ground Floor and First Floor, being known and numbered as Municipal Premises No.9D, Gurupada Halder Road, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward

No.83, **ALL THAT** piece and parcel land measuring 1 (One) Chittack 42 (Forty-Two) Square Feet more or less together with structure measuring 87 (Eighty-Seven) Square Feet more or less, being known and numbered as Municipal Premises No.9D, Gurupada Halder Road, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.83 and **ALL THAT** piece and parcel land measuring 6 (Six) Chittacks 43 (Forty-Three) Square Feet more or less together with structure measuring more or less 283 (Two Hundred Eighty-Three) Square Feet standing thereon, being known and numbered as Municipal Premises No.9/6B, Gurupada Halder Road, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.83 and since then has been possessing all the three properties uninterruptedly by doing all acts of ownership and paying taxes thereto.

AND WHEREAS while absolutely seized and possessed of the aforesaid property as one of the Co-Owners thereof, said Ila Ganguli died intestate and issueless on 3rd July, 2021 and after her demise, her share in the aforesaid property devolved upon Partha Ganguli, Dipankar Ganguli, Rahul Ganguli, Debasis

Ganguli, Smt. Bharati Bhattacharyya and Smt. Sikhorini Mukherjee as per Hindu Succession Act, 1956 being the legal heirs of her deceased husband Debendra Nath Ganguli.

AND WHEREAS in the manner stated above said Partha Ganguli, Dipankar Ganguli, Rahul Ganguli, Debasis Ganguli, Smt. Bharati Bhattacharyya and Smt. Sikhorini Mukherjee became the joint Owners **ALL THAT** piece and parcel land measuring 1 (One) Chittack 42 (Forty-Two) Square Feet more or less together with structure measuring 87 (Eighty-Seven) Square Feet more or less, being known and numbered as Municipal Premises No.9C, Gurupada Halder Road, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.83 and since then have been possessing the same uninterruptedly by doing all acts of ownership and paying taxes thereto.

AND WHEREAS in terms of the said Deed of Partition dated 21st April, 1964, land measuring 1 (One) Chittack 26 (Twenty-Six) Square Feet to be used as common passage and the land measuring 3 (Three) Chittacks 9 (Nine) Square Feet to be used as sewer ditch by all the Co-Owners of the original Owner

Ghanashyam Ganguli and since then has been possessing the same uninterruptedly by doing all acts of ownership and paying taxes thereto.

AND WHEREAS Partha Ganguli, Dipankar Ganguli, Rahul Ganguli, Debasis Ganguli, Smt. Bharati Bhattacharyya and Smt. Sikhorini Mukherjee are the present joint Owners of the Municipal Premises No.9C, Gurupada Halder Road, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.83 and have recorded and mutated their names in the records of the Kolkata Municipal Corporation.

AND WHEREAS for better benefit and enjoyment of the Owners herein, they have jointly decided to erect and construct a single Building by amalgamating all their five separated properties into one single property and on the basis of the same all the Owners herein have jointly agreed to exchange undivided share of land from their respective properties in between themselves.

AND WHEREAS accordingly, the Owners herein exchanged some portions in between themselves by way of a registered

Deed of Exchange, which was duly registered on 13th December, 2017 in the Office of the District Sub-Registrar – I at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1601-2017, Pages from 116838 to 116891, Being No.160103730 for the year 2017.

AND WHEREAS after such amalgamation, the aforesaid properties at 9A, 9B, 9C, 9D & 9/6B, Gurupada Halder Road, Kolkata : 700026 were duly amalgamated into one single premises being Municipal Premises No.9C, Gurupada Halder Road, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.83 and the same was duly mutated in the name of the Owners herein and they used to pay the necessary taxes to the Kolkata Municipal Corporation in respect of their said amalgamated property.

AND WHEREAS in the manner stated above, the said Partha Ganguli, Dipankar Ganguli, Rahul Ganguli, Debasis Ganguli, Smt. Bharati Bhattacharyya and Smt. Sikhorini Mukherjee, the Party hereto of the One Part herein became the joint Owners of the aforesaid property i.e. **ALL THAT** piece and parcel of land

measuring about 9 (Nine) Cottahs 7 (Seven) Chittacks 3 (Three) Square Feet be the same a little more or less together with structure measuring more or less 6798 (Six Thousand Seven Hundred Ninety-Eight) Square Feet standing thereon, being known and numbered as Municipal Premises No.9C, Gurupada Halder Road, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.83, morefully described in the **SCHEDULE** - "A" hereunder written and hereinafter called and referred to as "the **SAID PROPERTY**" and since then have been possessing the same uninterruptedly by doing all acts of ownership and paying taxes thereto, having their respective shares therein, which are as follows :-

NAME	UNDIVIDED SHARE OF LAND	UNDIVIDED AREA OF LAND (Sq.Ft.)	UNDIVIDED AREA OF STRUCTURE (Sq.Ft.)
PARTHA GANGULI	28.480%	1936.210	1936.210
DIPANKAR GANGULI	15.120%	1027.345	1027.345
RAHUL GANGULI	15.115%	1027.345	1027.345
DEBASIS GANGULI	31.115%	2114.670	2114.670
SMT. BHARATI BHATTACHARYYA	06.110%	0415.460	0415.460
SMT. SIKHORINI MUKHERJEE	04.070%	0276.970	0276.970

AND WHEREAS the Party hereto of the One Part has decided to develop their said property by raising a multistoried Building

over the said property after sanction of the Building Plan from the Kolkata Municipal Corporation.

AND WHEREAS accordingly the Party hereto of the One Part herein all jointly entered into a registered Development Agreement with the Developer herein represented by its the then Partners viz. **GAUTAM BANERJEE & DEBOJIT CHAKRABORTY** on 29th December, 2023, which was duly registered in the Office of the District Sub-Registrar – II at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1602-2024, Pages from 15921 to 16011, Being No.160200155 for the year 2024 under certain terms & conditions as set forth therein.

AND WHEREAS in terms of the said registered Development Agreement dated 29th December, 2023, the Developer herein represented by its the then Partners viz. **GAUTAM BANERJEE & DEBOJIT CHAKRABORTY** has already got a Building Plan sanctioned from the Kolkata Municipal Corporation bearing B.P. No.2023080102 dated 29th January, 2024 for construction of the said G+IV storied Building upon the said property.

AND WHEREAS meanwhile one of the Partners of the Developer herein viz. **DEBOJIT CHAKRABORTY** died intestate on 16th May,

2025 leaving behind him surviving his wife Smt. Swapna Chakraborty and one son Trisit Chakraborty, as his only legal heirs and successors to inherit all the estate left by him, according to Hindu Succession Act, 1956.

AND WHEREAS after such inheritance said Swapna Chakraborty and Trisit Chakraborty acquired all the right, title and interest in the aforesaid Partnership Firm viz. "**CALCUTTA CONSTRUCTION**" as well as also in respect of the Municipal Premises Nos.57A, Gurupada Halder Road and Premises No.7B, Nepal Bhattacharjee Street, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.83 and accordingly they stepped into their shoes in place of the deceased **DEBOJIT CHAKRABORTY** in the aforesaid Partnership Firm viz. "**CALCUTTA CONSTRUCTION**".

