IN WITNESS WHEREOF the parties hereto have hereunto executed these presents on the day month and year first above written.

SIGNED AND DELIVERED
By the both the "PARTIES" at
Kolkata in the presence of: -

1. Swapan Chowdhury
192. P. Roy Rd. Cal 39.

2. Bharat Bandu Paul
73/1, Prince Gaudu Rd
Kolkata-39

SIGNATURE OF THE
LAND OWNERS

Goutam Chandra Paul 28/07/2024

SIGNATURE OF THE
DEVELOPER

Drafted by me:

Manash Kumar Halder, Adv.
Reg. No. WB/597/87
Alipore Judges Court.
Bar Library Room No. 4.
Kolkata 700 027

MEMO OF CONSIDERATION

RECEIVED a sum of Rs 10,00,000/- (Rupees Ten Lakh) only from the within named Developer as per terms of this Development Agreement in the following manner

Cheque/ D D No	Date	Bank	Branch	Amount Rs
By Cheque :				10,00,000/-
Rupees Ten Lakh only			Total Rs	10,00,000/-

WITNESSES -

1. Swapan Chowdhury.

2. Bharat Bandhu Paul

Sima Dey
Biswanath Das.
Subhash Dey

SIGNATURE OF THE
LAND OWNERS

RT I of Santi Ranjan Das
by impression of Sinistar 4/5/21

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

Name..... GOUTAM CHANDRA PAUL

Signature..... Goutam chandra Paul

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

Name..... SUBHENDU DEY

Signature..... Subhendu Dey

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

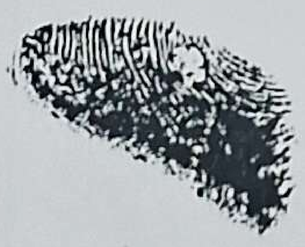
Name..... BISWANATH DAS

Signature..... Biswanath Das.

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

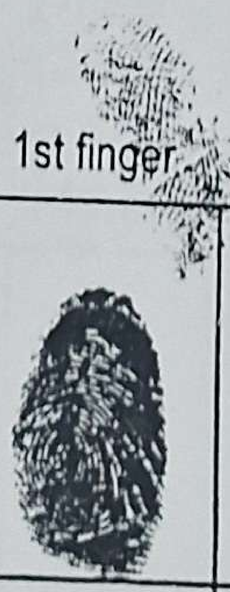
Name.....ARPENDU DEY.....

Signature.....Arpendu Dey.....

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

Name.....MITRA GHOSH.....

Signature.....মিত্রা ঘোষ

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

Name.....SIMA DEY.....

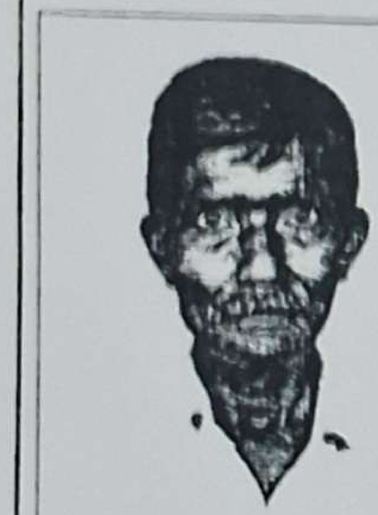
Signature.....Sima Dey.....

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

Name..... SANTIRANI DAS.....

Signature..... Sd/- of Santi Rani Das By the pen of Thumb Mist

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



Name..... GANESH DAS.....

Signature..... Ganesh Das

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

PHOTO

Name.....

Signature.....

Major Information of the Deed

Deed No :	I-1603-05066/2021	Date of Registration	29/07/2021
Query No / Year	1603-2001178884/2021	Office where deed is registered	
Query Date	24/07/2021 12:08:46 AM	1603-2001178884/2021	
Applicant Name, Address & Other Details	Manash Kumar Halder Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830427426, Status :Advocate		
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 10,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 1,48,72,497/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,021/- (Article:48(g))		Rs. 10,053/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

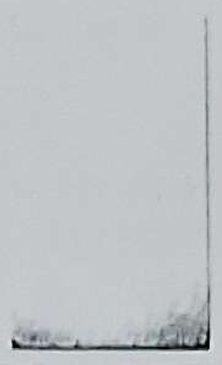
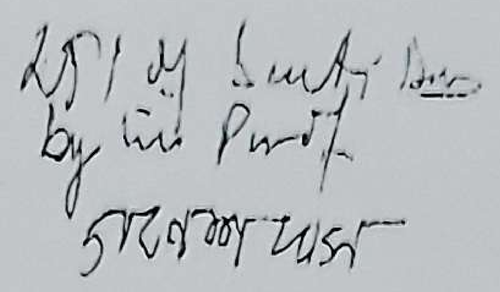
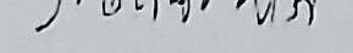
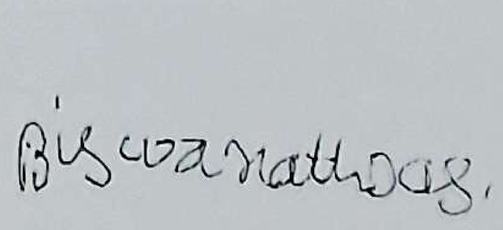
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Road, , Premises No: 188, , Ward No: 106 Pin Code : 700078

