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07/11/25

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

Additional Registrar of Assurances II Kolkata

27 NOV 2025



DEVELOPMENT AGREEMENT

THIS INDENTURE DEVELOPMENT AGREEMENT is made this the 07th day of November 2025 (Two Thousand Twenty Five) in Christian Era.

BETWEEN

Page Contd. 1 to 29

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ADDITIONAL REGISTRAR
 OF ASSURANCE-II, KOLKATA
 07 NOV 2023

Pradip Deb Nath
 S/O Lt. Madhab Deb Nath
 Barasat cant
 P.O. & P.C. - Barasat
 Kal - 700124
 o.c. - law clerk

[1] **SMT. SUKLA SEN [PAN EFJPS0503C]**, Aadhaar Card No. 4418 4819 2958, Voter Card No. XVM2249084, W/o. Late Samar Prasad Sen, by occupation - House-hold work, residing at 30, Main Road East, P.O. & P.S.- New Barrackpore, District North 24 Parganas, Kolkata- 700131, [2] **SRI SOUMEN SEN [PAN BOTPS2669H]**, Aadhaar Card No. 4288 6645 8837, Voter Card No. KNH2944742, S/o. Late Deboprosad Sen, by occupation - Service, residing at SP-295, Near A.K. Ghosh High School, Jodhepur Garden, P.S. Lake Gardens, Kolkata- 700045, [3] **SMT. RAMA GUPTA [PAN BGCPG0553M]**, Aadhaar Card No. 5815 1735 6312, Voter Card No. WB/18/113/414755, D/o. Late Dharendra Mohan Sen, by occupation - House-hold work, residing at 179, Bacharam Chatterjee Road, Sarsuna, District South 24 Parganas, Kolkata- 700061, and [4] **SMT. BANDANA DAS GUPTA [PAN BRNPD1748K]**, Aadhaar Card No. 8554 4915 9732, Voter Card No. WB/27/182/069406, D/o. Late Dharendra Mohan Sen, by occupation - House-hold work, residing at Surerpukur Bye Lane, Chandannagar, District Hooghly, Pin- 712136, all are by faith -Hindu, all are by Nationality- Indian, hereinafter jointly called and referred to as **OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deem to mean and include his/her/their legal heirs, representatives and assigns) of the **FIRST PART**.

AND

URBAN REALTY (PAN AAIFU3311N), a partnership firm having its registered office at 312/1, Vivekananda Road, P.O. & P.S.-New Barrackpore, District North 24 parganas, Kolkata - 700 131, represented by its partners **(1) Smt. Shreyasi Saha Roy (PAN AUIPG4616J), (AADHAAR NO. 9547 8290 1519), Voter Card No. XVM0036467,** Wife of Sri Rudradeep Saha Roy, residing at 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131 **(2) Sri Tanay Ghosh**



Chowdhury (PAN ARQPG5599M), AADHAAR CARD NO. 6073 1141 6908, Voter Card No. XVM2266484, S/o. Late Hemlal Ghosh Chowdhury, residing at 245, S.N. Banerjee Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, **(3) Sri Rudradeep Saha Roy (PAN AYLPR4222J), AADHAAR CARD NO. 7505 8337 5011, Voter Card No. CDK2522951,** S/o. Sri. Krishna Gopal Saha Roy, residing at 'Jogendra Apartment, 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, all by occupation- Business, all are by faith- Hindu, Nationality- Indian, hereinafter called the **DEVELOPER/BUILDER** (Which expression shall unless excluded by or repugnant to the context deemed to mean and include his/her/their heirs executors, administrators, legal representatives and/or assigns) of the **SECOND PART.**

WHEREAS the New Barrackpore Co-operative Colony Society Limited, subsequently renamed as the New Barrackpore Co-operative Homes Limited was the absolute owner in respect of the Schedule property specifically mentioned and described in the first schedule hereunder written.

AND WHEREAS on the basis of the West Bengal Land Development and Planning Act (IV) 1948 which was notified in the Calcutta Gazette Notification No. 23787, Pages 3908 to 3909, the State Government have acquired a huge amount of land and on the basis of an Agreement made in the year 1953 between the State Govt. and the New Barrackpore Co-operative Homes Ltd. the State Govt. have allowed the New Barrackpore Co-operative Homes Ltd. to distribute some plots of land in favour of the actual genuine displaced persons who came from East Bengal.

