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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AW 060632

11/08/25
NO- 2/2248904/25

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

[Signature]
District Sub-Register-III
Alipore, South 24-parganas.

11-08-25

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this 11th day of August, 2025;

BETWEEN

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(1) **SMT. SANDHYA DAS**, wife of Late Hrishikesh Das, by faith – Hindu, by nationality – Indian, by occupation – Housewife, having her Income Tax **Permanent Account No. AYQPD6209E** and Aadhaar No. 8879 8766 5627, Phone No.9875680007, residing at 298, Raja Subodh Chandra Mullick Road, Post Office – Garia, Police Station – Patuli, Kolkata – 700 084, District – 24 Parganas (South)

(2) **SRI DEBASISH DAS**, son of Late Hrishikesh Das, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. AHGPD0411P** and Aadhaar No. 9730 8050 0786, Phone No. 9804502800, residing at 298, Raja Subodh Chandra Mullick Road, Post Office – Garia, Police Station – Patuli, Kolkata – 700 084, District – 24 Parganas (South)

(3) **SMT. MILI SEN**, wife of Sri Debashish Sen and daughter of Late Hrishikesh Das, by faith – Hindu, by nationality – Indian, by occupation – Housewife, having her Income Tax **Permanent Account No. DDFPS3598G** and Aadhaar No. 53501095 2778, Phone No. 9038051216, residing at 'Mayur Apartment', 3rd floor, Flat No. D3, 4 Dakshin Para Road, South Dum Dum, Post Office – Dum Dum, Police Station – Dum Dum, Kolkata – 700 028, District – 24 Parganas (North)

AND

(4) **SMT. POLI DUTTA**, wife of Sri Subhas Chandra Dutta and daughter of Late Hrishikesh Das, by faith – Hindu, by nationality – Indian, by occupation – Housewife, having her Income Tax **Permanent Account No. ALTPD8840A** and Aadhaar No. 2101 6851 6584, Phone No.8621071043, residing at 117, Mukherjee Para, Ramkrishna Samity Lane, Post Office – Ichapore, Nawabganj, Police Station – Noapara, PIN – 743 144, District- 24 Parganas(North),

hereinafter collectively called and referred to as the **LAND OWNERS/FIRST PARTY** (which expression shall unless excluded by or repugnant to the subject or context shall deemed to mean and include their legal heirs, successors, executors, administrators, attorneys, assigns and legal representatives) of the **FIRST PART**.

A N D

SWADHA CONSTRUCTION, a Partnership Firm, having its **PAN No. AFRES3030E** and its Registered Office at **SOHAM APARTMENT**, Chakpara , Post Office – Chakpara, Police Station - Liluah , PIN –711204, District – Howrah, duly represented by its Eight(8) Partners namely ;

- (1) **SRI UDAYAN SAHA**, son of Sri Utpal Saha, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. MREPS2522L** and Aadhaar No. **5001 3672 8141**, Phone No. **7003429543 & 8337016018**, residing at 'Heritage Apartment', Block – B, 4th Floor, 26 Banerjee Para Street, Post Office – Uttarpara, Police Station – Uttarpara, PIN – 712258, District – Hooghly.
 - (2) **SRI KMALESH CHAKRABORTY**, son of Sri Binay Bhushan Chakraborty, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. BBLPC5306C** and Aadhaar No. **5413 6889 3334**, Phone No. **9123797414**, residing at 114/9, Rabindra Sarani, , Post Office – Bhattanagar, Police Station – Liluah, PIN – 711203, District – Howrah.
 - (3) **SRI ALOKESH CHAKRABORTY**, son of Sri Amiya Bhushan Chakraborty, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. AUBPC6218M** and Aadhaar No. **3305 4272 3795**, Phone No. **6290124386**, residing at Rabindra Sarani, , Post Office – Bhattanagar, Police Station – Liluah, PIN – 711203, District – Howrah.
 - (4) **SRI SOMNATH MAZUMDER**, son of Late Swadesh Chandra Mazumder, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. AHNPM9305Q** and Aadhaar No. **2817 6480 1865**, Phone No. **9831090810**, residing at 'MILAN BHAVAN', 11/16C, Mirpara Road , Post Office – Bhattanagar, Police Station – Liluah, PIN – 711203, District – Howrah.
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(5) **SRI NRITIK BAKSHI**, son of Late Phani Lal Bakshi, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. BFUPB2252M** and Aadhaar No. 4376 8838 4974, Phone No. 9903853109, residing at 142/2, Rabindra Sarani, Post Office – Bhattanagar, Police Station – Liluah, PIN – 711203, District – Howrah.

(6) **SRI BUDDHADEB MONDAL**, son of Sri Arabinda Mondal, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. BBIPM0034L** and Aadhaar No. 2039 1498 7289, Phone No. 8420792865, residing at ChakparaDagaBagan, Post Office – Chakpara, Police Station – Liluah, PIN – 711204, District – Howrah.

(7) **SRI ADRISH CHAUDHURI**, son of Sri Bijan Chaudhuri, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. BCEPC7701F** and Aadhaar No. 2526 2125 3646, Phone No. 9330422854, residing at ChakparaDagaBagan, Post Office – Chakpara, Police Station – Liluah, PIN – 711204, District – Howrah.

(8) **SRI SUJIT SIL**, son of Late Durgacharan Sil, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. BQEPS9976C** and Aadhaar No. 9510 5746 3389, Phone No. 9123042906, residing at Chakpara, Post Office – Chakpara, Police Station – Liluah, PIN – 711204, District – Howrah.

hereinafter referred to as the **DEVELOPER/SECOND PARTY** (which expression shall unless excluded by or repugnant to the subject or context shall deemed to mean and include its successors-in-office, executors, administrators, attorneys, assigns and legal representatives) of the **SECOND PART**.

WHEREAS one Sri Prasanta Kumar Bose, son of Late Ganendra Nath Bose, resident of 38/2 Olington Street, Kolkata, purchased a plot of bastu land measuring an area of **3 Cottahs 7 Chhitaks**, comprised under Dag No. 918/1381, Khatian No. 297, Mouza – Roypur Gram, J. L. No. 33, Touzi No. 56, by virtue of a registered Bengali Deed of Conveyance dated March 31, 1958 which was registered in the office of the Sub Registrar, Alipore and was duly recorded in Book No. I, Volume No. 64, Page Nos. 170 to 176, Being No. 3178, for the year 1958.

AND WHEREAS by virtue of the aforesaid registered Bengali Deed of Conveyance Sri Prasanta Kumar Bose became the absolute owner in respect of the property admeasuring an area of **3 Cottahs 7 Chhitaks**, comprised under Dag No. 918/1381, Khatian No. 297, Mouza – Roypur Gram, J. L. No. 33, Touzi No. 56 and started enjoying the property for domestic purpose.

AND WHEREAS thereafter, the said Sri Prasanta Kumar Bose out of deep love and affection decided to gift his entire share in the aforesaid plot of bastu land to his sister Smt. Suchitra Bose.

AND WHEREAS thereafter, Sri Prasanta Kumar Bose on July 30, 1958 executed a registered Deed of Gift (Nadabipatra) in favour of his sister Smt. Suchitra Bose. The said Deed of Gift was registered in the office of the Sub Registrar, Alipore and was duly recorded in Book No. I, Volume No. 120, Page Nos. 236 to 237, Being No. 6870, for the year 1958.

AND WHEREAS by virtue of the said registered Deed of Gift, Smt. Suchitra Bose became the absolute owner in respect of a plot of land measuring about an area of **3 Cottahs 7 Chhitaks**, comprised under Dag No. 918/1381, Khatian No. 297, Mouza – Roypur Gram, J. L. No. 33, Touzi No. 56.

AND WHEREAS Smt. Suchitra Bose being the sole and absolute owner in respect of ALL THAT the piece and parcel of **3 Cottahs 7 Chhitaks** of bastu land, mutated her name in the books and records of the then Bademshor Anchal Panchayet as it was and started paying the rates and taxes (Khajna) regularly.

AND WHEREAS however, being the sole and absolute owner Smt. Suchitra Bose constructed three asbestos shaded shop rooms in the said premises and put those three shop rooms on rent. She inducted 1. *Sri Dulal Krishna Dutta*, 2. *Sri Rabindranath Karmakar*, 3. *Dr. S. B. Chowdhury* as her tenant in those three shop rooms.

AND WHEREAS while enjoying the property due to urgent need of money Smt. Suchitra Bose decided to sale, convey and transfer the abovementioned plot of bastu land alongwith all the developments /improvements and all her tenants.

AND WHEREAS one Sri Hrishikesh Das, was desirous to purchase the said property alongwith the tenants therein, thus he approached Smt. Suchitra Bose. However, Smt. Suchitra Bose being agreed with the proposal, accepts the offer and agrees to sale the said property to Sri Hrishikesh Das, son of Late Netai Chand Das, against a valuable consideration.

AND WHEREAS Smt. Suchitra Bose, executed a registered Bengali **Deed of Conveyance** in favour of Sri Hrishikesh Das on April 17, 1972. The said Bengali Deed of Conveyance was registered in the office of the Joint Sub Registrar, Alipore and was duly recorded in Book No. I, Volume No. 46, page Nos. 68 to 71, Being No. 1511, for the year 1972.

AND WHEREAS thus Sri Hrishikesh Das became the absolute owner in respect of the aforesaid property morefully and particularly mentioned and described in the First Schedule hereunder written and hereinafter referred to.