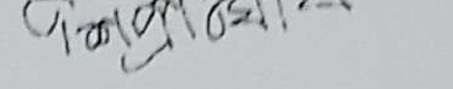
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		4 Katha	1/-	1,43,99,997/-	Width of Approach Road: 16 Ft.
	Grand Total :				6.6Dec	1 /-	143,99,997 /-	

Structure Details :

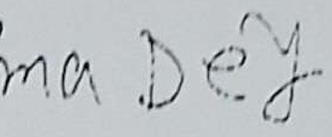
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	1/-	4,72,500/-	Structure Type: Structure
	Gr. Floor, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	700 sq ft	1 /-	4,72,500 /-	

Land Lord Details :

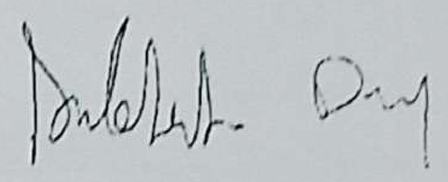
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Santi Das Wife of Late Baidyanath Das Executed by: Self, Date of Execution: 28/07/2021 , Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office	 29/07/2021	 LTI 29/07/2021	 29/07/2021
	183, S. K. Deb Road, Chowdhury Bagan, Shreebhumi, City:- , P.O:- Shreebhumi, P.S:-Noapara, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: FSxxxxxx3P, Aadhaar No: 72xxxxxxxx1007, Status :Individual, Executed by: Self, Date of Execution: 28/07/2021 , Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office			
2	Namo	Photo	Finger Print	Signature
	Mr Ganesh Chandra Das Son of Late Baidyanath Das Executed by: Self, Date of Execution: 28/07/2021 , Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office	 29/07/2021	 LTI 29/07/2021	 29/07/2021
	183, S. K. Deb Road, Shreebhumi, Chowdhury Bagan, City:- , P.O:- Shreebhumi, P.S:-Noapara, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CYxxxxxx8D, Aadhaar No: 67xxxxxxxx3915, Status :Individual, Executed by: Self, Date of Execution: 28/07/2021 , Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Mr Biswanath Das Son of Late Bholanath Das Executed by: Self, Date of Execution: 28/07/2021 , Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office	 29/07/2021	 LTI 29/07/2021	 29/07/2021
	44, Purbachal Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AQxxxxxx0D, Aadhaar No: 61xxxxxxxx5425, Status :Individual, Executed by: Self, Date of Execution: 28/07/2021 , Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Mrs Sipra Ghosh Wife of Mr Mihir Ghosh Executed by: Self, Date of Execution: 28/07/2021 , Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office	 29/07/2021	 LTI 29/07/2021	 29/07/2021

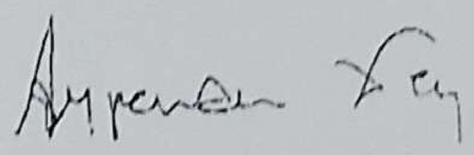
Debipur Satghara, Mathurapur, City:- , P.O:- Mathurapur, P.S:-Mathurapur, District:-South 24-Parganas, West Bengal, India, PIN:- 743395 Sex: Female, By Caste: Hindu, Occupation: Other Citizen of: India, PAN No.:: DKxxxxxx2J, Aadhaar No: 96xxxxxxxx1351, Status :Individual, Executed by: Self, Date of Execution: 28/07/2021
, Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office

5	Name	Photo	Finger Print	Signature
	Mrs Sima Dey Daughter of Late Bholanath Das Executed by: Self, Date of Execution: 28/07/2021 , Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office	 29/07/2021	 LTI 29/07/2021	 29/07/2021

53, Uttar Purbachal Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BRxxxxxx9B, Aadhaar No: 89xxxxxxxx8687, Status :Individual, Executed by: Self, Date of Execution: 28/07/2021
, Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office

6	Name	Photo	Finger Print	Signature
	Mr Subhendu Dey Son of Mr Kamalendu Dey Executed by: Self, Date of Execution: 28/07/2021 , Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office	 29/07/2021	 LTI 29/07/2021	 29/07/2021

3/127, Sucheta Nagar, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AIxxxxxx7H, Aadhaar No: 63xxxxxxxx1453, Status :Individual, Executed by: Self, Date of Execution: 28/07/2021
, Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office

7	Name	Photo	Finger Print	Signature
	Mr ARPENDU DEY Son of Mr Kamalendu Dey Executed by: Self, Date of Execution: 28/07/2021 , Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office	 29/07/2021	 LTI 29/07/2021	 29/07/2021

	3/127, Sucheta Nagar, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BLxxxxxx2Q, Aadhaar No: 98xxxxxxxx1620, Status :Individual, Executed by: Self, Date of Execution: 28/07/2021 , Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office