AND WHEREAS Dharendra Mohan Sen Sarma @ Dharendra Mohan Sen, son of Late Lalit Mohan Sen Sarma, was the actual displaced person from East Bengal and he was allotted



05(five) Kathas of land lying and situated at Mouza- Aharampore, J.L. No. 35, R.S. No. 98, Touzi No. 169, Malek Khatian No. 76, Dag No. 117 & 118 by the then New Barrackpore Co-operative Homes Ltd. On 29th day of March, 1952 and since then he was enjoying the same free from all encumbrances and attachments after raising necessary constructions on the said plot of land.

AND WHEREAS according to the resolution of the special general meeting dated 2nd December, 1956, Sri Haripada Biswas, son of Late Dharanidhar Biswas was the Chairman of New Barrackpore Co-operative Homes Ltd. has transferred the schedule property on 24th day of July, 1962 in favour of Sri Dharendra Mohan Sen Sarma, son of Late Lalit Mohan Sen Sarma, by virtue of a registered Deed of Sale from the office of the Sub-Register, Barrackpore, recorded in Book No. I, Volume No. 17, Pages from 97 to 100, being Deed No. 3008 for the year 1962.

AND WHEREAS after purchasing the property from the rightful owner he was enjoying the same free from all encumbrances and attachments after raising constructions on the said plot of land and after mutating his name in the records of the New Barrackpore Municipality as well as the records of the settlement records of rights.

AND WHEREAS while was in peaceful possession and enjoyment in his above plot of land said Dharendra Mohan Sen Sarma @ Dharendra Mohan Sen had died intestate in the year 1968 leaving behind his two sons namely Deboprasad Sen and Samar Prasad Sen and two daughters namely Rama Gupta & Bandana Dasgupta, who inherited the 1/4th share of the property of their father Dharendra Mohan Sen Sarma @ Dharendra Mohan Sen according to Hindu succession Act. 1956 and after acquiring the aforesaid property they peacefully



enjoyed and possessed over the same without any interruption and the said property is free from all encumbrances. Be it mentioned here that the wife of said Dhirendra Mohan Sen Sarma @ Dhirendra Mohan Sen namely Renukana Sen died long before ago, During their peaceful possession and enjoyment said Deboprasad Sen died intested on 29.01.2000 living behind his wife namely Anita Sen and only son namely Soumen Sen, the owner No. 2, herein, as his only legal heirs and successors according to Hindu Succession Act 1956. be it mentioned here that said Anita Sen also died on 02.04.2012. And Samar Prasad Sen also died on 15.02.2023 leaving behind his wife namely Sukla Sen the present Owner No. 1 herein, as his only legal heirs and successors according to hindu succession Act. 1956.

AND WHEREAS in the aforesaid manner said Soumen Sen, Sukla Sen, Rama Gupta and Bandana Das Gupta, the present owners herein became the absolute owner in respect of land measuring about 8.25 satak equivalent to 5(five) kathas be the same a little more or less alongwith structure lying situated at Mouza- Aharampore, J.L. No. 35, R.S. No. 98, Touzi No. 169, Malek Khatian No. 76, and also recorded their names in the L.R. & R.O.R. under Khatian No. 2609 (in the name of Soumen Sen), Khatian No. 2608 (in the name of Sukla Sen), Khatian No. 2606 (in the name of Rama Gupta) and Khatian No. 2607 (in the name of Bandana Das Gupta) comprising in Dag Nos. 117 & 118, L.R. Dag No. 774 within the limit of by the then New Barrackpore Minicipality, Ward No. 1 being holding No. 29, Main Road East, under police Station New Barrackpore, District North 24 parganas, morefully described in the first schedule written hereunder and after acquiring the above mentioned land the present owners recorded their names before the Govt, Sarestha and also mutated their names before the records of New Barrackpore Minicipality, and paying rents and taxes before the authority concerned and the said land is free of encumbrances.

AND WHEREAS present land owners/first part herein decided to develop their aforesaid land by constructing a multi storied building thereupon but due to lack of financial capacity as well as no experience in construction work, they approached the developer to develop



the said land and building by constructing a proposed multi storied building thereupon at the cost and expenses of the developer and after long bi-lateral talks between them the land owners of the purpose of such construction is agreed to execute a registered development power of Attorney in the name of the Developer and after mutual discussion the parties are agreed to develop the said premises on the following terms and conditions stipulated herein.