AND WHEREAS thereafter Sri Hrishikesh Das mutated his name in the assessment roll of the then Calcutta Municipal Corporation (now Kolkata Municipal Corporation) and started paying the rates and taxes regularly against the Assessee No. **31-101-21-0012-0**. However, the premises was numbered as municipal premises no.12, **Raja Subodh Chandra Mullick Road, Police Station – Jadavpur, Kolkata – 700 084, District – 24 Parganas (South)**, and mailing address 298, Raja Subodh Chandra Mullick Road, Police

Station – Jadavpur, presently Patuli P.S., Kolkata – 700 084, District – 24 Parganas (South), within the local limits of the then Calcutta Municipal Corporation **Ward No. 101**(now Kolkata Municipal Corporation).

AND WHEREAS thereafter, Sri Hrishikesh Das constructed a two storied brick built building along with shop rooms in the ground floor on the said plot of bastu land morefully and particularly mentioned and described in the First Schedule hereunder written and hereinafter referred to and started peacefully enjoying the said property with his family.

AND WHEREAS however, Sri Hrishikesh Das inducted four shop room tenants and one residential tenant in the ground floor of the first schedule property, namely ---

1. Smt. Sandhya Das (Land Owner No. 1 herein) (wife of Late Hrishikesh Das)- one shop
2. Sri Gobinda Majumdar, (Rammoni Electric)- one shop room
3. Sri Siladitya Chowdhury,- one shop room
4. Sri Bapi Karmakar, (SreeRadha Jewelers)- one shop room
5. Smt. Rina Sarkar, - one shop room
6. Shibnath Dasgupta, since deceased now his widow/wife - Atashi Dasgupta- one residential room

and started enjoying the rents from those four shop rooms as well as residential tenant in his property. It is pertinent to mention herein that one case has been filed by the residential tenant, namely, Shibnath Dasgupta and after his demise his wife namely Atashi Dasgupta has been substituted in his place in the said case which is pending for necessary adjudication. However, one negotiation has been made between the said Atashi Dasgupta and the developer that if one separate suitable accommodation is given to her by the developer in that case she will withdraw the case by making free the developer to make their construction work and to that effect the landowners shall have no liability in respect of the said residential tenant.

AND WHEREAS while enjoying the property, Sri Hrishikesh Das, became desirous to construct a multi-storied building in his said plot of bastu land morefully and particularly mentioned and described in the **First Schedule** hereunder written and hereinafter referred to, but due to lack of knowledge in the field of real-estate and due to insufficient funds he invites a developer, to construct a multi-storied building as per the building plan duly sanctioned by the Kolkata Municipal Corporation, after demolishing the existing two storied brick built building and the six commercial shop rooms, lying and situate at the premises, morefully and particularly mentioned and described in the **First Schedule** hereunder written and hereinafter referred to.

AND WHEREAS the said Sri Hrishikesh Das being the sole and absolute owner approached **M/s. Sree Radhe Real Estate Developers**, a Partnership Firm having its registered office at 2/181, Sree Colony. Post Office - Regent Estate, Police Station - Netaji Nagar, Kolkata - 700092, District - 24 Parganas (South), duly represented by its two partners **Sri Dilip Kumar Das**, son of Late Nibaran Chandra Das, residing at 304, Green Park, PurbaPhoolBagan, Post Office - Garia, Police Station - Patuli, Kolkata - 700 084, District -24 Parganas (South) and **Sri Sudip Paul**, son of Late Paresh Chandra Paul, residing at 2/191D, Sree Colony, Post Office - Regent Estate, Police Station - Netaji Nagar, Kolkata - 700 092, District -24 Parganas (South), to construct a multi-storied building on the entire **First Schedule** property.

AND WHEREAS subsequent thereto, on May 17, 2013, Sri Hrishikesh Das entered into a **Development Agreement** with **M/s. Sree Radhe Real Estate Developers**, which was registered in the office of the Additional District Sub Registrar, Alipore and was duly recorded in Book No. I, Volume No. 17, page nos. 1550 to 1585, Being No. 04050 for the year 2013.

AND WHEREAS on the self same date, that is on May 17, 2013 Sri Hrishikesh Das executed a **Development Power of Attorney** in favour of **M/s. Sree Radhe Real Estate**

Developers, conferring all the authority to develop the First Schedule property by constructing a multi-storied building thereon.

AND WHEREAS the said Development Power of Attorney was registered in the office of the Additional District Sub Registrar, Alipore and was duly recorded in Book No. I, Volume No. 17, page nos. 1519 to 1530, Being No. 04051 for the year 2013.

AND WHEREASinspite of getting the registered power of attorney from the landowner, M/s. Sree Radhe Real Estate Developers, fails to initiate any work of development on the entire First Schedule property, after elapse of more than 2 years.

AND WHEREAS being aggrieved with the conduct of the developer abovenamed Sri Hrishikesh Das being the landlord, revoked and/or canceled the said registered Development Agreement by executing a registered **Cancellation of Development Agreement** on January 14, 2016.

AND WHEREAS the said Cancellation of Development Agreement was registered in the office of the Additional District Sub Registrar, Alipore and was duly recorded in Book No. I, Volume No. 1605-2016, page nos. 20706 to 20722, Being No. 160500690 for the year 2013.

AND WHEREAS simultaneously Sri Hrishikesh Das also revoked the Development Power of Attorney executed in favour of the aforesaid developer by executing a **Revocation of Development Power of Attorney**, which was registered on January 14, 2016 in the office of the Additional District Sub Registrar, Alipore and was duly recorded in Book No. IV, Volume No. 1605-2016, page nos. 2481 to 2494, Being No. 160500128 for the year 2013.

AND WHEREAS while enjoying the property with his other family members Sri Hrishikesh Das died intestate on October 23, 2021 living behind his widow **Smt. Sandhya**

Das, one son **Sri Debasish Das**, and two married daughters **Smt. Mili Sen** and **Smt. Poli Dutta**, as his legal heirs and successors.

AND WHEREAS by virtue of inheritance in accordance with the Hindu Law of Succession said **Smt. Sandhya Das**, **Sri Debasish Das**, **Smt. Mili Sen**, and **Smt. Poli Dutta** (the First Party hereto) became the joint owners in respect of the entire **3 Cottahs 7 Chhitaks** of land alongwith 2 storied structure comprised under Dag No. 918/1381, Khatian No. 297, Mouza – Roypur Gram, J. L. No. 33, Touzi No. 56, lying and situate at municipal premises no.12, **Raja Subodh Chandra Mullick Road, Police Station – Jadavpur (now Patuli), Kolkata – 700 084, District – 24 Parganas (South)**, and mailing address 298, **Raja Subodh Chandra Mullick Road, Police Station – Jadavpur (now Patuli), Kolkata – 700 084, District – 24 Parganas (South)**, within the local limits of the Kolkata Municipal Corporation, **Ward No. 101**.

AND WHEREAS being the joint owners **Smt. Sandhya Das**, **Sri Debasish Das**, **Smt. Mili Sen**, and **Smt. Poli Dutta** jointly mutated their name in the assessment roll of the Kolkata Municipal Corporation against the **Assessee No. 31-101-21-0012-0** and started paying the rates and taxes regularly.

AND WHEREAS while enjoying the property, **Smt. Sandhya Das**, **Sri Debasish Das**, **Smt. Mili Sen**, and **Smt. Poli Dutta**, jointly became desirous to built a G+4 storied building over the said **3 Cottahs 7 Chhitaks** land, but due to lack to experience in the field of real estate and due to insufficient funds, the owners jointly approached **M/S. SWADHA CONSTRUCTION**, a partnership firm, having its PAN No.(AFRFS3030E)and its Registered Office at **SOHAM APARTMENT, Chakpara , Post Office – Chakpara, Police Station - Liluah , PIN –711204, District – Howrah**, duly represented by its Eight(8) Partners namely, (1) **Sri Udayan Saha**, son of **Sri Utpal Saha**, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax Permanent Account No. **MREPS2522L** and Aadhaar No. **5001 3672 8141**, residing at 'Heritage

Apartment', Block – B, 4th Floor, 26 Banerjee Para Street, Post Office – Uttarpara, Police Station – Uttarpara, PIN – 712258, District – Hooghly.

(2) **Sri Kamalesh Chakraborty**, son of Sri Binay Bhushan Chakraborty, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. BBLPC5306C** and Aadhaar No. **5413 6889 3334**, residing at 114/9, Rabindra Sarani, , Post Office – Bhattanagar, Police Station – Liluah, PIN – 711203, District – Howrah.

(3) **Sri Alokesh Chakraborty**, son of Sri Amiya Bhushan Chakraborty, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. AUBPC6218M** and Aadhaar No. **3305 4272 3795**, residing at Rabindra Sarani, , Post Office – Bhattanagar, Police Station – Liluah, PIN – 711203, District – Howrah.

(4) **Sri Somnath Mazumder**, son of Late Swadesh Chandra Mazumder, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. AHNPM9305Q** and Aadhaar No. **2817 6480 1865**, residing at 'MILAN BHAVAN', 11/16C, Mirpara Road, Post Office – Bhattanagar, Police Station – Liluah, PIN – 711203, District – Howrah.

(5) **Sri Nritik Bakshi**, son of Late Phani Lal Bakshi, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. BFUPB2252M** and Aadhaar No. **4376 8838 4974**, residing at 142/2, Rabindra Sarani, Post Office – Bhattanagar, Police Station – Liluah, PIN – 711203, District – Howrah.

(6) **Sri Buddhadeb Mondal**, son of Sri Arabinda Mondal, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. BBIPM0034L** and Aadhaar No. **2039 1498 7289**, residing at Chakpara Daga Bagan, Post Office – Chakpara, Police Station – Liluah, PIN – 711204, District – Howrah.

(7) **Sri Adrish Chaudhuri**, son of Sri Bijan Chaudhuri, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. BCEPC7701F** and Aadhaar No. **2526 2125 3646**, residing at Chakpara Daga Bagan, Post Office – Chakpara, Police Station – Liluah, PIN – 711204, District – Howrah.