AND WHEREAS due to reason stated above, the said registered Development Agreement dated 29th December, 2023 was cancelled by way of execution of a registered Deed of Cancellation dated , 2025, which was duly registered in the Office of the District Sub-Registrar - II at Alipore, South 24 Parganas and recorded in Book No.1, Volume

No.1602-2025, Pages from to , Being
No.1602 for the year 2025.

AND WHEREAS at this juncture, the Owners herein entered into this fresh Development Agreement with the Developer herein for construction of the said Building as per the said sanctioned Building Plan dated 29th January, 2024 under certain terms & conditions as hereinafter appearing and after completion of the construction of the proposed Building, the Developer shall be entitled to dispose of the Developer's allocated constructed area in any manner it may choose to build Flats, Apartments and spaces to any intending Purchaser thereof as may be chosen and selected by the Developers.

NOW THIS AGREEMENT WITNESSETH are as follows :-

1. **OWNERS :-**

Shall mean (1) **SRI PARTHA GANGULI**, son of Late Ganendra Nath Ganguli of 9C, Gurupada Halder Road, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026, (2) **SRI DIPANKAR GANGULI**, (3) **SRI RAHUL GANGULI**, Nos.2 & 3 both are sons of Late Ramendra Nath Ganguli, both are of 9C, Gurupada Halder Road,

Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026, (4) **SRI DEBASIS GANGULI**, son of Late Somendra Nath Ganguli of 9C, Gurupada Halder Road, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026 and at present residing in U.S.A. at 2723 Mariposa Way, Round Rock, Texas 78665, U.S.A. (5) **SMT. BHARATI BHATTACHARYYA**, daughter of Late Ganendra Nath Ganguli and wife of Sri Amitabh Bhattacharyya of 103, "ASHROY APARTMENT", C10, Armstrong Avenue, Bidhannagar, Durgapur, Post Office : Bidhannagar, Police Station : Bidhannagar, Pin : 713212, West Bengal, being represented by her constituted Attorney **SRI PARTHA GANGULI**, son of Late Ganendra Nath Ganguli of 9C, Gurupada Halder Road, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026 appointed by dint of a General Power of Attorney dated 11th April, 2023 and (6) **SMT. SIKHORINI MUKHERJEE**, wife of Sri Raghunath Mukherjee and daughter of Late Ramendranath Ganguli of 8260 Bentwood Circle E Dr. Apt 1B, Indianapolis, Indiana 46268, United States of America, being represented by her constituted Attorney **SRI PARTHA GANGULI**, son of Late Ganendra Nath

Ganguli of 9C, Gurupada Halder Road, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026 appointed by dint of a General Power of Attorney dated 19th March, 2022 and each of their respective heirs, executors, administrators, legal representatives and assigns.

2. **DEVELOPER :-**

Shall mean **CALCUTTA CONSTRUCTION**, having its registered Office at 57A, Gurupada Halder Road, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026 and operating Office at 7B, Nepal Bhattacharjee Street, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026, having represented by its Partners namely, (1) **SRI GAUTAM BANERJEE**, son of Late Kashi Nath Banerjee of 1C, Nepal Bhattacharjee Street, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026, (2) **SRI TRISIT CHAKRABORTY**, son of Late Debojit Chakraborty of 7A, Nepal Bhattacharjee Street, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026 and (3) **SMT. SWAPNA CHAKRABORTY**, wife of Late Debojit Chakraborty of 7A, Nepal Bhattacharjee Street, Post Office : Kalighat, Police Station : Kalighat,

Kolkata : 700026 and include its successors-in-office and assigns.

3. **THE SAID PROPERTY :-**

Shall mean **ALL THAT** piece and parcel of land measuring about 9 (Nine) Cottahs 7 (Seven) Chittacks 3 (Three) Square Feet be the same a little more or less together with structure measuring more or less 6798 (Six Thousand Seven Hundred Ninety-Eight) Square Feet standing thereon, being known and numbered as Municipal Premises No.9C, Gurupada Halder Road, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.83.

4. **BUILDING :-**

Shall mean and include the Building to be constructed at the property mentioned in earlier paragraph in accordance with said sanctioned Building Plan dated 29th January, 2024.

5. **LICENCE TO DEVELOP :-**

A. The Owners hereby entrust handover and give licence to the Developer to enter into the said

property, demolish the existing structures, develop the property and construct multistoried Building thereon containing dwelling units and/or ownership Flats with the best materials and in accordance with the Plans and Specifications mentioned hereinafter.

B. The Developer hereby agrees to develop and/or cause to be developed the said property by constructing one or more Buildings with best materials containing in the Buildings, dwelling units and/or Flats in accordance with the Specifications and Plans, the rules and regulations in relation thereto with the approval and/or sanction of the concerned Authorities and at its own costs, expenses and arranging its own finance and at its own risk and responsibility.

6. That the Owners shall always remain liable to execute and register appropriate Deed of Conveyances to sell, transfer and convey in favour of other Flat Occupiers, their proportionate undivided share and interest in the land

beneath the Building at the costs and expenses of the Developer or intending Flat occupiers, whenever called upon by the Developer without in any way demanding the price at which the said undivided share in the land of the said premises is sold or any part thereof received by the Developer against such sale. The Owners shall execute and register such Deeds only after getting their allotted constructed area must be completed in all respect for residential purpose.

7. **COMMON FACILITIES :-**

Shall mean and include corridors, stairs, ways, passages, way, drive ways, lift, common lavatories provided by the Developer, water pump and water and facilities, which will be provided by the Developer in the new Building. The occupiers of the proposed multistoried Building and the Purchasers of the Flats of the proposed multistoried Building shall have the right to enjoy the roof of the proposed Building and to maintain it including the water reservoir besides the common enjoyment of the common parts of the Building. That the Owners apart from receiving their allocated portion of the proposed Building

shall also be entitled to easement rights in common with the said Building in respect of the common areas and facilities provided therein.

8. **SALEABLE SPACE :-**

Shall mean the space in the new Building available for independent use and occupation after providing Owners' allocation and making due provisions for common facilities and space required thereof by the Developers.

9. **OWNERS' ALLOCATION :-**

On completion of the new Building, the Owners shall be at the first instance entitled to get 50% of the total F.A.R. out of 100% of the total F.A.R. i.e. entire Third Floor and Fourth Floor and four numbers of Car Parking Spaces in the Ground Floor from the proposed Building in finished and complete condition. The aforesaid Owners' allocation are morefully described in the **SCHEDULE - "B"** hereunder written and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE - "D"** hereunder written and the aforesaid allocation will be demarcated afterwards by correspondences.