NOW THIS AGREEMENT WITNESSETH as follows:-

ARTICLE - 1 DEFINATION

1.1. ARCHITECT shall mean any person or firm appointed or nominated by the developers as Architect for the supervision of the construction of the said multi-storied brick built building.

1.2. LAWYER shall mean duly engaged by the Developer.

1.3. BUILDING shall mean the proposed multi storied building R.C.C. foundation super structure R.C. columns beams slabs, outside wall of 10" inches, inside wall 5" inches and partition wall 5" inches building to be constructed on the said premises of the land owners according to the drawing plans and specifications approved and duly signed by the land owners and to be sanctioned by the New Barrackpore Municipality and constructed in conformity with the details of construction/specification given in the Fourth Schedule hereunder written.

1.4. BUILDING PLAN shall mean drawing plans and specifications for the construction of the said building to be sanctioned by the competent authority **for residential and commercial** and shall include any renewal or amendments hereto and/or modification



thereon made or caused to be made by the developer after due approved and signature of the land owners or any other Government Authority at the cost of the Developers.

1.5. LAND OWNER shall mean and include **[1] SMT. SUKLA SEN [PAN EFJPS0503C]**, Aadhaar Card No. 4418 4819 2958, Voter Card No. XVM2249084, W/o. Late Samar Prasad Sen, by occupation - House-hold work, residing at 30, Main Road East, P.O. & P.S.- New Barrackpore, District North 24 Parganas, Kolkata- 700131, **[2] SOUMEN SEN [PAN BOTPS2669H]**, Aadhaar Card No. 4288 6645 8837, Voter Card No. KNH2944742, S/o. Late Deboprosad Sen, by occupation- Service, residing at SP-295, Near A.K. Ghosh High School, Jodhepur Garden, P.S. Lake Gardens, Kolkata- 700045, **[3] SMT. RAMA GUPTA [PAN BGCPG0553M]**, Aadhaar Card No. 5815 1735 6312, Voter Card No. WB/18/113/414755, D/o. Late Dharendra Mohan Sen, by occupation - House-hold work, residing at 179, Bacharam Chatterjee Road, Sarsuna, District South 24 Parganas, Kolkata- 700061, and **[4] SMT. BANDANA DAS GUPTA [PAN BRNPD1748K]**, Aadhaar Card No. 8554 4915 9732, Voter card No. WB/27/182/069406, D/o. Late Dharendra Mohan Sen, by occupation - House-hold work, residing at Surer Oukur Bye Lane, Chandannagar, District Hooghly, Pin- 712136, under the State West Bengal within the territory of India, all by Faith -Hindu, all by Nationality- Indian, for the time being and his/her/their legal heirs executors, successors, administrators and legal representatives.

1.6. DEVELOPER shall mean and include **URBAN REALTY [PAN AAIFU3311N]** a partnership firm having its office at 312/1, Vivekananda Road, P.O. & P.S.-New Barrackpore, District North 24 parganas, Kolkata - 700 131, represented by its partners **(1) Smt. Shreyasi Saha Roy (PAN AUIPG4616J), (AADHAAR NO. 9547 8290 1519), Voter Card No. XVM0036467**, Wife of Sri Rudradeep Saha Roy, residing at 312 Vivekananda



Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131 **(2) Sri Tanay Ghosh Chowdhury (PAN ARQPG5599M), AADHAAR CARD NO. 6073 1141 6908, Voter Card No. XVM2266484**, S/o. Late Hemlal Ghosh Chowdhury, residing at 245, S.N. Banerjee Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, **(3) Sri Rudradeep Saha Roy (PAN AYLPR4222J), AADHAAR CARD NO. 7505 8337 5011, Voter Card No. CDK2522951**, S/o. Sri. Krishna Gopal Saha Roy, residing at 'Jogendra Apartment, 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, for the time being and his/her/their respective heirs, executors, administrators and successors.