(8) **Sri Sujit Sil**, son of Late Durgacharan Sil, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax Permanent Account No. BQEP59976C and Aadhaar No. 9510 5746 3389, Phone No. 9123042906, residing at Chakpara, Post Office – Chakpara, Police Station – Liluah, PIN – 711204, District – Howrah.

the developer herein, to develop and/or construct, a G+4 storied building on the plot of land morefully and particularly mentioned and described in the **First Schedule** hereunder written and hereinafter referred to.

AND WHEREAS thus the landlords and the developer jointly entered into this Development Agreement in order to develop the property morefully and particularly mentioned and described in the First Schedule hereunder written and hereinafter referred to.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

ARTICLE - I : DEFINITIONS

LANDOWNERS :The landowners shall mean **Smt. Sandhya Das**, wife of Late Hrishikesh Das, by faith – Hindu, by nationality – Indian, by occupation – Housewife, residing at 298, Raja Subodh Chandra Mullick Road, Post Office – Garia, Police Station – Patuli, Kolkata – 700 084, District – 24 Parganas (South) and **Sri Debashish Das**, son of Late Hrishikesh Das, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 298, Raja Subodh Chandra Mullick Road, Post Office – Garia, Police Station – Patuli, Kolkata – 700 084, District – 24 Parganas (South) and **Smt. Mili Sen**, wife of Sri Debashish Sen and daughter of Late Hrishikesh Das, by faith – Hindu, by nationality – Indian, by occupation – Housewife, residing at 'Mayur Apartment', 3rd floor, Flat No. D3, 4 Dakshin Para Road, South Dum Dum, Post Office – Dum Dum, Police Station – Dum Dum, Kolkata – 700 028, District – 24 Parganas (North) and **Smt. Poli Dutta**, wife of Sri Subhas Chandra Dutta and daughter of Late Hrishikesh Das, by faith – Hindu, by nationality –

Indian, by occupation – Housewife, residing at 117, Mukherjee Para, Ramkrishna Samity Lane, Post Office – Ichapore, Nawabganj, Police Station – Noapara, PIN – 743 144, District- 24 Parganas (North), hereinafter referred to as **LANDOWNER**(which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators, attorneys, assigns and legal representatives)

PROMOTER/DEVELOPER: The promoter/developer shall mean **M/S. SWADHA CONSTRUCTIONS**, a partnership firm, having its PAN No.(AFRF53030E) and its Registered Office at SOHAM APARTMENT, Chakpara , Post Office – Chakpara, Police Station - Liluah , PIN –711204, District – Howrah, duly represented by its Eight(8) Partners (1) **Sri Udayan Saha**, son of Sri Utpal Saha, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. MREPS2522L** and **Aadhaar No. 5001 3672 8141**, residing at 'Heritage Apartment', Block – B, 4th Floor, 26 Banerjee Para Street, Post Office – Uttarpara, Police Station – Uttarpara, PIN – 712258, District – Hooghly.

(2) **Sri Kamalesh Chakraborty**, son of Sri Binay Bhushan Chakraborty, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. BBLPC5306C** and **Aadhaar No. 5413 6889 3334**, residing at 114/9, Rabindra Sarani, , Post Office – Bhattanagar, Police Station – Liluah, PIN – 711203, District – Howrah.

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(4) **Sri Somnath Mazumder**, son of Late Swadesh Chandra Mazumder, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. AHNPM9305Q** and **Aadhaar No. 2817 6480 1865**, residing at 'MILAN

BHAVAN', 11/16C, MirparaRoad , Post Office – Bhattanagar, Police Station – Liluah, PIN – 711203, District – Howrah.

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hereinafter referred as **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, attorneys, assigns and legal representatives).

ADVOCATE/SOLICITOR : The Advocate shall mean the Advocate/s to be appointed by the Developer from time to time in relates to the deed, papers and documents of the property under reference..

ARCHITECT : The Architect, shall mean the Architect/Engineer to be appointed by the Developer from time to time for the new building.

COMMON EXPENSES: Common expenses shall mean and include all the expenses to be incurred by the Unit Owners and/or Landlords for the management and maintenance of the new building and the new premises.

COMMON PORTIONS: Common portions shall mean all the common areas of the new building and the premises, after the development, including staircases, lift, lobbies, passages, pathways, boundary, walls, service areas etc.

CORPORATION/Authority : The Corporation shall mean the Kolkata Municipal Corporation and shall include the Kolkata Metropolitan Development Authority, which may recommend or comment upon and approve and/or sanction the building plan or any further revised or other plans for the building.

COVERED AREA : Covered area shall mean and include the entire covered area, as may be sanctioned by the Kolkata Municipal Corporation and shall include the plinth area of the units, including the plinth area of the bathroom, balconies and terrace, appurtenant thereto and also the thickness of external and internal walls and pillars and the area of the common portions **PROVIDED THAT** if any wall be common between two units then $\frac{1}{2}$ (one half) portion of the said wall shall be included in such unit.

LAND : Land shall mean and include the homestead land measuring about more or less **3 Cottahs 7 Chhitaks** of land **ALONGWITH 2** storied residential pucca structure measuring about 800 square feet, with cemented flooring, comprised under Dag No. 918/1381, Khatian No. 297, Mouza – Royapur Gram, J. L. No. 33, Touzi No. 56, lying and situate at municipal Premises No. 12, **Raja Subodh Chandra Mullick Road, Police Station –Patuli(Previously Jadavpur), Kolkata – 700 084, District – 24 Parganas (South),** and mailing address 298, Raja Subodh Chandra Mullick Road, Police Station – Patuli (Previously Jadavpur), Kolkata – 700 084, District – 24 Parganas (South), within the local limits of the Kolkata Municipal Corporation, **Ward No. 101.**

SUPER BUILT UP AREA: shall mean according to its context mean the plinth area of the said unit or all the units in the building, including the bathrooms and balconies and also the thickness of the boundary walls, internal walls and pillars space and landing of staircase and also including the proportionate share of the covered area of the common Areas.

CARPET AREA : shall mean the net usable area of an apartment, excluding the area covered by external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area. However it includes the area covered by the internal partition walls of the apartment.

NEW BUILDING : The new building shall mean the newly constructed G+4 storied building to be constructed on the aforesaid premises by the developer herein, as per the building plan duly sanctioned by the Kolkata Municipal Corporation, Building Department.

PREMISES : The premises shall mean municipal premises no.12, Raja Subodh Chandra Mullick Road, Police Station – Patuli (previously Jadavpur), Kolkata – 700 084, District – 24 Parganas (South), and mailing address 298, Raja Subodh Chandra Mullick Road, Police Station – Patuli (previously Jadavpur), Kolkata – 700 084, District – 24 Parganas (South), within the local limits of the Kolkata Municipal Corporation, Ward No. 101, which is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to and shall also include the land, and other structure or structures standing thereon and/or whatever the context permits.

OWNER'S ALLOCATION: The landlords will be jointly entitled to get their shares in the following manner:

LAND OWNERS allocation shall mean the (1) Entire Third Floor consisting of 2 (Two) numbers of self-contained flats (A) in the name of Sandhya Das(and Owner no. 1)being Flat No. 3A measuring Covered Area 582 Sq.ft. more or less having 2 (Two) Bed Rooms, Dining space cum Living Room, 1 (One) Kitchen, 2 (Two) BathroomS, 1 (One) Balcony, and (B) in the name of Debasis Das (Land Owner No.2) being No.3B measuring Covered Area 582 sq.ft. more or less having 2 (Two) Bed Rooms, Dining space cum Living Room, 1 (One) Kitchen, 2 (Two) Bathrooms, 1 (One) Balcony, alongwith (2) 1 (One) shop measuring Covered Area 56 Sq.ft in the name of Sandhya Das i.e. Owner No. 1 in the Ground Floor facing common space and (3) together with undivided proportionate share of land attributable to the said flats and shop room **ALONGWITH** all easement rights, benefits and facilities attached with the said **G+ 4 Multi Storied Building** and after accepting all terms and conditions of this agreement the owner shall not be entitled to claim anything from the Developer.

Besides above the Developer will pay the total sum of Rs.60,00,000/- (Rupees sixty lakhs) only to the Land Owners which was paid as follows: -

- i) At the time of execution and registration of this agreement between the land owners to Developer, Rs.15,00,000/- (Account Payee Cheque in the name of Sandhya Das, Owner No. 1);
- ii) Within three months from the date of handing over the possession of the First Schedule property by Landowner to Developer of this agreement Rs.5,00,000/- (Account Payee Cheque in the name of Sandhya Das, Owner No. 1)
- iii) At the time of First floor roof casting of Rs.10,00,000/- (Account Payee Cheque of Rs. 5,00,000/- in the name of Smt. Mili Sen, Owner No. 3 and Account Payee Cheque of Rs. 5,00,000/- in the name of Smt. Poli Dutta, Owner No. 4)

- iv) At the time of Second floor roof casting of Rs.10,00,000/- (Account Payee Cheque of Rs. 5,00,000/- in the name of Smt. Mili Sen, Owner No. 3 and Account Payee Cheque of Rs.5,00,000/- in the name of Smt. Poli Dutta, Owner No. 4)
- v) At the time of Third floor roof casting of Rs.10,00,000/- (Account Payee Cheque of Rs. 5,00,000/- in the name of Smt. Mili Sen, Owner No. 3 and Account Payee Cheque of Rs.5,00,000/- in the name of Smt. Poli Dutta, Owner No. 4)
- vi) At the time of Top floor roof casting Rs.10,00,000/- (Account Payee Cheque in the name of Sandhya Das, Owner No. 1)

The Land Owners' allocation has been specifically and elaborately mentioned in the second schedule hereinafter referred.