10. **DEVELOPER'S ALLOCATION :-**

Shall mean the rest and/or remaining portions of the proposed Building i.e. entire First Floor and Second Floor and four numbers of Car Parking Spaces in the Ground Floor after providing for the Owner's allocation. The aforesaid Developer's allocation are morefully described in the **SCHEDULE** – "C" hereunder written

11. **THE ARCHITECT :-**

Shall mean such person or persons with requisite qualification, who will be appointed by the Developer for designing and Planning of the new Building.

12. **BUILDING PLAN :-**

Will mean such Plan, which has already been sanctioned by the Kolkata Municipal Corporation vide B.P. No.2023080102 dated 29th January, 2024 or any modification thereto as the case may be.

13. **TRANSFER :-**

With its grammatical variations shall include transfer by possession and by and other means adopted for effecting

what is understood as a transfer of space in multistoried Building to purchase thereof although the same may not amount to a transfer in law without causing in any manner inconvenience or disturbance to the Owners.

14. **TRANSFeree** :-

Shall mean a person, Firm, Limited Company, Association of persons to whom any space in the Building will be transferred.

15. **TIME** :-

Shall mean the construction shall be completed positively within 18 (Eighteen) months from the date of execution of this Agreement.

16. **WORDS** :-

Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and neutral gender shall include masculine and feminine genders.

17. **POWER OF ATTORNEY** :-

- A. The Owners shall at the costs and request of the Developer execute a Development Power of Attorney

in favour of the Developer giving them all necessary power required to carry out the work of the development and completion of the project.

- B. That with the execution of these presents, the Owners shall remain liable to execute and register Power of Attorney in favour of the Developer granting due and all requisite authority to the Developer to enter upon the said premises, take measurement and construct the proposed Building, pursue the sanction of the Plan of the construction of the Building, representing the Owners before all Authorities for modification of the said sanctioned Building Plan dated 29th January, 2024, submit application on behalf of the Owners for procuring the Building materials and/or otherwise to pursue to fulfill the above objectives.

18. **OWNERS TO EXECUTE DOCUMENTS :-**

That the Owners shall at the request of the Developer, execute such documents, papers, memorandum and deeds in furtherance of these presents which the

Developer may require from the Owners for smooth and expeditious construction of the proposed Building, use and occupation thereof.

19. **DEVELOPER'S UNDERTAKING :-**

A. The Developer hereby agrees that it shall keep the Owners indemnified, harmless against all Third Party claims or actions arising out of any act of omission and commission on the part of the Developer, its agent, men or labourers during the construction of the proposed Building.

20. **COMMENCEMENT :-**

This Agreement shall commence or shall be deemed to have commenced on and with effect from the date of execution of this Agreement.

21. **NOT A DEMISE :-**

It is declared and agreed that these presents shall not be treated as a Conveyance or demise or transfer of any right or title or interest in the said property to the Developer excepting the right to develop and/or construct

multistoried Buildings after demolition of the existing structures and these presents shall be treated only as a license in favour of the Developer to do all acts, things and deeds expressly provided herein and contained in the Power of Attorney to be executed.

22. **DEVELOPER'S RIGHT :-**

- A. The Owners hereby grant, subject to what have been hereunder provided exclusive right to the Developer to build upon and to exploit commercially the said plot of land and shall be able to construct the new Building thereon in accordance with the said sanctioned Building Plan dated 29th January, 2024 with or without any amendment and/or modification thereto made or cause to be made by the parties hereto subject to the approval of the Kolkata Municipal Corporation and/or statutory Authority.
- B. All application, Plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from

the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners at its own costs and expenses and the Developer shall pay charges and bear all fees including Architect's fees required to be paid.

- C. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said property or any part thereof to the Developer or as creating any right, title or interest in respect of the Developer other than an exclusive right and interest by the Developer to commercially exploit the same in terms hereof and to deal with the Developer's allocation in the new Building in the manner herein after stated.
- D. That it is clearly understood that the Developer by virtue of these presents shall not acquire any right, title or interest in the said property consequent upon the Owners handing over complete possession to the said property to the Developer subject to the condition that the proposed Building and dispose of

its share of the Building in terms of these presents without any let, hindrance on the part of the Owners or their agents and men or anybody claiming under them.

- i. In the event, the Kolkata Municipal Corporation or any statutory Authority requires any modification of the Plan/s submitted by the Owners, the Developer shall cause the Architect's drawing/plans to be altered changed as may be required by the said Architect and the Owners will with the approval of the Developer submit the modified Plans/drawings in addition to the original Plan submitted by the Owner and the Developer shall bear all costs thereof for sanctioning the drawing/Plans by the Kolkata Municipal Corporation and/or the statutory Authorities.
- ii. If, required the Owners shall give a Development Power of Attorney in favour of

any of the Partners of the Developer only for the purpose of sanction/corrections and/or amendment of the Plan of the Building at the said premises and/or already sanctioned subject to approval by the Owners.

- iii. After getting free and vacant possession of the said premises, demolition of the existing Building/structures on the said premises and removal of the debris shall be the responsibility and at the cost of the Developer only, provided, however, that all debris, salvages and materials arising therefrom shall belong solely to the Developer in usual course of the Development Agreement, except few articles which the Developer has agreed to deliver to the Owners as per correspondence made among them in this regard.

23. **OWNERS' RIGHT AND REPRESENTATION :-**

- A. The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.

- B. None other than the Owners have any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.
- C. There is no excess vacant land at the said property within the meaning of the Urban Land (ceiling and regulation) Act, 1976.

24. **SPACE ALLOCATION** :-

- A. The common area/facilities shall be jointly owned by the Owners and the Developer for the common use and enjoyment of Owners'/Developer's allocation of space.
- B. On completion of the Building but before giving possession, both the Owners and the Developer will conduct a joint survey of the super built up space/area in their respective allocation to ascertain the actual measurement of the area/space in their respective allocation.

25. **CONSIDERATION** :-

- A. In consideration of the Owners having agreed to permit the Developer to commercially exploit the

said property and to construct, erect and build a new Building in accordance with the said sanctioned Building Plan dated 29th January, 2024 and in accordance with the specification and materials description of which are stated in details in **SCHEDULE** - "D" hereunder written.

- B. On completion of the new Building, the Owners shall be at the first instance entitled to get 50% of the total F.A.R. out of 100% of the total F.A.R. i.e. entire Third Floor and Fourth Floor and four numbers of Car Parking Spaces in the Ground Floor from the proposed Building in finished and complete condition. The aforesaid Owners' allocation are morefully described in the **SCHEDULE** - "B" hereunder written and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE** - "D" hereunder written and the aforesaid allocation will be afterwards by correspondences.