1.7. PREMISES shall mean and include **DISTRICT** North 24 parganas, Police Station New Barrackpore, Sub-registry Office at Sodepur under the collector of North 24 parganas, within pargana Calcutta Bastu Land measuring about 8.25 satak equivalent to 05 (five) kathas be the same a little more or less together with (G+1) storied pucca Deaplated structure standing thereon comprised in Dag No.- 117 and 118, L.R. Dag No. 774 appertaining to Maiek Khatian No.- 76, and also recorded their names in the L.R. & R.O.R. under Khatian No. 2609 (in the name of Soumen Sen), Khatian No. 2608 (in the name of Sukla Sen), Khatian No. 2606 (in the name of Rama Gupta) and Khatian No. 2607 (in the name of Bandana Das Gupta) situated at Mouza- Aharampur, J.L. No.- 35, Re-Su No. 98, Touzi No. 169 within the local limits New Barrackpore Municipality, under Ward No.- 1, Holding No. 29, Main Road East, which is more fully described in the First Schedule herein under written.

1.8. SUPER BUILDUP AREA shall mean and include the space in the building available for independent use and occupation including the space demarcated for common facilities and service, according to the sanction Building Plan sanctioned by New Barrackpore Municipality.

1.9. COMMON FACILITICS shall mean and include corridors, stairways, roof and other space and facilities, whatsoever required for establishment enjoyment, maintainance and

management of the building as shall be determined by the Architect of the building.

1.10. The name of the said Multi-storied building known as '**SEN APARTMENT**'.

1.11. LAND OWNER'S ALLOCATION shall mean the Developers shall liable to hand over 42% (including proportionate share of stair, lobby and lift in each floor) as per sanction building plan (except the revised building plan/plans) of the proposed multi-storied building in the following and also mentioned in the second schedule written hereunder.

(1) One habitual tiles flooring residential flat measuing about 1271 Sq. ft. covered area more or less being Flat No. A, on the First floor South-West-East side.

(2) One habitual tiles flooring residential flat measuing about 579 Sq. ft. covered area more or less being Flat No. D, on the Second floor North-East side.

(3) One habitual tiles flooring residential flat measuing about 579 Sq. ft. covered area more or less being Flat No. D, on the Third floor North-East side.

(4) One habitual tiles flooring residential flat measuing about 589 Sq. ft. covered area more or less being Flat No. D, on the Fourth floor North-East side.

(5) Remaining share of the owner's allocation will be adjust @ 2500/- per Sq.ft. vise-varc and that will be pay by the developer within handover the physical possession of the owner's allocation in different installment.

It is mentioned here that if the flats measurment will be veried by physical status, in such case both the parties are agreed to adjust each and other as market price.

1.12. DEVELOPERS ALLOCATION shall mean all the remaining portion of the entire multi storied building (excluding owner's allocation) togetherwith undivided proportionate share of land and including the common facilities common parts and common amenities



and common top of the Roof right will be treated as common of the all unit holders of the building and also mentioned in the third schedule written hereunder and the said property absolutely after providing the owner's allocation as aforesaid and together with the absolute right of the part of the developers to enter into agreement for sale with intending purchaser/ purchasers by and mode of transfer of property act and/or lease, let out or in any manner may with the same subject to fulfillment and observance of all the terms and conditions hereof.

ARTICLE - II PLAN

2.1. This agreement shall be deemed to have commenced on and with effect from the date of the execution of these presents subject to availability of plan sanction.

2.2. Immediately after the execution of this agreement the Developers in consultation with a qualified architect prepare a plan for the construction of building and submit the same before the competent authority and for the purpose of submitting the plan and the owners shall extend their co-operation. The owners shall also execute a registered General Power of Attorney in favour of one of the partner namely Rudradeep Saha Roy i.e. the Developer to represent the owners from time to time before the competent authority/ authorities. The Developers shall obtain all permission and approvals as required by law and bear all costs, charges and expenses as may be necessary or be required from time to time for the purpose of sanctioning the plan.

2.3. The Developers shall bear and pay all such charges for the sanction of the building as shall be required by the competent authority.

2.4. All application and other necessary papers and document and drawing plans and



specification in connection with the construction of the said building shall be signed by the owners and submitted by the Developers who shall pay and bear all fees charges and expenses required to be paid or deposited. And the owners also get permission for Development/Sale permission from the competent authority.