FURTHERMORE the developer will provide **1 (one) temporary residential accommodation** for the two landlords namely Sandhya Das and Debasish Das during the entire period of construction work or till the date of handover of the possession of the owner's allocation, the developer will issue Post Date Cheque(s) in advance for six months towards the rent and security deposits for the said alternative accommodation to the above said landlords at the time of handing over the vacant possession of the building as mentioned in the First schedule hereinafter referred, the same will be treated as the owner's allocation.

DEVELOPER'S ALLOCATION: The developer will be entitled to get all the remaining areas (excluding owner's allocation) including flats, in all the floors of the building, car parking spaces, shop rooms, if any, **TOGETHER WITH** the undivided, proportionate share in the land underneath and the common portions of the newly constructed multi-storied building that shall include proportionate percentage of undivided share of the roof and/or terrace and common facilities of the newly constructed G+4 storied building, the same

will be treated as the developer's allocation as specifically mentioned in the THIRD SCHEDULE hereinafter referred.

PROJECT : The project shall mean the work of development and the work undertaken to be done by the developer in pursuance of this development agreement till completion of the development of the G+4 storied building on the First Schedule property, and the possession of the completed units is taken over by the landlords.

PROPORTIONATE SHARE : With all its cognate variations shall mean such ratio, in which the covered area of any unit or units be in relation to the covered area of all the units in the new building shall be distributed amongst the unit owners and landlords.

UNIT : The unit shall mean all the flats or residential area, commercial area, covered area, in the new building, which is capable of being exclusively owned, used and/or enjoyed by any unit owners or landlords and which is not the common portion.

UNIT OWNERS : The unit owners shall mean and include any person who acquires, holds and/or owns any unit in the new building and that shall include the landlords and the developer, for the unit held by them, from time to time.

ARTICLE - II

THE LANDLORDS HAVE REPRESENTED THE DEVELOPER AS FOLLOWS :

1. The landlords are the absolute joint owners in respect of the homestead land measuring about more or less more or less 3 Cottahs 7 Chhitaks ALONG WITH 2 storied residential pucca structure measuring about 800 square feet, with cemented flooring, comprised under Dag No. 918/1381, Khatian No. 297, Mouza – Royapur Gram, J. L. No. 33, Touzi No. 56, lying and situate at municipal premises no.12, Raja Subodh Chandra Mullick Road, Police Station – Patuli (previously Jadavpur), Kolkata – 700 084, District – 24 Parganas (South), and mailing address

298, Raja Subodh Chandra Mullick Road, Police Station – Patuli (previously Jadavpur), Kolkata – 700 084, District – 24 Parganas (South), within the local limits of the Kolkata Municipal Corporation, Ward No. 101, morefully and particularly mentioned and described in the FIRST SCHEDULE hereunder written and hereinafter referred to.

2. No person other than the landlords has any right, title or any interest, of any nature whatsoever, in the aforesaid premises or any part thereof.
3. The right, title and interest of the landlords of the abovementioned premises are free from all encumbrances whatsoever and the landlords have a good and marketable title thereto.
4. There are no Thika Tenants on the premises and the landlords have not received any notice regarding any such claim or proceeding.
5. There are four tenants of shop room and one residential tenant in the said premises, the developer will resettled those existing tenants by providing them shop rooms on the ground floor of the building and separate suitable accommodation to the said residential tenant, immediately after completion of the building (terms will be settled with the said tenants directly by the developer).
6. The **LAND OWNERS** hereby agree and covenant with the **DEVELOPER** not to cause any interference or hindrance in the matter of construction of the proposed new Building by the **DEVELOPER** subject to fulfillment of the terms and conditions mentioned herein and in the SECOND SCHEDULE hereinafter referred.
7. The **LAND OWNERS** hereby agree and covenant with the **DEVELOPER** not to do any act or Deed or thing whereby the **DEVELOPER** may be prevented from doing the

proposed work of construction of G+4 multi storied building and from selling, assigning and/ or disposing of any of the **DEVELOPER'S** allocated portion in the proposed new Building.

8. **The LAND OWNERS** have no rights to any transfer of the allocation of the **LAND OWNERS** before handing over the possession of the **LAND OWNER'S** Allocation from the aforesaid developer.
9. The Land owners herein are hereby declare that they are the absolute owners of the said premises the said property which is free from all encumbrances, charges, liens, lispendences, attachments, whatsoever and/or howsoever. During the proposed work of construction and necessary transfer thereof of developer's allocation if it is found that the title of the said property of the land owners' are any way encumbered, defective or the developer is obstructed by any means for their said proposed work in that event the Land Owners are liable to pay the liquidated damages to the Developer.
10. No part of the premises has been or is liable to be acquired under the Urban Land Ceiling and Regulation Act, 1976 and/or under any other law for the time being in force and no proceedings have been initiated or pending in respect thereof.
11. The premises or any part thereof is at present not affected by any acquisition or requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the knowledge of the landlords.
12. Neither the premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to Income-Tax, Revenue or any other Public Demand.

13. The landowner have not in any way dealt with the premises whereby the right, title and interest of the landlords as to the ownership, use, development and enjoyment thereof, is or may be affected in any manner whatsoever.
14. There are no Wakfs, Tombs, Mosques, Burial grounds and/or any charge or encumbrance relating to or on the premises or any part thereof.
15. The landowners have no difficulty in obtaining any permission, if required, for the completion of the transfer of the developer's area to the developer and/or their nominee and/or otherwise and fulfilling their other obligations hereunder.
16. The landlords are fully and sufficiently entitled to enter into this development agreement.

The representations of the landlords mentioned hereinabove are hereafter collectively called "the **SAID REPRESENTATIONS**" and the landlords confirmed that the Said Representations are true and correct, relying on the said representations, the developer has agreed to develop the premises, and agreed to complete the project, and will do the works on the terms mentioned hereunder.

ARTICLE – III

NOW IT IS HEREBY AGREED AND DECLARED:

1. The landlords have jointly appointed the aforesaid real-estate firm **SWADHA CONSTRUCTION**, a Partnership Firm, having its PAN No. (AFRFS3030E) and its Registered Office at SOHAM APARTMENT, Chakpara , Post Office – Chakpara, Police Station - Liluah , PIN –711204, District – Howrah, duly represented by its Eight(8) Partners : (1) **Sri Udayan Saha**, son of Sri Utpal Saha, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax Permanent Account No.

MREPS2522L and **Aadhaar No. 5001 3672 8141**, residing at 'Heritage Apartment', Block – B, 4th Floor, 26 Banerjee Para Street, Post Office – Uttarpara, Police Station – Uttarpara, PIN – 712258, District – Hooghly.

(2) **Sri Kamalesh Chakraborty**, son of **Sri Binay Bhushan Chakraborty**, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. BBLPC5306C** and **Aadhaar No. 5413 6889 3334**, residing at 114/9, Rabindra Sarani, Post Office – Bhattanagar, Police Station – Liluah, PIN – 711203, District – Howrah.

(3) **Sri Alokesh Chakraborty**, son of **Sri Amiya Bhushan Chakraborty**, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. AUBPC6218M** and **Aadhaar No. 3305 4272 3795**, residing at Rabindra Sarani, , Post Office – Bhattanagar, Police Station – Liluah, PIN – 711203, District – Howrah.

(4) **Sri Somnath Mazumder**, son of **Late Swadesh Chandra Mazumder**, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. AHNPM9305Q** and **Aadhaar No. 2817 6480 1865**, residing at 'MILAN BHAVAN', 11/16C, Mirpara Road , Post Office – Bhattanagar, Police Station – Liluah, PIN – 711203, District – Howrah.

(5) **Sri Nitik Bakshi**, son of **Late Phani Lal Bakshi**, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. BFUPB2252M** and **Aadhaar No. 4376 8838 4974**, residing at 142/2, Rabindra Sarani, Post Office – Bhattanagar, Police Station – Liluah, PIN – 711203, District – Howrah.

(6) **Sri Buddhadeb Mondal**, son of **Sri Arabinda Mondal**, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. BBIPM0034L** and **Aadhaar No. 2039 1498 7289**, residing at Chakpara Daga Bagan, Post Office – Chakpara, Police Station – Liluah, PIN – 711204, District – Howrah.

(7) **Sri Adrish Chaudhuri**, son of **Sri Bijan Chaudhuri**, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No.**

BCEPC7701F and **Aadhaar No. 2526 2125 3646**, residing at **ChakparaDagaBagan**, Post Office – **Chakpara**, Police Station – **Liluah**, PIN – **711204**, District – **Howrah**.

(8) **Sri Sujit Sil**, son of **Late Durgacharan Sil**, by faith – **Hindu**, by nationality – **Indian**, by occupation – **Business**, having his Income Tax **Permanent Account No. BQEPS9976C** and **Aadhaar No. 9510 5746 3389**, residing at **Chakpara**, Post Office – **Chakpara**, Police Station – **Liluah**, PIN – **711204**, District – **Howrah**.

hereinafter referred as **PROMOTER /DEVELOPER**, to develop the land measuring about more or less **3 Cottahs 7 Chhitaks** **ALONG WITH** 2 storied residential pucca structure measuring about 800 square feet, with cemented flooring, lying and situate at municipal premises **no.12, Raja Subodh Chandra Mullick Road, Police Station – Patuli (previously Jadavpur), Kolkata – 700 084, District – 24 Parganas (South)**, and mailing address **298, Raja Subodh Chandra Mullick Road, Police Station – Patuli (previously Jadavpur), Kolkata – 700 084, District – 24 Parganas (South)**, within the local limits of the **Kolkata Municipal Corporation, Ward No. 101**, morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to, and the aforesaid developer has accepted such appointment on the terms and conditions hereunder contained.