26. **POSSESSION** :-

- A. The Owners shall give quiet, peaceful and unencumbered possession of the aforesaid property to the Developer simultaneously with the execution of this Agreement enabling the Developer to survey the entire premises and for making soil testing.
- B. The Developer shall complete the construction of the Building positively within 18 (Eighteen) months from the date of execution of this Agreement and shall hand over the Owners' allocation by the Developer with the arrangements and other accessories as per specification given details in **SCHEDULE** - "D" hereunder written.
- C. The Developer shall on completion of the new Building put the Owners in undisputed possession of the Owners' allocation together with all rights in common to the common portion as absolute Owners thereof.
- D. It is specifically agreed and understood by and between the Owners and the Developer i.e. the

Parties to this Deed of Agreement that by virtue of execution of the instant Agreement for Development of the said property in question coupled with execution and registration of the Power of Attorney for development of the said property in question, the Developer in view of the provision laid down in Section 202 & 204 of the Contract Act shall be regarded and construed to have acquired a substantial right in the said property in question, which would also be equated as that of a Co-Owner so far the same relates to the Developer's allocation in the said premises in question.

- E. The Developer shall be exclusively entitled to the Developer's allocation in the new Building with exclusive right to transfer or otherwise deal with or dispose of without any right, title, claim or interest therein whatsoever with or disturb the quiet and peaceful possession of the Developer's allocation. The Owners shall only transfer by way of proper Deed of Conveyance either in favour of the Developer or in favour of the nominee/s of the

Developer, the undivided share of the land excepting the proportionate share of land of the Owners.

- F. In so far as necessary all dealing by the Developer in respect of the new Building shall be in the name of the Owners for which purpose the Owners undertake to give the Developer a Power of Attorney in a form and manner reasonably required by the Developer. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the Owners nor there shall be any clause inconsistent with or against the terms mentioned in this Agreement as well as Laws governing such construction, buy and sell transaction.
- G. That the Owners shall execute the Deed of Conveyance/s in favour of the Developer or its nominee in respect of Developer's allocated portion of the new Building as shall be required by the Developer all costs and all expenses including

Income Tax Clearance Certificate in that behalf will be borne and paid by the Developer.

27. **TITLE DEEDS** :-

The Developer shall put the Owners in possession of the Owners' allocation in Building to be constructed not later than 18 (Eighteen) months from the date of execution of this Agreement, **PROVIDED ALWAYS** the Developer will at its own costs arrange for 4 (Four) numbers of suitable alternative accommodations for the Owners to shift and stay there with their families without being liable to pay anything by way of rent and make satisfactory arrangement including sufficient water and other necessities for their stay free of costs till the Developer shall put the Owners in possession of the Owner's allocation in the Building to be constructed as mentioned herein. However, electricity bills and other expenses which are required for daily need shall be paid by the Owners during their occupation of the said alternative accommodations in respect of the alternative accommodations provided by the Developer and in case the Developer is unable to complete the project within the

stipulated period of 18 (Eighteen) months from the date of execution of this Agreement and thereafter the extended period of 6 (Six) months, in that case, the Developer shall continue to provide the temporary accommodation to the Owners upon payment of the necessary rent till handing over complete Flats to the respective Owners.

28. **COMMON FACILITIES :-**

- A. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the said Building accruing due as and from the date of handing over vacant possession of the said property or part of it by the Owners to the Developer. If there are any dues of property taxes or any Owners' taxes regarding the said property before the date of handing over the same to the Developer that would be borne by the Owners.
- B. As soon as the new Building shall be completed within the time hereinafter mentioned the Developer shall give written notice to the Owners for their allocation in the new Building and there being no

dispute regarding the completing of the new Building in terms of this Agreement and according to the Specification and Plan thereof and certificate of the Architect being produced to the effect and after 30 (Thirty) days from the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as "the **SAID RATES**") payable in respect of the Owners' allocation, the said rates to be apportioned pro-rata with reference to the saleable space in the Building, if they are levied on the new Building as a whole.

- C. From the date of handing over the possession of the Owners' allocation, the Owners shall pay the Developer the service charges for the water supply, common electricity, security charges etc. in the new Building relating to their share of the Building till the Building Association/Society is formed.

- D. Any transfer of any part of the Owners' allocation in the new Building shall be subject to the provisions hereof and the transferee shall thereafter be responsible in respect of the space transferred for payment of the said rate and service charges for the common facilities.
- E. The Owners shall not do any act, deed or thing whereby the Developer shall be prevented from completing the construction of the new Building.
- F. The multistoried Building constructed by the Developer shall install a lift of a reputable manufacturer with adequate safety measures.

29. **COMMON RESTRICTION** ::-

The Owners' allocation in the new Building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's allocation in the new Building intended for common benefits of all occupiers of the new Building, which shall include the followings.

- A. The Owners shall not use or permit to be used of the Owners' allocation in the new Building or any

portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisances hazard to the Owners, Occupiers of the new Building. The Developer and its nominee/s shall also not use or permit to be used of the Developer's allocation in the new Building or any portion thereof for carrying of any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance, hazards to the other proposed Co-Owners of the proposed new Building.

- B. Both the parties shall abide by all laws, bye-laws, rules and regulation of the Government, local bodies and associations when formed in future as the case may be without invading the rights of the Owners.
- C. The respective allottee shall keep their respective allocation in the Building in good working conditions and repairs.

- D. Neither party shall throw any accumulated dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new Building or in the compound corridors any other portions of the new Building.

30. **OWNERS' OBLIGATION** :-

- A. The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the new Building at the said property by the Developer.
- B. The Owners hereby agree and covenant with the Developer not to do any act or deed or thing hereby the Developer may be prevented from selling, assigning and/or disposing of any portion or portions of the Developer's allocation/portion in the new Building or of the said property save and except the undivided share of land of the Owners' allocation.
- C. The Owners shall always at their discretion put their signatures in the Deed of Agreement as

Confirming Party for the allocation of the Developer, regarding selling out undivided share of land of the said property.

- D. The individual share of land/space in the Ground Floor will be sold to the interested Parties, other than commercial establishment/shops and the proceeds will be shared equally by the Owners and the Developer.
- E. The undivided share of land/space in Ground Floor will constitute the available space after allocation of four Car Parking Spaces for the Owners and similarly, four Car Parking Spaces for the Developer.
- F. The Owners hereby agree and covenant with the Developer not to let out, grant, lease, mortgage and/or charges the allocated portion of the Developer in the super built up construction but shall have all right to let out grant, lease, mortgage and/or charges, their allocated portion to any

person/s, company/ies save and except the Developer's allocation.

- G. The Owners hereby agree to put their signatures in the Plans as will be prepared by the Developer through their Architect and all other allied documents including mutation of the property etc.
- H. The Owners shall at the request of the Developer appear before the Registrars of any Registration Office and put their signatures for registration of this Agreement and for other Deeds and documents relating to amalgamation of the said property along with adjoining properties and shall observe/perform all formalities relating to completion of registration of any document.
- I. The Developer shall negotiate with the existing trespasser for vacating the premises by its own effort and cost or else either to compensate by money value or by allocate any space/s from its

allocation i.e. the Developer's allocation from the newly constructed Building.

- J. Both the Owners and the Developer shall share equally the roof right of the proposed Building. In case one more floor is constructed as per the regulations of the Kolkata Municipal Corporation, then the said floor will be shared equally @ 50% each by the Owners and the Developer.