ARTICLE - III DEVELOPER/PROMOTER'S RIGHTS

3.1. The Developers/Promoters shall have authority to deal with the Developer's allocated portion in the proposed building in terms of the agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their subject to observance of all terms and conditions contained herein. Provided that no change shall be created on the said property.

3.2. The land owners hereby grant subject to what have been hereunder provided exclusive right to the Promoters/Developers to build the proposed new building upon the said premises in accordance with the plan to be sanctioned by the New Barrackpore Municipality in the name of the land owners with or without any amendment and/or modification there to made or caused to be made by the parties thereto.

3.3. That the Promoters/Developers shall carry the demolishing and/or construction work at their own cost in a most skillful manner and shall remain fully liable for all its acts, deeds and things whatsoever. The old building materials will be the property of the promoters/Developers. The Developers shall dispose of the present existing structure standing over the first schedule property at its own risk and cost of the Developers and shall receive the amount of such disposal.



3.4. That Booking from intending purchasers for Promoter/Developer's allocation will be taken by the Promoters/Developers and the agreement with the intending purchasers will be signed in their own names on behalf of the owners and as well as the owners attorney and self.

3.5. That the selling rate of the Developers/promoters allocation will be fixed by the Promoters/Developers without any permission or consultation with the owners. The profit & loss earned from the project will be entirely received or borne by the Promoters/Developers and no amount will be adjusted from the owner's allocation on account of loss or vice versa on account of profit from Developers/Promoters allocation.

3.6. Promoters/Developers are empowered to collect consideration money from the sale of Promoter's/Developers Allocation from the intending purchasers and issue money receipt in its own named more over take advance of consideration money from the intending purchasers for Developer's allocation only.

3.7. That on completion of the proposed multi storied building when the flat/flats are ready for giving possession, the Developers will put the land owner's allocation. The possession letter will be signed by the Developers/Promoters as the representative and Power of Attorney holder of the owners. The Deed of Conveyance will be signed by the Developers/Promoters on behalf of and as representatives and registered Power of Attorney Holder of the owners and the owners will sign the Deed of Conveyance as Vendor if needed.

3.8. All construction cost will be borne by the Promoters/Developers and no liability on account of construction cost will be charged from owner's allocation.

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3.9. Provided that if it is found after completion of the construction the area of the owners allocation has been increased in this regard the land owners will pay to the developer @ Rs. 2500/- per Sq.ft. for the said enhanced portion. Simultaneously if it is found that the area of the owners allocation has been decreased in this regard the developer will pay to the land owner @ Rs. 2500/- per Sq.ft. for the said decreased portion.

ARTICLE - IV CONSIDERATION

4.1. The Promoters have agreed to build the said proposed building at their own cost and expenses and owners shall not be required to contribute any money towards the construction of the said building or otherwise.

4.2. In consideration of the owners having agreed to grant exclusive right for developing the said premises in addition to the owner's allocation as herein provided, as mentioned above.

4.3. Apart from the aforesaid consideration which have already been made by the Developers/Promoters to the owners as indicated in first clause i.e. 1 - 11 (a) to (e) of this articles hereinabove written, the Promoters have agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of developing of the said premises and/or this developement agreement and such consideration for all parctical purpose will be deemed to be apparent consideration which are as follows :-

- a] Space allocation to the owners.
- b] Cost charges and expenses on account of causing the plan or map prepared for the purpose of obtaining sanction by the New Barrackpore Municipality.
- c] Cost charges and expenses in covered for construction, crection and completion



of the said new building at the said premises.

d] Cost, charges and expenses incurred for installation of Engine if any and also sewerage drainage and other connections.

e] Fees payable to architect and the Engineers as also fees payable to the New Barrackpore Municipality for the purpose of obtaining necessary permission of sanction of sewerage drainage water connection.

f] Legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the premises.

g] Cost of supervision of construction of the owner's allocation of the said premises.

ARTICLE - V DEALING OF SPACE IN THE BUILDING

5.1. The Developers shall on completion of the building put the land owners in undisputed possession of the owner's allocation **TOGETHERWITH** all rights of the common facilities and amenities.

5.2. The owners shall be entitled to transfer or otherwise deal with owner's allocation in the building. The Developers shall not put in any interference by any means with or disturb the quiet and peaceful possession of the Owner's allocation.