2. The developer shall on completion of the building handover the owner's allocation Land owner no. 1 and Land owner no. 2 to the landowner as per owner's allocation, and developer will also be entitled to sell, gift, mortgage, lease or any kind of transfer the flats and the car parking spaces, commercial spaces, shop rooms, if any, and will also resettled those existing tenants by providing them shop rooms on the ground floor of the building and one separate suitable accommodation to the said residential tenant, immediately after completion of the building (terms will be settled with the tenants directly by the developer).
3. The construction of the premises will be carried out in the following manner :

- 8 The developer will construct a multi-storied building on the land measuring about more or less 3 Cottahs 7 Chhitaks more or less lying and situate at municipal premises no.12, Raja Subodh Chandra Mullick Road, Police Station –Patuli (previously Jadavpur), Kolkata – 700 084, District – 24 Parganas (South), and mailing address 298, Raja Subodh Chandra Mullick Road, Police Station – Patuli (previously Jadavpur), Kolkata – 700 084, District – 24 Parganas (South), within the local limits of the Kolkata Municipal Corporation, Ward No. 101, morefully and particularly mentioned and described in the FIRST SCHEDULE hereunder written and hereinafter referred to.
- 8 The landowner as owner's allocation will be entitled Land owner no. 1 and Land owner no. 2 to get their shares in the following manner :

the landowner Land owner no. 1 and Land owner no. 2 will be entitled to get the (1) Entire Third Floor consisting of 2 (Two) numbers of self-contained flats (A) in the name of Sandhya Das(and Owner no. 1) being Flat No. 3A measuring Covered Area 582 Sq.ft. more or less having 2 (Two) Bed Rooms, Dining space cum Living Room, 1 (One) Kitchen, 2 (Two) Bath rooms, 1 (One) Balcony, and (B) in the name of Debasis Das (Land Owner No.2) being No.3B measuring Covered Area 582 sq.ft. more or less having 2 (Two) Bed Rooms, Dining space cum Living Room, 1 (One) Kitchen, 2 (Two) Bathrooms, 1 (One) Balcony, alongwith (2) 1 (One) shop measuring Covered Area 56Sq.ft in the name of Sandhya Das i.e. Owner No. 1 in the Ground Floor facing common space and (3) together with undivided proportionate share of land attributable to the said flats and shop room ALONGWITH all easement rights, benefits and facilities attached with the said G+ 4 **Multi Storied Building** and after accepting all terms and conditions of this agreement the owner shall not be entitled to claim anything from the Developer.

Besides above the Developer will pay the total sum of Rs.60,00,000/- (Rupees sixty lakhs) only to the Land Owners which will paid as follows: -

- i) At the time of execution and registration of this agreement between the land owners to Developer, Rs.15,00,000/- (in the name of Sandhya Das, Owner No. 1);
- ii) Within three months from the date of registered Development agreementRegistered Development Agreement of the First Schedule property by Landowner to Developer of this agreement Rs.5,00,000/- (Account Payee Cheque in the name of Sandhya Das, Owner No. 1)
- iii) At the time of First floor roof casting of Rs.10,00,000/- (Account Payee Cheque of Rs. 5,00,000/- in the name of Smt. Mili Sen, Owner No. 3 and Account Payee Cheque of Rs. 5,00,000/- in the name of Smt. Poli Dutta, Owner No. 4)
- iv) At the time of Second floor roof casting of Rs.10,00,000/- (Account Payee Cheque of Rs. 5,00,000/- in the name of Smt. Mili Sen, Owner No. 3 and Account Payee Cheque of Rs.5,00,000/- in the name of Smt. Poli Dutta, Owner No. 4)
- v) At the time of Third floor roof casting of Rs.10,00,000/- (Account Payee Cheque of Rs. 5,00,000/- in the name of Smt. Mili Sen, Owner No. 3 and Account Payee Cheque of Rs.5,00,000/- in the name of Smt. Poli Dutta, Owner No. 4)
- vi) At the time of Top floor roof casting Rs.10,00,000/- (Account Payee Cheque in the name of Sandhya Das, Owner No. 1)

The Land Owners' allocation has been specifically and elaborately mentioned in the second schedule hereinafter referred.

The said Developer will issue the Cheques in favour of the Land owner/s within 15 days after the execution of the Deed of Agreement. However the Landowner/s will be at liberty to file criminal proceedings against the Developer, if any of the Post dated cheque/s are dishonoured.

FURTHERMORE the developer will provide **1 (one) temporary residential accommodation** for the two landlords namely Sandhya Das and Debasish Das during the entire period of construction work or till the date of handover of the possession of the owner's allocation, the developer will issue Post Date Cheque(s) in advance for six months towards the rent and security deposits for the said alternative accommodation to the abovesaid landlords at the time of handing over the vacant possession of the building as mentioned in the first schedule hereinafter referred, the same will be treated as the owner's allocation.

4. Immediately after the execution hereof, the landlords shall handover all the original documents relating to title of the First Schedule property and the other papers relating to it, to the developer against accountable receipts.
5. That after completion of all the transfers in respect of the developer's allocated portion, the developer will return to the landlords, the all the original papers and documents received by them.
6. That in any event if the developer fails to complete the project in that case the landlords will refund the amount received by them, till that time, without any bank interest, to the developer, within a **period of 6 months** from the date of written intimation and the developer will return to the landlords, all the original papers and documents received by them.
7. That the developer has already cleared all the property taxes due and payable to the Kolkata Municipal Corporation, and will do the BL & LRO Mutation of the property in the name of the landowner, by paying the up to date Khajna and the developer will also apply and get approval of the project from WBRERA, out of their own expenses, without demanding any amount from the landowner.

8. That after completion of the entire project the developer will obtain 'Completion Certificate' from the Kolkata Municipal Corporation, Building Department and will handover the original copy of the same to the landlords.
9. The landlords shall allow the developer and/or their men, and agent or agents to enter upon the premises and do the soil testing, survey and all other preparatory works as may be necessary for the purpose of completion of the new building, at the costs of the developer.
10. The developer shall be entitled to hold and remain in possession of the aforesaid premises for performance of this agreement, during the entire period of **38 (Thirty Eight) months** from the date of the Registration of Development Agreement of the premises as described in the first schedule hereinafter referred by the landlords.
11. SUBJECT TO the landowner meeting their obligations herein mentioned, and the landowner delivered the vacant possession of the property to the developer, the developer shall complete the entire project and handover possession of the entire owner's allocation to the landowner within 38 months from the date of the Registration of Development Agreement of the premises as described in the First schedule hereinafter referred by the landlords. The land owners will handover the possession of the First schedule property as mentioned below to the developer within 15 days from the date of sanction Plan of the building.
12. SUBJECT TO *force majeure* and reasons beyond the control of the developer, the developer shall be provided **additional 2months** time to complete the project, after the stipulated period of 36 months from the date of the Registration of Development Agreement of the premises as described in the First schedule hereinafter referred by the landlords.

13. That if the developer fails to complete the whole project, during the entire period of **38 months** from the date of Registration of Development Agreement of the premises as described in the first schedule hereinafter referred by the landlords of this development agreement, in that event the developer will be liable to pay a *Liquidated Damages* of **Rs. 20,000/- (Rupees Twenty Thousand)** only per month, to the landlords jointly **within 5th day** of every English Calendar Month.
14. The developer shall construct such maximum area as can be constructed in the premises in a commercially viable manner, permissible under the Building Rules and Regulations and By-Laws of the Kolkata Municipal Corporation.
15. The new building shall be used for residential and commercial purposes and for such other purpose as be decided by the developer. However, the name of the proposed multi storied building will be named as **"HRISHIKESH BHAVAN"**.
16. That if any workmanship defect or constructional defect or damage pointed out within a period of 1 year, from the date of the Completion Certificate, in any unit of the G+4 storied building, in that event the developer will rectify and/or fix the same, without any cost to the unit owners.
17. The developer shall be entitled to occupy and use the ~~entirety~~ of the premises **SUBJECT TO** the terms of this agreement, for the entire duration of the project. The developer shall be entitled to use the premises for setting up a temporary site office and/or rooms for his watchmen and guard and other staff and shall further be entitled to put up boards and signs, advertising the project and post the watchmen and ward staff. It is clarified that at any time after the execution and registration of this Development Agreement the landlords will permit the developer to enter into the premises, for survey the same, for soil testing, and all other incidental works.

18. That the plans of the newly constructed G+4 storied building which includes the drawings, designs, elevations and specifications as are prepared by the architects, including variations/modifications therein.
19. The developer shall be at liberty to do all works as be required for the project and to utilize the existing water, and electricity connections in the premises, at his own costs and expenses. The developer shall have the right to obtain temporary connection of water/electricity, if required, for the project and the landlords shall sign and execute all papers and documents relating to the same, if needed for the same.
20. The developer shall have the liberty to utilize the debris of the existing buildings and structures, in the premises and/or the proceeds thereof for the construction of the new building.
21. All costs, charges and expenses for preparation of the plans and construction of the new multi-storied building and/or development of the premises, save as otherwise mentioned herein, shall be borne and paid by the developer, exclusively.
22. The developer will be entitled to get all the remaining areas (excluding owner's allocation) including flats in all the floors of the building, car parking spaces, shop rooms, if any, duly sanctioned by the Kolkata Municipal Corporation, Building Department **TOGETHERWITH** the undivided, proportionate share in the land underneath and the common portions of the newly constructed G+4 storied building that shall include proportionate percentage of undivided share of the roof and/or terrace and common facilities of the newly constructed G+4 storied building, the same will be treated as the developer's allocation.

23. The parties hereto shall be equally entitled to use the entire roof and/or terrace of the newly constructed G+4 storied building and shall maintain the same at their own costs and expenses.