31. **DEVELOPER'S OBLIGATION :-**

The Developer hereby agrees and covenant with the Owners :-

- A. The Developer shall complete the construction of the new Building within 18 (Eighteen) months from the date of execution of this Agreement, the time of completion of the Building shall be strictly observed. The period of construction will be extended, if there is any force majeure, natural calamity or situation beyond the control of the Developer.

- B. The Developer shall not violate or contravene any of the provisions or rules applicable for construction of the Building.
- C. The Developer shall at its own cost arrange 4 (Four) numbers of alternative suitable accommodation for the Owners during the construction period of the new Building till handing over possession of the Owners' allocation. During this period all expenses other than electricity charges will be borne by the Developer and in case, the development/ construction for some reasons not caused by the Owners is delayed/halted then in that case, the Developer shall continue to pay rent for the temporary accommodation allotted to the Owners.
- D. The Developer shall negotiate with the existing Occupiers/Tenants/Trespassers in respect of the said property exclusively for their eviction or else allotment of space from its own share of the developed property, by its own effort and its own cost.

- E. The Developer shall at its own cost demolish the present existing structure standing thereon and shall enjoy the entire debris, salvages and materials arising therefrom, except certain articles, which the Developer has agreed to deliver to the Owners as agreed upon between them, as also by way of correspondences exchanged by them.
- F. As per negotiation, the Developer has already paid a sum of Rs.40,00,000/- (Rupees Forty Lac) only to **SMT. ANINDITA BANERJEE**, wife of Late Abhijit Banerjee for her eviction from the demised premises. Be it noted that originally one Ajit Banerjee was the monthly Tenant in respect of a portion in the Ground Floor of Premises No.9C, Gurupada Halder Road since a long time and after his demise his son Abhijit Banerjee and daughter-in-law Smt. Anindita Banerjee used to occupied the same and subsequently said Abhijit Banerjee also died on 8th November, 2023.

32. **RESTRICTION AS TO USER OF THE BUILDING :-**

No structural alterations in the Building shall be made without the written consent of the management of the

said Building subject however to a sanction of the concerned Authorities, if necessary.

33. **OWNERS' INDEMNITY :-**

The Owners hereby undertake that the Developer shall be entitled to the said constructions and shall enjoy its allocated portion without any interference and/or disturbance provided the Developer perform and fulfills all and singular the terms and conditions herein contained and/or its part to be observed and performed. The Owners have also further represented that they have not entered into any Agreement for Sale in respect of the said property in question with any other person/s and that the said property is not subject of any mortgage, charges or lines and the same is absolutely free from all encumbrances and the Owners have got unfettered indefeasible title, right and interest in respect of the said property in question to enter into the Agreement with the Developer for development of the said property in question and that the said property is not subject of any acquisition or requisition under any Government Scheme and relying on the said representation of the Owners, the

Developer have entered into this Agreement for Development of the said property in question. It is further agreed that in case any defect in title of the Owners transpires later on owing to which the said construction of the multistoried Building, as agreed, in terms of the said Agreement cannot be completed or that right, title and interest of the Owners cannot be conveyed to the intending Buyer(s) willing to purchase Unit/s in Developer's allocation, the Owners shall adequately indemnify the Developer for such defect in title and in consequence of which it shall be optional on the part of the Developer to cancel the Agreement and remove the Power of Attorney with right to claim damage and compensation.

34. **DEVELOPER'S INDEMNITY :-**

- A. The Developer hereby undertakes to keep the Owners indemnified against all Third Party's claims and actions arising out of any sort of act of omission or commission of the Developer in or in relation to the construction of the said new Building strictly in terms of the said sanctioned Building Plan dated 29th January, 2024 on their behalf.

- B. The Developer hereby undertakes to keep the Owners indemnified against all action suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said property and/or in the matter of construction of the Building and/or any defect therein.

35. **MISCELLANEOUS :-**

- A. The Owners and the Developer have entered into the Agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership between the Developer and the Owners. The Parties hereto can proceed with this Agreement.
- B. Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the Owners of the said property or any part thereof to the Developer or as creating any right, title and interest in respect thereof in the Developer other than an exclusive right to exploit the same in terms thereof provided, however, the Developer shall be

entitled to borrow money from any Bank/s without creating any financial liability on the Owners of effecting and their estate shall not be encumbered and/or be liable for payment of any dues of such Bank/s and for that purpose the Developer shall keep the Owners' indemnified against all actions, suits, proceedings and cost, charges and expenses in respect thereof.

- C. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served upon the Owners, if sent to them under registered post with acknowledgement due at the address given in this Agreement.
- D. That the Owners hereby fully agree and consent that the Developer shall have the right to advertise, fix hoarding or signboard of any kind relating to the publicity for the benefit or commercial exploitation of the new Building from the date of execution of this Agreement and on completion of the new Building or earlier all such advertisements and

hoardings shall be cleared of by the Developer at its own costs.

E. The certified copy of the original Agreement and a Xerox copy of the deeds in respect of the said property shall be kept at the City Office of the Developer or at the Office of its agent for the inspection of the intended Purchaser/s. The original/certified copy of the duly completed Development Agreement will remain in safe custody of the Owners.

F. That it is also hereby clearly understood by and between the Parties hereto that the Owners at any time during the construction of the proposed Building shall have right to oversee the work of construction and/or to inspect the construction and/or the materials used in the said construction **PROVIDED ALWAYS** that the Developer constructs the Building as per the said sanctioned Building Plan dated 29th January, 2024 confirming to the construction Specifications as set out in the **SCHEDULE - "D"** hereunder written.

- G. On completion of construction of the new Building s agreed upon, the Developer will furnish a Completion Certificate in accordance with the relevant Law and Recommendations of the Kolkata Municipal Corporation and RERA.

36. **FORCE MAJURE :-**

- A. The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any Force Majeure and this contract shall remain suspended during the duration of such Majeure, if any.
- B. The Force Majeure shall mean floods, earth quake, riot, war, storm, tempest, civil commotion, strikes, lock-out and/or any other fact or commission beyond the control of the parties hereto.

37. **JOINT OBLIGATION :-**

- A. The Developer shall develop and construct multistoried Buildings on the said land as per the

Kolkata Municipal Corporation Rules after utilizing the available F.A.R. as per present rules in vogue.

- B. The Owners will lend their names and signatures in all paper, Plans, documents and deeds those may come on the way of the Developer for successful implementation of the project since the project will be developed in the Owners' name and under the Owners' allocation.
- C. The Owners will forward to the Developer, the Title Deed of the land on execution of the Agreement for Developer's record and reference. The said original Title Deed/s shall ultimately be returned by the Developer to the Owners for its preservation.
- D. That it is hereby agreed by and between the Parties that name of the constructed residential Building shall be chosen in consultation between the Parties herein.

38. **COMPENSATION FOR BREACH** ::-

Either of the Parties herein committing any breach of these presents or any of the terms hereof or unduly delays

performance of its obligations herein shall be liable to pay compensation to the Party aggrieved.