5.3. The developers shall be exclusively entitled to the developer's allocation in the building with exclusive right to transfer the same subject to the provision hereof and the owners shall not put in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.

5.4. In so far necessary all dealing by the developers in respect of the building including



agreement for sale or any kind of transfer receiving advance money concerning the developer's allocation on shall be in the name of the owner's for which purpose the owner's undertake to give the developer a Registered General Power of Attorney.

5.5. The land owners upon receiving possession of owner's allocation shall execute the Deed of Conveyance or Conveyances in favour of the Developers or in favour of the Developer's nominee or nominees in such part or parts subject to negotiate the adjustable amount if require. The owner's has agreed to join and execute all such conveyance or conveyances which shall be required from time to time in respect of Developer's Allocation in favour of the nominees/agents of the Developers without claiming anythings and the owner's allocation have referred herein above is the full and final consideration in respect of the Development Agreement.

ARTICLE - VI POWER AND PROCEDURE

6.1. The owners shall execute and register a General Power of Attorney and/or give necessary authority in writing in favour of the Developers/Promoters including power of preparing and executing and signing and also presenting for registration of Deed of Conveyance only for Developer's allocation.

ARTICLE - VII TIME

7.1. That the Developers shall be bound to submit the building plan in respect the aforesaid land with a view to make a multi storied building thereon and the Developers shall bound to complete the owner's allocation within 24 (twenty four) months from the date of obtaining sanction plan and that will be extent further 6 months for force majeure. If the Developers fails to complete the construction within the stipulated period as stated



above, the owners shall have every right to take shelter of law against the Developers if necessary. This agreement shall be valid till completion of the said project and the owners shall have no right to cancel the said Agreement in any way or in any manner.

ARTICLE - VIII NEW BUILDING

8.1. The Developers shall at its own costs construct, and complete the new multi storied building at the said premises in accordance **for residential and commercial** with the sanctioned plan with good and standred materials as may be specified by the Architect and approved by the Developers and the Owners from time to time.

8.2. The Developers shall install, rest in the building at promoter's own cost expensed pump, water storage tank, over head reserovor, electrification, permanent electric connction from the **W.B.S.E.D.C. Ltd.** and until permanent electric connection is obtained, temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats therein on ownership basis.

8.3. All costs, charges and expenses including Architect's fees shall be discharged and paid by the promoters and the owners shall bear no responsebility in this context.

8.4. The owners shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said premises upto the date of this agreement. It is further agreed by and between the parties that the owners shall not pay any taxes as Municipal taxes and other taxes in respect of the said property from the date of execution of these present. All such taxes outgoing and electricity charges in respect of the said properties would be borne by the promoters from the date of execution of these presents upto the date of handing over owner's allocation. From the date of completion and handing over the



possession of the owner's allocation and the promoters, shall be born in proportionate share all Municipal and other taxes respectively.

ARTICLE - IX OWNER'S RIGHT & REPRESENTATIONS

9.1. The Owners shall deliver, vacant khas possession of the premises to the developers within 30 days from the date of execution of this agreement and on the date of execution of this agreement the owners shall bound to handed over all necessary original documents in respect of the land required by the developers for sanctioning of the building plan and for completion of the proposed multi storied building and the developers shall issue a letter confirming such delivery of possession by the owners to the developers.

9.2. The said premises is free from all encumbrances and the owners have a good documents to the Developers for obtaining the sanctioned plan for the completion of the proposed multi storied building.

9.3. That if any litigation will be arise regarding the premises in relating ownership of the land and/or tenent and/or takeover the vacant possession of the land in that case the owners shall bound to clear-up the aforesaid matter in question and/or the cost and expenses will be adjust from the owners allocation.

ARTICLE - X COMMON FACILITIES

10.1. The Promoters shall pay and bear all property taxes and other dues and outgoing in respect of the said premises accordingly due as and from the date of execution this agreement.

10.2. The Owners and the developers shall punctually and regularly pay taxes etc. for

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their respective allocations. The said rates and taxes to the concern authority or otherwise as may be mutually agreed upon between the owners and the developers.