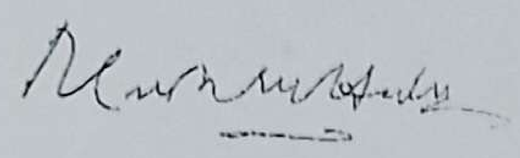
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**PAUL CONSTRUCTION** 193A/1, Picnic Garden Road, City:- , P.O:- Picnic Garden, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 , PAN No.:: ANxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name	Photo	Finger Print	Signature
1	**Mr Goutam Chandra Paul (Presentant)** Son of Late Puspa Ranjan Paul Date of Execution - 28/07/2021, , Admitted by: Self, Date of Admission: 29/07/2021, Place of Admission of Execution: Office	 Jul 29 2021 1:46PM	 LTI 29/07/2021	Goutam chandra Paul. 29/07/2021
	193A/1, PICNIC GARDEN ROAD, City:- , P.O:- PICNIC GARDEN, P.S:-Kasba, District:-South 24 Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx9K, Aadhaar No: 54xxxxxxxx4015 Status : Representative, Representative of : PAUL CONSTRUCTION (as PROPRIETOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MANASH KUMAR HALDER Son of Late N Halder Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	29/07/2021	29/07/2021	29/07/2021
Identifier Of Mrs Santi Das, Mr Ganesh Chandra Das, Mr Biswanath Das, Mrs Sipra Ghosh, Mrs Sima Dey, Mr Subhendu Dey, Mr ARPENDU DEY, Mr Goutam Chandra Paul			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Santi Das	PAUL CONSTRUCTION-0.942857 Dec
2	Mr Ganesh Chandra Das	PAUL CONSTRUCTION-0.942857 Dec
3	Mr Biswanath Das	PAUL CONSTRUCTION-0.942857 Dec
4	Mrs Sipra Ghosh	PAUL CONSTRUCTION-0.942857 Dec
5	Mrs Sima Dey	PAUL CONSTRUCTION-0.942857 Dec
6	Mr Subhendu Dey	PAUL CONSTRUCTION-0.942857 Dec
7	Mr ARPENDU DEY	PAUL CONSTRUCTION-0.942857 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Santi Das	PAUL CONSTRUCTION-100.00000000 Sq Ft
2	Mr Ganesh Chandra Das	PAUL CONSTRUCTION-100.00000000 Sq Ft
3	Mr Biswanath Das	PAUL CONSTRUCTION-100.00000000 Sq Ft
4	Mrs Sipra Ghosh	PAUL CONSTRUCTION-100.00000000 Sq Ft
5	Mrs Sima Dey	PAUL CONSTRUCTION-100.00000000 Sq Ft
6	Mr Subhendu Dey	PAUL CONSTRUCTION-100.00000000 Sq Ft
7	Mr ARPENDU DEY	PAUL CONSTRUCTION-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160305066 / 2021

On 29-07-2021

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 [illegible] (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:50 hrs on 29-07-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS [illegible] Goutam Chandra Paul ,.

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 1,48,72,497/-

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

Execution is admitted on 29/07/2021 by 1. Mrs Santi Das, Wife of Late Baidyanath Das, 183, S. K. Deb Road, Chowdhury Bagan, Shreebhumi, P.O: Shreebhumi, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Others, 2. Mr Ganesh Chandra Das, Son of Late Baidyanath Das, 183, S. K. Deb Road, Shreebhumi, Chowdhury Bagan, P.O: Shreebhumi, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Others, 3. Mr Biswanath Das, Son of Late Bholanath Das, 53, Uttar Purbachal Road, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others, 4. Mrs Sipra Ghosh, Wife of Mr Mihir Ghosh, Debipur Satghara, Mathurapur, P.O: Mathurapur, Thana: Mathurapur, , South 24-Parganas, WEST BENGAL, India, PIN - 743395, by caste Hindu, by Profession Others, 5. Mrs Sima Dey, Daughter of Late Bholanath Das, 53, Uttar Purbachal Road, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others, 6. Mr Subhendu Dey, Son of Mr Kamalendu Dey, 3/127, Sucheta Nagar, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others, 7. Mr ARPENDU DEY, Son of Mr Kamalendu Dey, 3/127, Sucheta Nagar, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others

Indetified by Mr MANASH KUMAR HALDER, , , Son of Late N Halder, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 29-07-2021 by Mr Goutam Chandra Paul, PROPRIETOR, PAUL CONSTRUCTION (Sole Proprietoship), 193A/1, Picnic Garden Road, City:- , P.O:- Picnic Garden, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Mr MANASH KUMAR HALDER, , , Son of Late N Halder, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,053/- (B = Rs 10,000/- ,E = Rs 21/- , H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 10,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/07/2021 12:08AM with Govt. Ref. No: 192021220037773331 on 27-07-2021, Amount Rs: 10,021/-
Bank: State Bank of India (SBIN0000001), Ref. No. IK0BEUQYZ8 on 27-07-2021, Head of Account 0030-03-104-001-16

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 151823 to 151857

being No 160305066 for the year 2021.

Digitally signed by DEBASISH DHAR
Date: 2021.07.30 15:16:52 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/07/30 03:16:52 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)