39. **ARBITRATION** ::-

It is hereby agreed by the Parties that all disputes and differences arising out of in relation to those presents or touching the development, demolition of old structures, construction of new Building and in relation thereto shall be referred to an Arbitrator, who will be appointed by the Owners and Developer herein jointly.

40. **JURISDICTION** ::-

A. In case of non-compliance and/or violation of any clause either of the Party shall have the right to sue against each other for the relief as will be entitled to in law and equity and the said cases will be within the territorial jurisdiction of the property under this Agreement.

B. Courts at Calcutta alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the Parties.

- C. The Parties to this Agreement shall abide by all Laws relating to construction of such Buildings by the State and Central Governments and be subject to the Laws of RERA as well as the guidance of CREDAI.

THE SCHEDULE : "A" ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of land measuring an area of 9 (Nine) Cottahs 7 (Seven) Chittacks 3 (Three) Square Feet be the same a little more or less together with structure measuring more or less 6798 (Six Thousand Seven Hundred Ninety-Eight) Square Feet standing thereon, being known and numbered as Municipal Premises No.9C, Gurupada Halder Road, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.83, together with all right, title, interest and right of easement attached thereto and the same is butted & bounded by :-

ON THE NORTH	:	Municipal Corporation Passage ;
ON THE SOUTH	:	Partly 8/1, Gurupada Halder Road and partly 20B, Deb Narayan Banerjee Road ;
ON THE EAST	:	Gurupada Halder Road ;

ON THE WEST

: Partially 9/6A, Gurupada Halder Road and partially 20B Deb Narayan Banerjee Road.

THE SCHEDULE : "B" ABOVE REFERRED TO

(DESCRIPTION OF THE OWNERS' ALLOCATION)

On completion of the new Building, the Owners shall be at the first instance entitled to get 50% of the total F.A.R. out of 100% of the total F.A.R. i.e. entire Third Floor and Fourth Floor and four numbers of Car Parking Spaces in the Ground Floor from the proposed Building in finished and complete condition and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE - "D"** hereunder written and the aforesaid allocation will be afterwards by correspondences. Additionally, the Owners will be entitled to the undivided land/space in the Ground Floor, which the Developer will sell to the interested Parties, other than commercial establishment/ shops and will also share equally the proceeds of the same.

THE SCHEDULE : "C" ABOVE REFERRED TO

(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

ALL THAT the rest and/or remaining portions of the proposed Building i.e. entire First Floor and Second Floor and four

numbers of Car Parking Spaces in the Ground Floor after providing for the Owner's allocation including common spaces, places, staircases and the Developer shall have the right to sell, mortgage lease out and/or rent out the same in whole or in part together with proportionate share of land at the said property, with right to enter into Agreement for Sale of Flat/s, Car Parking Space/s and other space/s with right on common areas and places to the intending Buyer/s etc. and to take advances and entire consideration from him/her/them without any objection or interruption from the Owners.

THE SCHEDULE : "D" ABOVE REFERRED TO

(DESCRIPTION OF THE SPECIFICATION)

- ❖ **FOUNDATION :-**
Building designed of R.C.C. foundation.
- ❖ **STEEL :-**
Standard quality available in the market (Durgapur/
SAIL/TISCO or equivalent).
- ❖ **CEMENT :-**
Standard quality available in the market (Ultratech/
A.C.C./Ambuja or equivalent).

- ❖ **SAND :-**
Course sand.
- ❖ **STONE CHIPS :-**
Standard quality available in the market.
- ❖ **BRICKS :-**
1st class available in the market.
- ❖ **FLOORING & SKIRTING :-**
Bed rooms, kitchen-cum-dining room will be finished with vitrified tiles, the front and back open space will be finished with net cement/mosaic tiles.
- ❖ **SANITARY :-**
P.V.C. pipe lines both outside and concealed.
- ❖ **BATHROOM :-**
Floorings of the bathroom shall be marble/tiles (Nitco/Orient/Jhonson or equivalent) finished with 6' skirting.
- ❖ **TOILETS :-**
 - 7' high glaze tiles round upto linton level.
 - One Western commode (ivory/white) with cistern, taps, commode shower, C.P. towel rod, soap tray, shower.

- Geyser point will be provided in the Toilet.
- Both the toilet will have good quality P.V.C. concealed pipelines.
- One sink/basin for washing/shaving/brushing teeth.

❖ **KITCHEN** :-

- One stainless steel sink.
- Electrical points for water filter, chimney, dishwasher and other gadget.
- Two taps.
- Granite on the top of slab.

❖ **DOORS** :-

P.V.C. door in toilets and good quality phenol bounded flush doors in all inside doors, teak finished flush doors in main door.

❖ **WINDOWS** :-

Aluminum frame sliding windows with glass fittings and SRMB brand M.S. grill.

❖ **ELECTRICAL WORKS** :-

Electrical points for light, fan, refrigerator, television, air-conditioner and washing machine point etc. will be

provided with concealed P.V.C. wiring and complete with distribution boards, sub-distribution board, switch board, with piano type switches and 5amp and 15amp plug point, electrical points will be provided as required. Electrical wires used will be of Polycab/Finolex or equivalent.

❖ **ELECTRICAL METER :-**

The Developer will arrange for the electric meter for common services like roof lights, stair case, lift, passages and Flat Owners except the Party hereto of the One Part will pay the deposit amount proportionately.

❖ **EXTRA WORK :-**

Request for extra work or change from above mentioned specifications and fixing of costly items will be entertained before commencement of the work of the specified items and extra cost to be paid in advance basis as required.

❖ **WATER SUPPLY :-**

Water will be supplied from the supply of Kolkata Municipal Corporation. Water supply from Kolkata

Municipal Corporation will be arranged with underground reservoir and cost of water connection from Kolkata Corporation authority will be borne by the Developer. Overhead water reservoir with water pump will be provided by the Developer.

❖ **PAINTING :-**

- All internal walls will be finished with plaster of paris.
- All external paintings will be with cement based paints, weather proof paints/weather shield.
- All windows will be enamel paints.

❖ **SANITARY :-**

All internal pipelines will be of concealed type. Soil lines are to be connected to underground drainage pipes terminating in front of the main sewerage line of the Kolkata Municipal Corporation just outside the main Building.

❖ **ROOF :-**

The roof will be treated with waterproof adhesive.

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

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata

in the presence of :-

WITNESSES :-

1. *Alipore, Malice*
Alipore Police Court
Kol-27

Partha Ganguli
Self and constituted Attorneys of
(1) SMT. BHARATI BHATTACHARYA
(2) SMT. SIKHORINI MUKHERJEE
Partha Ganguli

2. *Toradwaha*
Alipore Police Court
Kol-27.