ARTICLE - IV

IT IS FURTHER CLARIFIED AS FOLLOWS :

1. The developer shall provide electricity connection for the entire new G+4 storied building. The landlords, purchasers and/or their nominees shall reimburse the developer, the total amount and/or expenses as may be required to obtain the individual electric meter from C.E.S.C. Limited, W.B.S.E.D.C.L. or otherwise, or they will arrange the individual meter at their own cost.
2. That after completion of the project, the unit owners (including shop owners), to the extent of their respective areas will pay monthly maintenance charges, as would be settled by the owners' association, from time to time, to the keep the premises clean.
3. If so required by the developer the landlords shall collectively join and/or cause such person or persons as may be necessary to join as confirming parties in any documents, conveyances and/or any other documents of transfer so that the developer may enter into agreement with any person who desires to acquire units comprised in the developer's allocation and similarly, the developer shall join in respect of the owner's allocation.
4. The developer shall be exclusively entitled to the developer's allocation in the newly constructed G+4 storied building which is the rest of the constructed space in the premises, after providing the owner's allocation, with exclusive rights to enter into agreement for sale or any other transfer with the person or persons of

its choice without further consent from the landowner and to deal with the same without any right, claim or interest of the landowner.

5. The landlords shall give such co-operation to the developer and sign such papers, confirmations, and/or authorities as may be reasonably required by the developer, from time to time, for the project, at the costs and expenses of the developer.
6. It is clarified that if any one come forward with a claim of ownership and/or title in respect of the first schedule property, in that event the landlords will settled that dispute out of their own allocations, the developer will not be any way held responsible, whether now or in future.
7. In case the promoter fails to obtain any clearance and/or permission necessary for the project, then and in such event, the landlords shall be at liberty to make the necessary efforts in that regard, for and on behalf of the promoter at the promoter's costs and expenses.
8. That the co-operation from the end of the landlords, during the course of construction and till disposing of the developer's allocation, will be rendered.
10. All disputes and differences by and between the **Parties** hereto in any way relating to or connected with the premises and/ or the proposed new building and/ or this Agreement and/ or anything done in pursuance hereof shall be referred for Arbitration to such persons as may be appointed mutually and/or through the competent court of law to be adjudicated in accordance to the Indian Arbitration Law in force, The Arbitrators shall have the right to proceed summarily and to make interim awards.

11. Only the Courts having Territorial Jurisdiction over the premises shall have Jurisdiction in all matters relating to or arising out of this Agreement.
12. The landlords will jointly grant the developer a **Development Power of Attorney** authorizing the developer to do all acts as be necessary for the project and/or in pursuance thereof and/or on behalf of the landlords. However, the landlords shall, from time to time, grant such further powers or authorities to the developer, concerning the project for the developer's doing the various works envisaged hereunder, including entering into agreements for sale, executing deed of conveyance, in respect of the constructed area of the newly constructed multi-storied building and/or other portions thereof (excluding the owner's allocation) and receiving all the considerations in pursuance thereof. This Development Power of Attorney will remain valid until and unless the developer transferred all the flats, commercial space and parking spaces from the developer's allocation.

That the **LAND OWNERS** herein, for avoiding the above said unnecessary troubles and for smooth completion of the project, have decided to execute a Deed of Development **Power of Attorney** conferring all the power to the **DEVELOPER** herein to act as **Attorney** on their behalf AND IT IS hereby also agreed that the said Developer shall have every right and authority to deal with the existing tenant/occupier in such way or manner which he Developer herein from time to time think and fit at their sweet will and all the costs and expenses to be borne and paid by the Developer out of their own funds for which the Land owners/First party shall not be liable in future whatsoever and the Developer shall have the right to demolish the existing building/structure and to remove the building materials through their agent for which the Land owners shall have no claim, demand or objection whatsoever.

FIRST SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE

ALL THAT the piece and parcel of homestead land measuring about more or less 3 Cottahs 7 Chhitaks ALONG WITH 2 storied residential pucca structure measuring about 800 square feet, with cemented flooring, comprised under Dag No. 918/1381, Khatian No. 297, Mouza – Roypur Gram, J. L. No. 33, Touzi No. 56, lying and situate at municipal premises no. 12, Raja Subodh Chandra Mullick Road, and mailing address 298, Raja Subodh Chandra Mullick Road, P.O. Garia, Police Station – Patuli (previously Jadavpur), Kolkata – 700 084, A.D.S.R. office at Alipore, District – 24 Parganas (South), within the local limits of the Kolkata Municipal Corporation, Ward No. 101, bearing Assessee No. 31-101-21-0012-0. The Property is butted and bounded as follows:

ON THE NORTH BY	:	16 wide common passage and house of Sri Akshay Sen
ON THE SOUTH BY	:	house of Sri Akshay Sen
ON THE EAST BY	:	land of Sri N. L. Sarkar
ON THE WEST BY	:	80 feet wide Raja S. C. Mullick Road;

SECOND SCHEDULE AS REFERRED TO ABOVE

(Owner's Allocation)

The landowner will be separately entitled to get their shares in the following manner :
 the landowner will be separately entitled to get the (1) Entire Third Floor consisting of 2 (Two) number of self-contained flats (A) in the name of Sandhya Das (and Owner no. 1) being Flat No. 3A measuring Covered Area 582 Sq.ft. more or less having 2 (Two) Bed Rooms, Dining space cum Living Room, 1 (One) Kitchen, 2 (Two) Bath rooms, 1 (One) Balcony, and (B) in the name of Debasis Das (Land Owner No.2) being No.3B measuring Covered Area 582 sq.ft. more or less having 2 (Two) Bed Rooms, Dining space cum Living Room, 1 (One) Kitchen, 2 (Two) Bathrooms, 1 (One) Balcony, alongwith (2) 1 (One) shop measuring Covered Area 56 Sq.ft in the name of Sandhya Das i.e. Owner No. 1 in the Ground Floor facing common space and (3) together with undivided proportionate share

of land attributable to the said flats and shop room ALONGWITH all easement rights, benefits and facilities attached with the said G + 4 Multi Storied Building and after accepting all terms and conditions of this agreement the owner shall not be entitled to claim anything from the Developer.

Besides above the Developer will pay the total sum of Rs.60,00,000/- (Rupees sixty lakhs) only to the Land Owners which will be paid as follows: -

- i) At the time of execution and registration of this agreement between the land owners to Developer, Rs.15,00,000/- (Account Payee Cheque in the name of Sandhya Das, Owner No. 1);
- ii) Within three months from the date of handing over the possession of the First schedule property by Landowner to Developer of this agreement Rs.5,00,000/- (Account Payee Cheque in the name of Sandhya Das, Owner No. 1)
- iii) At the time of First floor roof casting of Rs.10,00,000/- (Account Payee Cheque of Rs. 5,00,000/- In the name of Smt. Mili Sen, Owner No. 3 and Account Payee Cheque of Rs. 5,00,000/- in the name of Smt. Poli Dutta, Owner No. 4)
- iv) At the time of Second floor roof casting of Rs.10,00,000/- (Account Payee Cheque of Rs. 5,00,000/- in the name of Smt. Mili Sen, Owner No. 3 and Account Payee Cheque of Rs.5,00,000/- in the name of Smt. Poli Dutta, Owner No. 4)
- v) At the time of Third floor roof casting of Rs.10,00,000/- (Account Payee Cheque of Rs. 5,00,000/- in the name of Smt. Mili Sen, Owner No. 2 and Account Payee Cheque of Rs.5,00,000/- in the name of Smt. Poli Dutta, Owner No. 2)

- vi) At the time of Top floor roof casting Rs.10,00,000/- (Account Payee Cheque in the name of Sandhya Das, Owner No. 1)

FURTHERMORE the developer will provide **1 (one) temporary residential accommodation** for the two landlords namely Sandhya Das and Debasish Das during the entire period of construction work or till the date of handover of the possession of the owner's allocation, the developer will issue Post Dated Cheque(s) in advance for six months towards the rent and security deposits for the said alternative accommodation to the above said landlords at the time of handing over the possession as mentioned above and in case of dishonor of any cheques/instrument the Land owners shall have the right to cancel this agreement or otherwise take proper steps against the Developer in accordance with the Laws of the land.

Be it mentioned herein that the aforesaid owners allocation as mentioned above will be properly effective after execution and registration of the proper document/ partition/gift deed etc. in between the Land owners named above.

THIRD SCHEDULE AS REERRED TO ABOVE

(Developer's Allocation)

The developer will be entitled to get all the remaining areas (**excluding owner's allocation**) including flats, in several floors of the building, car parking spaces, commercial spaces, shop rooms, and other spaces if any, **TOGETHER WITH** the undivided, proportionate share in the land underneath and the common portions of the newly constructed multi-storied building that shall include proportionate percentage of undivided share of the roof and/or terrace and common facilities of the newly constructed G+4 storied building, the same will be treated as the developer's allocation.