10.3. As and from date of service of notice of possession the owners shall also be responsible to pay and bear and shall pay to the Owner's Association of this building, the service charges for the common facilities in the new building payable in respect of the owner's allocation such charges are to include proportionate share of premium for the insurance of the building, water, fire and damaging charges and taxes light sanction and maintainances occasional repair and renewal charges, for all connction and management of common facilities, renovation, replacement, repair and maintainances chargeable expenses for the building and for all common wiring pipes electrical and mechanical equipments, pumps motors and other electrical and mechanical installation, appliances, stairways and other facilities whatsoever as may be mutually agreed from time to time.

10.4. Any transfer of any part of the owner's allocation in the new building shall be subject ot the other provision thereof and the owners shall there after be responsible in respect of the space transferred to pay the said rents and service charges for the common facilities.

ARTICLE - XI OWNER'S OBLIGATION

11.1. The owner's allocoation in the building shall be subject to the same restrictions and use as applicable to the developers allocation in the building intended for common floor and ceiling etc. In each of their respective allocation in the building in good working conditions and repair and in particular so as to cause any damage to the building or any other space or accomodation therein and shall keep the other and/or the occupants of the building



indemnified from and against the consequence of any breach.

11.2. The Owners shall permit the developer and it's servants and agents with or without workman and other at all reasonable time to entire into upon their owner's allocation and every part thereof for the purpose of maintainance remaining any part of the building and/ or for the purpose of repairing and maintaining lighting and keep in order the purpose of building down maintaining repairing and testing drainage and pipes electric wires and for the purpose of repairing maintaining cleaning lighting and keep in order the purpose of pulling down maintaining repairing and testing drainage and pipes electric warie and or for the similar purpose.

ARTICLE - XII COMMON RESTRICTIONS

12.1. The owners hereby agree and covenant with the developers not to cause any interference or hindrance in the construction of the proposed building for the benefits of all occupiers of the building which shall include as follows:-

12.2. Neither party shall use or permit to be used the respective allocation in the said building or any portion thereof for trade or activity nor use thereof for any purpose which cause any nuisance or hazard to the other occupiers of the building.

12.3. Neither party shall demolish any wall or order structure in their respective allocation or any portion thereof or make any structural alteration thereon without the previous consent or others in this behalf.

12.4. Neither party shall transfer or permit to transfer of his/her/their respective allocation or any portion unless such party shall have observed and performed all the condition on their respective part to be observed and/or performed the proposed transferred shall



have given written undertaking to the terms and conditions hereof and of these presents and further that such transferred shall pay all and whatsoever shall be payable in relation to the area in their possession.

12.5. Both the parties shall abide by all laws, bye-laws rules and regulations of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviations, and/or breach of any of the said laws, bye laws and regulations.

12.6. The respective allocation shall keep the interior walls, sewerage, drains, pipes and other fitting and fixtures and appurtenances building at the said premises by the Developers.

12.7. The owners hereby agree and covenant with the developers not do any act, deed or things whereby the developers may be prevented from selling assigning and/or disposing of any of the developer's allocated portion of the building at the said premises.

ARTICLE - XIII DEVELOPER'S OBLIGATION

13.1. The developers hereby agree and covenants with the owners not to violate or contravenes any of the provisions of the rules applicable to construction of the said building.

13.2. The developers hereby agrees and covenants with the owners not to any act, deed or things whereby the owners are prevented from enjoying, selling assigning and/or disposing of any owner's allocation in the building at the said premises.

13.3. The developer shall not take any loan from bank or banks or any other financial institution against the property as mention in the First Schedule written hereunder but if any intending purchaser or purchasers shall proceed for taking loan in respect of any flat/ flats/shop/shops or garage/garages in the First Schedule written hereunder, the developer



shall help to the said purchaser or purchasers for sanction loan and in this regards the owners have no responsibility against the said loan.

ARTICLE - XIV OWNER'S INDEMNITY

14.1. The owners hereby undertake that the developers shall be entitled to the said construction and shall enjoy its allocated space without any interference of disturbance provided the developers performs and fulfill the terms and conditions herein contained and/or part to be observed and performed.

14.2. The owners herein shall execute a registered development power of attorney in favour of the developer herein in respect of the land mentioned in the First Schedule written hereunder.

ARTICLE - XV DEVELOPER'S INDEMNITY

15.1. The developers hereby undertake to keep the owners indemnified against all third party claim and actions arising out of the any sorts of act or occupation commission of the developer in relation to the construction of the said building.