Rahul Ganguli
Debasis Ganguli

Signature of the **OWNERS**
CALCUTTA CONSTRUCTION

Partha Sana

Partner

CALCUTTA CONSTRUCTION
Trinit Chakraborty

Partner

Drafted by me :-

Partha Sana
PARTHA SANA
DEED WRITER
L. No. *132/2013*
ALIPORE POLICE COURT
Alipore Judges' Court, Kol: 27.
KOLKATA-700027

Signature of the **DEVELOPER**

Computer typed by :-

Debasish Naskar
DEBASISH NASKAR
Alipore Judges' Court, Kol: 27.

CALCUTTA CONSTRUCTION
Trinit Chakraborty
Partner

GOVT. OF West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260357619628

Details
GRN: 192025260357619628
GRN Date: 25/11/2025 10:03:15
Payment Mode: SBI Epay
Bank/Gateway: SBIEPay Payment Gateway
BRN: 9255475742129
BRN Date: 25/11/2025 10:03:31
Gateway Ref ID: CHV3388731
Method: State Bank of India NB
GRIPS Payment ID: 251120252035761961
Payment Init. Date: 25/11/2025 10:03:15
Payment Status: Successful
Payment Ref. No: 2003142244/1/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr GOUTAM BANERJEE
Address: 1C NEPAL BHATTACHARJEE STREET
Mobile: 9830737513
Period From (dd/mm/yyyy): 25/11/2025
Period To (dd/mm/yyyy): 25/11/2025
Payment Ref ID: 2003142244/1/2025
Dept Ref ID/DRN: 2003142244/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003142244/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	74920
2	2003142244/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2003142244/1/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				75820

WORDS: SEVENTY FIVE THOUSAND EIGHT HUNDRED TWENTY ONLY.

Major Information of the Deed

Deed No :	I-1602-16486/2025	Date of Registration	25/11/2025
Query No / Year	1602-2003142244/2025	Office where deed is registered	
Query Date	20/11/2025 2:24:02 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status : Deed Writer		
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		
Stampduty Paid(SD)	Rs. 3,47,92,834/-		
Rs. 75,020/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 632/- (Article:E, E)		
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gurupada Halder Road, , Premises No: 9C, , Ward No: 063 Pin Code : 700026

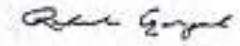
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	9 Katha 7 Chatak 3 Sq Ft		3,02,13,334/-	Property is on Road
Grand Total :				15.5788Dec	0/-	302,13,334 /-	

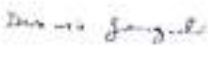
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6105.57 Sq Ft.	0/-	45,79,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 6105.57 Sq FL, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		6105.57 sq ft	0/-	45,79,500 /-	

Lord Details :

Name, Address, Photo, Finger print and Signature

	Name	Photo	Finger Print	Signature
1	Mr PARTHA GANGULI Son of Late GANENDRA NATH GANGULI Executed by: Self, Date of Execution: 25/11/2025 , Admitted by: Self, Date of Admission: 25/11/2025 ,Place : Office	 25/11/2025	 Captured LTI 25/11/2025	 25/11/2025
9C GURUPADA HALDER ROAD, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX5 , PAN No.: ADxxxxxx8M, Aadhaar No: 27xxxxxxxx7437, Status :Individual, Executed by: Self, Date of Execution: 25/11/2025 , Admitted by: Self, Date of Admission: 25/11/2025 ,Place : Office				
2	Mr DIPANKAR GANGULI Son of Late RAMENDRA NATH GANGULI Executed by: Self, Date of Execution: 25/11/2025 , Admitted by: Self, Date of Admission: 25/11/2025 ,Place : Office	 25/11/2025	 Captured LTI 25/11/2025	 25/11/2025
9C GURUPADA HALDER ROAD, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX1 , PAN No.: AHxxxxxx4D, Aadhaar No: 88xxxxxxxx2947, Status :Individual, Executed by: Self, Date of Execution: 25/11/2025 , Admitted by: Self, Date of Admission: 25/11/2025 ,Place : Office				
3	Mr RAHUL GANGULI Son of Late RAMENDRA NATH GANGULI Executed by: Self, Date of Execution: 25/11/2025 , Admitted by: Self, Date of Admission: 25/11/2025 ,Place : Office	 25/11/2025	 Captured LTI 25/11/2025	 25/11/2025
9C GURUPADA HALDER ROAD, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.: ACxxxxxx7M, Aadhaar No: 95xxxxxxxx9282, Status :Individual, Executed by: Self, Date of Execution: 25/11/2025 , Admitted by: Self, Date of Admission: 25/11/2025 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr. DEBASIS GANGULI Son of Late SOMENDRA NATH GANGULI Executed by: Self, Date of Execution: 25/11/2025 Admitted by: Self, Date of Admission: 25/11/2025, Place : Office	 25/11/2025	 Captured LTI 25/11/2025	 25/11/2025
9C GURUPADA HALDER ROAD, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: ADxxxxxx9J, Aadhaar No: 85xxxxxxxx8463, Status :Individual, Executed by: Self, Date of Execution: 25/11/2025 Admitted by: Self, Date of Admission: 25/11/2025, Place : Office			
5 Smt BHARATI BHATTACHARYYA Wife of Mr. AMITABH BHATTACHARYYA C10 ARMSTRONG AVENUE, City:- , P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: ALxxxxxx3K, Aadhaar No: 94xxxxxxxx7907, Status :Individual, Executed by: Attorney, Executed by: Attorney			
6 Smt SUKHORINI MUKHERJEE Wife of Mr. RAGHUNATH MUKHERJEE AUGUSTINE ROAD, JACKSON VILLE, OCI A2071777, City:- , P.O:- FLORIDA, Florida, United States, PIN:- 32257 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: United States , NRI/OCI/PIO, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney			

Developer Details :

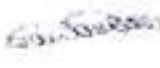
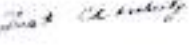
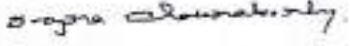
Sl No	Name,Address,Photo,Finger print and Signature
1	CALCUTTA CONSTRUCTION 7B NEPAL BHATTACHARJEE STREET, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-2XX2 , PAN No.: AAxxxxxx7C, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

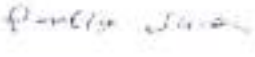
Attorney Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PARTHA GANGULI Son of Late GANENDRA NATH GANGULI Date of Execution - 25/11/2025, , Admitted by: Self, Date of Admission: 25/11/2025, Place of Admission of Execution: Office	 Nov 25 2025 3:31PM	 Captured LTI 25/11/2025	 25/11/2025
9C GURUPADA HALDER ROAD, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: ADxxxxxx8M, Aadhaar No: 27xxxxxxxx7437 Status : Attorney, Attorney of : Smt BHARATI BHATTACHARYYA, Smt SUKHORINI MUKHERJEE				

Representative Details :