FOURTH SCHEDULE AS REFERRED TO ABOVE

(common areas and facilities)

1. Open path and passages surrounding the building.
2. Space for water pump with motor and underground water reservoir and/or over head tank on the roof.
3. Staircase leading from the ground floor to the roof of the building and landings of the staircase.
4. Common user of roof.
5. Drains, sewerages and pipes from the building to the municipal ducts.
6. Water pump with motor and water distribution pipes.
7. Electrical wiring, fittings and other accessories for lighting the staircase and other common areas.
8. Common electric meter and meter spaces.
9. Common user of the main entrances gate of the building.
10. Compound walls of the building.
11. Main gate of the building, for ingress and egress.
12. Septic Tank.
13. Lift
14. Lift Room and Machines

FIFTH SCHEDULE AS REFERRED TO ABOVE

(Specification of construction)

FOUNDATION	The building is designed on R.C.C. Footing and Frame as per Design.
WALLS	All the external walls shall be 200 mm thick Brick wall with cement plaster. All internal Partition walls shall be 75 mm thick Brick walls with both side cement plaster.
DOOR & WINDOW	The main door shall be flush door and other doors will be

FITTINGS	commercial flush door, all the door fittings such as M.S. Hings, Door lock with standard quality along with Handles, Aluminium Tower Bolts, Door Stoppers and Vision Apparatus shall be provided to main door All window fittings such as stay Handle will be of M.S. grill and Aluminium covered by grill.
FLOORING	All the Flooring shall be provided with tiles or Marbles. Dining room with white basin, kitchen and toilet shall have 5'-0" High Glazed Tiles (Colour Printed) over skirting on all sides with Marble, W.C. wall will be same as toilet, kitchen will have 2.5' High glazed tiles over the table of 6' X 18" black stone top and also a steel sink will be fixed. The stairs and stair case will be finished with Marbles.
INTERNAL FINISHED TO WALLS	All interior walls, ceilings of rooms, verandah. kitchen-cum-dining living and toilets, W.C. shall be finished in putty except staircase and the Door shutter will be one coat primer.
SANITARY & PLUMBING	All the internal Horizontal Soil and Waste pipes shall P.V.C. Pipes joint in cement. All the vertical soil, vent and waste water pipes shall P.V.C. pipes joined with Cement Mortar and exposed to walls. All the Rain water pipes shall in good quality of P.V.C. pipe.
	All the outside water supply pipes shall be within concealed the Walls and the Toilet and Kitchen water line will be Fiber pipe fitted. All the Toilets will be fitted with commode with Low-Down P.V.C. Cistern, wash basin, shower with cold water provisions, bath room fittings such as stop cock, bib-cock, pillar cock etc. will be in C.P. Brush.
LIFT	There shall be lift facility in the building.
ELECTRIFICATION	All the internal wiring shall be concealed in plaything conduct, all Wires shall be of copper, all switch Boards of M.S. Flush with walls with "Acrylic" cover and all switches of reputed Brand with A.C.

	Point (one), Refrigerator, Washing Machine and Micro-oven and Mixture point shall be provided.
WATER SUPPLY	Each Flat will be provided with water supply line P.V.C. from common Overhead Water tank, Overhead tank shall be filled up by water from the underground of K.M.C. Water only through pump line for all the flats.
TELEPHONE AND T.V. POINT	All flats will be provided with T. V. points in living/diningroom. The Developers shall use standard and good quality of cement and ISI mark iron rods in the construction of the building. The Owners and the Purchasers of the Developers' allocation will be constituted an Apartment Association and that association will maintain the building, cleaning the common area and tax matter if any.
COMMON PARTS	Such other common parts, areas, equipment, installations, fixtures, fittings and spares in or above the new building as are necessary for the use and occupy of the said building in common.

GENERAL: All the internal approach road shall be of cement concreted (Jhama). Brick Boundary wall upto a Height 5' ft. with both side plasters. Each flat shall have separated electric meter and the cost will be borne by all the flat holder/ purchasers individually and the land owner and the electric meter for personal flat, expenses shall be borne by the landowner.

Any addition and alteration in the flat shall be subject to approval of the Architect and the requisite cost shall be borne by the owners in advance.

MEMO OF CONSIDERATION

RECEIVED an amount of Rs. 15,00,000/- (Rupees Fifteen Lakhs) only out of total amount of Rs.60,00,000/- (Rupees Sixty lakhs only) from the Developer named above being part of the total consideration as agreed upon in between the parties hereto relating to the development of the property under reference as per Memo below;

MEMO

Through NEFT/RTGS on 08.08.2025 from S.B.I. Liluah, Howrah to P.N.B., Ganguly Branch, Kolkata in favour of Sandhya Das. UTR NO. SBINR5202508089 4869847	Rs. 15,00,000.00
--	------------------

WITNESSES;

1) Kausik Chatterjee
81/4, M.G. Road,
Kolkata-700082
P.O. & P.S. - Haridweep

Sandhya Das

2) - Utpal Saha
Uttar para
Dist. Hugly

LAND OWNER/FIRST PARTY

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

SIGNED, SEAL AND DELIVERED

at Kolkata in presence of

WITNESSES :

- 1) Kapushin Chatterjee
84/4, M.G. Road,
Kolkata-700082
P.O. & P.S. - Howrah

- 2) Upal Saha
- Uttarpara
Dist. Hooghly

Drafted by me as per the
Instructions of the parties :

Asocul Kumar Karji
Advocate F.320/201
Alipore Police Court
Kolkata-700027.

Saralhya Das
Kebanish Dn.
Mili Sen

Poli Dutta.

LAND OWNER/FIRST PARTY
SWADHA CONSTRUCTION

- 1) ~~Uday Saha~~
Partners Partners
- 2) Kankar Chakraborty
- 3) ~~Chandra~~
- 4) ~~Samir Kumar~~
- 5) Nritik Bera
- 6) ~~Subir Saha~~
- 7) Adrish Chaudhuri
- 8) ~~Suryjit Saha~~

DEVELOPER/SECOND PARTY

Major Information of the Deed

Major Information of the Deed			
Deed No :	I-1603-15473/2025	Date of Registration	11/08/2025
Query No / Year	1603-2002248904/2025	Office where deed is registered	
Query Date	05/08/2025 6:10:33 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S Ghosal Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8910427512, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,42,62,498/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 15,632/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

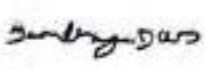
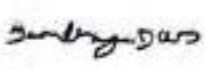
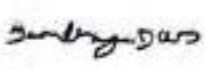
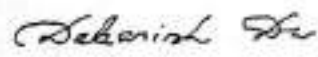
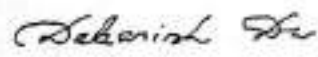
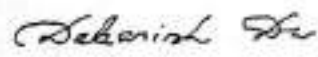
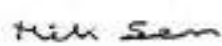
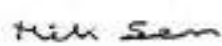
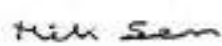
District: South 24-Parganas, P.S.- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, Premises No: 12, Ward No: 101 Pin Code : 700084

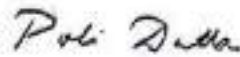
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 7 Chatak		1,30,62,498/-	Property is on Road
				5.6719Dec	0/-	130,62,498/-	
Grand Total :							

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	0/-	12,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1600 sq ft	0/-	12,00,000/-	

Land Lord Details :

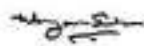
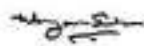
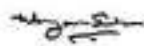
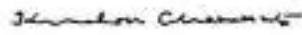
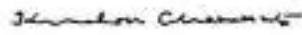
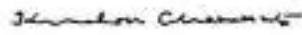
Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Sandhya Das Wife of Late Hrishikesh Das Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>11/08/2025</td> <td></td> <td>LTI 11/08/2025</td> <td>11/08/2025</td> </tr> </tbody> </table> 298, Raja S.C Mullick Road, City:- Not Specified, P.O:- Garla, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX3 , PAN No.: Ayxxxxxx9e, Aadhaar No: 88xxxxxxxx5627, Status :Individual, Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Smt Sandhya Das Wife of Late Hrishikesh Das Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office		 Captured		11/08/2025		LTI 11/08/2025	11/08/2025
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Name	Photo	Finger Print	Signature										
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11/08/2025		LTI 11/08/2025	11/08/2025										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Mili Sen Wife of Debashish Sen Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>11/08/2025</td> <td></td> <td>LTI 11/08/2025</td> <td>11/08/2025</td> </tr> </tbody> </table> Mayur Apartment, 3rd Floor, 4, Dakshinpara Para Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX1 , PAN No.: Ddxxxxxx8g, Aadhaar No: 53xxxxxxxx2778, Status :Individual, Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Smt Mili Sen Wife of Debashish Sen Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office		 Captured		11/08/2025		LTI 11/08/2025	11/08/2025
Name	Photo	Finger Print	Signature										
Smt Mili Sen Wife of Debashish Sen Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office		 Captured											
11/08/2025		LTI 11/08/2025	11/08/2025										

Name	Photo	Finger Print	Signature
Smt Poli Dutta Wife of Subhas Chandra Dutta Executed by: Self, Date of Execution: 11/08/2025 Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office		 Captured LTI 11/08/2025	 11/08/2025
117, Mukherjee Para, City:- Not Specified, P.O:- Ichapore, P.S:-Noapara, District:-North 24-Parganas, West Bengal, India, PIN:- 743144 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: AUxxxxxx0a, Aadhaar No: 21xxxxxxxx6584, Status :Individual, Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office			

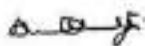
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SWADHA CONSTRUCTION Soham Apartment,Chakpara, City:- Not Specified, P.O:- Chakpara, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204 Date of Incorporation:XX-XX-2XX5 , PAN No.: Afxxxxxx0e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Udayan Saha (Presentant) Son of Utpal Saha Date of Execution - 11/08/2025, , Admitted by: Self, Date of Admission: 11/08/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured LTI Aug 11 2025 11:34AM </td> <td>  11/08/2025 </td> </tr> </tbody> </table> Heritage Apartment 4th Floor,26,Banerjee Para Street, City:- Not Specified, P.O:- Uttarpara, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712258, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX0 , PAN No.: Mrxxxxxx2l, Aadhaar No: 50xxxxxxxx8141 Status : Representative, Representative of : SWADHA CONSTRUCTION (as Partner)	Name	Photo	Finger Print	Signature	Mr Udayan Saha (Presentant) Son of Utpal Saha Date of Execution - 11/08/2025, , Admitted by: Self, Date of Admission: 11/08/2025, Place of Admission of Execution: Office		 Captured LTI Aug 11 2025 11:34AM	 11/08/2025
Name	Photo	Finger Print	Signature						
Mr Udayan Saha (Presentant) Son of Utpal Saha Date of Execution - 11/08/2025, , Admitted by: Self, Date of Admission: 11/08/2025, Place of Admission of Execution: Office		 Captured LTI Aug 11 2025 11:34AM	 11/08/2025						
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Name	Photo	Finger Print	Signature						
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11/9, Rabindra Sarani, City:- Not Specified, P.O:- Bhattanagar, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: Bbxxxxxx6c, Aadhaar No: 54xxxxxxxx3334 Status : Representative, Representative of : SWADHA CONSTRUCTION (as Partner)