Name, Address, Photo, Finger print and Signature

No	Name	Photo	Finger Print	Signature
1	Mr GOUTAM BANERJEE (Presentant) Son of Late KASHI NATH BANERJEE Date of Execution - 25/11/2025, , Admitted by: Self, Date of Admission: 25/11/2025, Place of Admission of Execution: Office	 Nov 25 2025 3:10PM	 Captured LTI 25/11/2025	 25/11/2025
1C NEPAL BHATTACHARJEE STREET, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: AExxxxxx4N, Aadhaar No: 78xxxxxxxx9507 Status : Representative, Representative of : CALCUTTA CONSTRUCTION (as PARTNER)				
2	Mr TRISIT CHAKRABORTY Son of Late DEBOJIT CHAKRABORTY Date of Execution - 25/11/2025, , Admitted by: Self, Date of Admission: 25/11/2025, Place of Admission of Execution: Office	 Nov 25 2025 3:10PM	 Captured LTI 25/11/2025	 25/11/2025
7A NEPAL BHATTACHARJEE STREET, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: BJxxxxxx1R, Aadhaar No: 93xxxxxxxx5611 Status : Representative, Representative of : CALCUTTA CONSTRUCTION (as PARTNER)				
3	Smt SWAPNA CHAKRABORTY Wife of Late DEBOJIT CHAKRABORTY Date of Execution - 25/11/2025, , Admitted by: Self, Date of Admission: 25/11/2025, Place of Admission of Execution: Office	 Nov 25 2025 3:11PM	 Captured LTI 25/11/2025	 25/11/2025
7A, NEPAL BHATTACHARJEE STREET, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: ANxxxxxx8B, Aadhaar No: 85xxxxxxxx6984 Status : Representative, Representative of : CALCUTTA CONSTRUCTION (as PARTNER)				

Identifier Details :

Mr PARTHA SANA Son of Late R N SANA ALIPORE POLICE COURT, City:-, P.O.- ALIPORE, P.S.-Alipore, District:-South 24 Parganas, West Bengal, India, PIN:- 700027	Photo  25/11/2025	Finger Print  Captured 25/11/2025	Signature  25/11/2025
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Identifier Of Mr PARTHA GANGULI, Mr DIPANKAR GANGULI, Mr RAHUL GANGULI, Mr DEBASIS GANGULI, Smt BHARATI BHATTACHARYYA, Mr PARTHA GANGULI, Mr GOUTAM BANERJEE, Mr TRISIT CHAKRABORTY, Smt SWAPNA CHAKRABORTY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PARTHA GANGULI	CALCUTTA CONSTRUCTION-2.59646 Dec
2	Mr DIPANKAR GANGULI	CALCUTTA CONSTRUCTION-2.59646 Dec
3	Mr RAHUL GANGULI	CALCUTTA CONSTRUCTION-2.59646 Dec
4	Mr DEBASIS GANGULI	CALCUTTA CONSTRUCTION-2.59646 Dec
5	Smt BHARATI BHATTACHARYYA	CALCUTTA CONSTRUCTION-2.59646 Dec
6	Smt SUKHORINI MUKHERJEE	CALCUTTA CONSTRUCTION-2.59646 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr PARTHA GANGULI	CALCUTTA CONSTRUCTION-1017.59500000 Sq Ft
2	Mr DIPANKAR GANGULI	CALCUTTA CONSTRUCTION-1017.59500000 Sq Ft
3	Mr RAHUL GANGULI	CALCUTTA CONSTRUCTION-1017.59500000 Sq Ft
4	Mr DEBASIS GANGULI	CALCUTTA CONSTRUCTION-1017.59500000 Sq Ft
5	Smt BHARATI BHATTACHARYYA	CALCUTTA CONSTRUCTION-1017.59500000 Sq Ft
6	Smt SUKHORINI MUKHERJEE	CALCUTTA CONSTRUCTION-1017.59500000 Sq Ft

Endorsement For Deed Number : I - 160216486 / 2025

25-11-2025

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 (a) of Indian Stamp Act 1899.

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

Presented for registration at 13:01 hrs on 25-11-2025, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr GOUTAM BANERJEE .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,47,92,834/-

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

Execution is admitted on 25/11/2025 by 1. Mr PARTHA GANGULI, Son of Late GANENDRA NATH GANGULI, 9C GURUPADA HALDER ROAD, P.O: KALIGHAT, Thana: Kalighat, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Retired Person, 2. Mr DIPANKAR GANGULI, Son of Late RAMENDRA NATH GANGULI, 9C GURUPADA HALDER ROAD, P.O: KALIGHAT, Thana: Kalighat, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Retired Person, 3. Mr RAHUL GANGULI, Son of Late RAMENDRA NATH GANGULI, 9C GURUPADA HALDER ROAD, P.O: KALIGHAT, Thana: Kalighat, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Retired Person, 4. Mr DEBASIS GANGULI, Son of Late SOMENDRA NATH GANGULI, 9C GURUPADA HALDER ROAD, P.O: KALIGHAT, Thana: Kalighat, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service Indentified by Mr PARTHA SANA, ., Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 25-11-2025 by Mr TRISIT CHAKRABORTY, PARTNER, CALCUTTA CONSTRUCTION (Partnership Firm), 7B NEPAL BHATTACHARJEE STREET, City:-, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indentified by Mr PARTHA SANA, ., Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 25-11-2025 by Smt SWAPNA CHAKRABORTY, PARTNER, CALCUTTA CONSTRUCTION (Partnership Firm), 7B NEPAL BHATTACHARJEE STREET, City:-, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indentified by Mr PARTHA SANA, ., Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 25-11-2025 by Mr GOUTAM BANERJEE, PARTNER, CALCUTTA CONSTRUCTION (Partnership Firm), 7B NEPAL BHATTACHARJEE STREET, City:-, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indentified by Mr PARTHA SANA, ., Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Executed by Attorney

Execution by Mr PARTHA GANGULI, ., Son of Late GANENDRA NATH GANGULI, 9C GURUPADA HALDER ROAD, P.O: KALIGHAT, Thana: Kalighat, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Retired Person as constituted attorney for 1. Smt BHARATI BHATTACHARYYA C10 ARMSTRONG AVENUE, P.O: BIDHANNAGAR, Thana: Bidhannagar, North 24-Parganas, WEST BENGAL, India, PIN - 713212, 2. Smt SUKHORINI MUKHERJEE AUGUSTINE ROAD, JACKSON VILLE, OCI A2071777, P.O: FLORIDA, Florida, United States, PIN - 32257 is admitted by him

Indentified by Mr PARTHA SANA, ., Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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 25/11/2025 10:03AM with Govt. Ref. No: 192025260357619628 on 25-11-2025, Amount Rs: 600/-, Bank: SBI EPay (SBIePay), Ref. No. 9255475742129 on 25-11-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 74,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 225949, Amount: Rs.100.00/-, Date of Purchase: 24/11/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/11/2025 10:03AM with Govt. Ref. No: 192025260357619626 on 25-11-2025, Amount Rs: 74,920/-, Bank: SBI EPay (SBlePay), Ref. No. 9255475742129 on 25-11-2025, Head of Account 0030-02-103-003-02



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2025, Page from 837792 to 837879

being No 160216486 for the year 2025.



Digitally signed by SUMAN BASU
Date: 2025.12.04 12:45:01 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 04/12/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS

West Bengal.