Name	Photo	Finger Print	Signature
Alokesh Chakraborty Son of Amiya Bhushan Chakraborty Date of Execution - 11/08/2025, , Admitted by: Self, Date of Admission: 11/08/2025, Place of Admission of Execution: Office		 Captured	
Aug 11 2025 11:35AM	LT1 11/08/2025	11/08/2025	

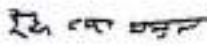
Rabindra Sarani, City:- Not Specified, P.O:- Bhattanagar, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: Auxxxxxx8m, Aadhaar No: 33xxxxxxxx3795 Status : Representative, Representative of : SWADHA CONSTRUCTION (as Partner)

Name	Photo	Finger Print	Signature
Somnath Mazumder Son of Late Swadesh Chandra Mazumder Date of Execution - 11/08/2025, , Admitted by: Self, Date of Admission: 11/08/2025, Place of Admission of Execution: Office		 Captured	
Aug 11 2025 11:36AM	LT1 11/08/2025	11/08/2025	

11/16C, Mir Para Road, City:- Not Specified, P.O:- Bhattanagar, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: Ahxxxxxx5q, Aadhaar No: 28xxxxxxxx1865 Status : Representative, Representative of : SWADHA CONSTRUCTION (as Partner)

Name	Photo	Finger Print	Signature
Nritik Bakshi Son of Late Phani Lal Bakshi Date of Execution - 11/08/2025, , Admitted by: Self, Date of Admission: 11/08/2025, Place of Admission of Execution: Office		 Captured	
Aug 11 2025 11:38AM	LT1 11/08/2025	11/08/2025	

142/2, Rabindra Sarani, City:- Not Specified, P.O:- Bhattanagar, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: Bfxxxxxx2m, Aadhaar No: 43xxxxxxxx4974 Status : Representative, Representative of : SWADHA CONSTRUCTION (as Partner)

Name	Photo	Finger Print	Signature
Buddhadeb Mondal Son of Arabinda Mondal Date of Execution - 11/08/2025, , Admitted by: Self, Date of Admission: 11/08/2025, Place of Admission of Execution: Office	 Aug 11 2025 11:37AM	 Captured LTI 11/08/2025	 11/08/2025
Chakpara Daga Bagan, City:- Not Specified, P.O:- Chakpara, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: Bbxxxxxx4I, Aadhaar No: 20xxxxxxxx7289 Status : Representative, Representative of : SWADHA CONSTRUCTION (as Partner)			
7 Adrish Chaudhuri Son of Bijan Chaudhuri Date of Execution - 11/08/2025, , Admitted by: Self, Date of Admission: 11/08/2025, Place of Admission of Execution: Office	 Aug 11 2025 11:37AM	 Captured LTI 11/08/2025	 11/08/2025
Chakpara Daga Bagan, City:- Not Specified, P.O:- Chakpara, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: Bcxxxxxx1f, Aadhaar No: 25xxxxxxxx3646 Status : Representative, Representative of : SWADHA CONSTRUCTION (as Partner)			
8 Sujit Sil Son of Late Durgacharan Sil Date of Execution - 11/08/2025, , Admitted by: Self, Date of Admission: 11/08/2025, Place of Admission of Execution: Office	 Aug 11 2025 11:38AM	 Captured LTI 11/08/2025	 11/08/2025
Chakpara, City:- Not Specified, P.O:- Chakpara, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: Bqxxxxxx6c, Aadhaar No: 95xxxxxxxx3389 Status : Representative, Representative of : SWADHA CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Soumen Ghosal Son of Mr Dukhahari Ghosal Dulalpur, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700104		 Captured	
	11/08/2025	11/08/2025	11/08/2025
Identifier Of Smt Sandhya Das, Mr Debasish Das, Smt Mili Sen, Smt Poli Dutta, Mr Udayan Saha, Kamalesh Chakraborty, Alokesh Chakraborty, Somnath Mazumder, Nritik Bakshi, Buddhadeb Mondal, Adrish Chaudhuri, Sujit Sil			

Transfer of property for L1

No	From	To. with area (Name-Area)
	Smt Sandhya Das	SWADHA CONSTRUCTION-1.41797 Dec
	Mr Debasish Das	SWADHA CONSTRUCTION-1.41797 Dec
	Smt Mili Sen	SWADHA CONSTRUCTION-1.41797 Dec
	Smt Poli Dutta	SWADHA CONSTRUCTION-1.41797 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Sandhya Das	SWADHA CONSTRUCTION-400.00000000 Sq Ft
2	Mr Debasish Das	SWADHA CONSTRUCTION-400.00000000 Sq Ft
3	Smt Mili Sen	SWADHA CONSTRUCTION-400.00000000 Sq Ft
4	Smt Poli Dutta	SWADHA CONSTRUCTION-400.00000000 Sq Ft

Endorsement For Deed Number : I - 160315473 / 2025

11-08-2025

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48

Act of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 48(1), W.B. Registration Rules, 1962)

Presented for registration at 10:53 hrs on 11-08-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr

Udayan Saha ..

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 1,42,62,498/-

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

Execution is admitted on 11/08/2025 by 1. Smt Sandhya Das, Wife of Late Hrishikesh Das, 298, Raja S.C Mullick Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Mr Debasish Das, Son of Late Hrishikesh Das, 298, Raja S.C Mullick Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 3. Smt Mili Sen, Wife of Debashish Sen, Mayur Apartment, 3rd Floor, 4, Dakshinpara Para Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 4. Smt Poli Dutta, Wife of Subhas Chandra Dutta, 117, Mukherjee Para, P.O: Ichapore, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by Profession House wife

Indetified by Mr Soumen Ghosal, , , Son of Mr Dukhahari Ghosal, Dulalpur, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business

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

Execution is admitted on 11-08-2025 by Nritik Bakshi, Partner, SWADHA CONSTRUCTION (Partnership Firm), Soham Apartment, Chakpara, City:- Not Specified, P.O:- Chakpara, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr Soumen Ghosal, , , Son of Mr Dukhahari Ghosal, Dulalpur, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business

Execution is admitted on 11-08-2025 by Buddhadeb Mondal, Partner, SWADHA CONSTRUCTION (Partnership Firm), Soham Apartment, Chakpara, City:- Not Specified, P.O:- Chakpara, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr Soumen Ghosal, , , Son of Mr Dukhahari Ghosal, Dulalpur, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business

Execution is admitted on 11-08-2025 by Adrish Chaudhuri, Partner, SWADHA CONSTRUCTION (Partnership Firm), Soham Apartment, Chakpara, City:- Not Specified, P.O:- Chakpara, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr Soumen Ghosal, , , Son of Mr Dukhahari Ghosal, Dulalpur, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business

Execution is admitted on 11-08-2025 by Sujit Sil, Partner, SWADHA CONSTRUCTION (Partnership Firm), Soham Apartment, Chakpara, City:- Not Specified, P.O:- Chakpara, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr Soumen Ghosal, , , Son of Mr Dukhahari Ghosal, Dulalpur, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business

Execution is admitted on 11-08-2025 by Mr Udayan Saha, Partner, SWADHA CONSTRUCTION (Partnership Firm), Soham Apartment, Chakpara, City:- Not Specified, P.O:- Chakpara, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr Soumen Ghosal, , , Son of Mr Dukhahari Ghosal, Dulalpur, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business

Execution is admitted on 11-08-2025 by Kamallesh Chakraborty, Partner, SWADHA CONSTRUCTION (Partnership Firm), Soham Apartment, Chakpara, City:- Not Specified, P.O:- Chakpara, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr Soumen Ghosal, , , Son of Mr Dukhahari Ghosal, Dulalpur, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business

Execution is admitted on 11-08-2025 by Alokesh Chakraborty, Partner, SWADHA CONSTRUCTION (Partnership Firm), Soham Apartment, Chakpara, City:- Not Specified, P.O:- Chakpara, P.S:- Liluah, District:- Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr Soumen Ghosal, , Son of Mr Dukhahari Ghosal, Dulalpur, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business

Execution is admitted on 11-08-2025 by Somnath Mazumder, Partner, SWADHA CONSTRUCTION (Partnership Firm), Soham Apartment, Chakpara, City:- Not Specified, P.O:- Chakpara, P.S:- Liluah, District:- Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr Soumen Ghosal, , Son of Mr Dukhahari Ghosal, Dulalpur, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,632.00/- (B = Rs 15,000.00/- , 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 15,600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/08/2025 1:20PM with Govt. Ref. No: 192025260202684918 on 08-08-2025, Amount Rs: 15,600/-, Bank SBI EPay (SBlePay), Ref. No. 9482297757356 on 08-08-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 19,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13187, Amount: Rs.100.00/-, Date of Purchase: 06/08/2025, Vendor name: S

Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/08/2025 1:20PM with Govt. Ref. No: 192025260202684918 on 08-08-2025, Amount Rs: 19,921/-, Bank SBI EPay (SBlePay), Ref. No. 9482297757356 on 08-08-2025, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 417744 to 417798

being No 160315473 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.08.21 16:46:49 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 21/08/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.