15.2. The developers hereby undertake to keep the owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the developer's allocation with regard to the development of the said premises and/or for any defect therein.

ARTICLE - XVI MISCELLANEOUS

16.1. Immediately upon the developers obtaining vacant possession of the premises for the development shall fix its hoardings and banners and be entitled to start construction if law of the land so permit otherwise shall construct on obtaining sanction of the building plan from the competent authority.



16.2. It is understood that from time to time to facilitate the construction of the said building by the developers various act. deeds, matters and things not hereby specified may be required to be done by the developers for which the developers may need the authority of the owners and various applications and other documents may be required to be signed or made by the owners related to which specific provisions may not have been mentioned herein. The owners hereby undertake to do all such acts, deeds, matters and things and when required and the owners shall execute any such additional power of attorney or authorisation as may be required by the developers for any such application and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the owners and/or against the spirit of these presents.

16.3. The owners shall not be liable for any income tax wealth tax or any other taxes in respect of the developer's allocation and the developers shall be liable to make payment of the same and keep the owners indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.

16.4. Any notice required to be given by the developer to the owners shall without prejudice to any other mode of service available be deemed to have been served on the owners if delivered by hand and duly acknowledged and shall likewise be deemed to have been served on the developers by the owners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the developers.

16.5. The developers and the owners shall mutually decide for the management and the administration of the said building and/or common parts thereof after the completion of the said building.



16.6. That the Developers shall bear cost of completion certificated for obtaining the same from the New Barrackpore Municipality.

ARTICLE - XVII SHIFTING

17.1. That the developers shall bear the cost of shifting (rent) to the owner for residential accomodation and they also received the same with issuing a receiving slip in respect of the same month by month for the rental house till date of hand over the possession of the said owner's allocation and after serving of notice to the owners, if the owners shall fails and neglect to take possession after expiry of the stipulated period in the said letter of possession, the developers shall not bound to pay any rental charges to the said owners, it is mention here that the developers shall profile a good rented accomodation for the said owners at their own cost till the handing over the said owenr's allocation, i.e. on or before completion of said 30 months from the date of sanction building plan. It is mention here that arranging and bearing the cost of shifting the owners house-hold belongings from the present accomodation to the temporary accomodation and back from the temporary accomodation to the owners' allocation in the new building including packing, transportation, loading, unloading, unpacking of house-hold goods and if any advance amounts is require for rental house that will be pay by the developers but the owners are liable to refund the said amount to the developers or adjust with the rent.

ARTICLE - XVIII LEGAL ACTION

18.1. That if any dispute and differences shall arise between the parties hereto regarding the construction or interruption of any of the terms and conditions herein contained or toughing these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitrator under Arbitratitor and Conciliation



Act. 1996 and/or On the other hand both parties shall have every right to take shelter of law against each and other for violation the terms and conditions of this Agreement.

- **18.2.** That the owners herein are delivered the documents in respect of the aforesaid land regarding their right title and interest over the same and in this respect if any litigation and/or objection in any manner will be raise from any corner regarding the ownership of the aforesaid land, in that case the owners are sole liable for compenset and/or to meet-up the said litigation accordingly and the developers have/had no liabilities for the same.

ARTICLE - XIX FORCE MAJEURE

19.1. The parties shall not be consideration to be liable for any obligations hereunder to the extent that performance of relating obligations prevented by the existence of the force majeure and shall be suspended for the obligation during the duration of the force majeure.

19.2. FORCE MAJEURE shall mean flood, earthquake, riot, war, storm, tempest civil commotion strike and/or any other act of commission beyond the control of the parties hereto.

FIRST SCHEDULE REFERRED TO ABOVE

(Description of the said landed property)

DISTRICT North 24 parganas, Police Station New Barrackpore, Sub-registry Office at Barrackpore under the collector of North 24 parganas, pargana Calcutta Bastu Land measuring about 8.25 satak equivalent to 05 (five) kathas be the same a little more or less together with 200 Sq. ft. cemented flooring one storied pucca Deaplated structure standing thereon corresponding to Malek Khatian No. 76, and also recorded their names in the L.R. & R.O.R. under Khatian No. 2609 (in the name of Soumen Sen), Khatian No. 2608 (in the name of Sukla Sen), Khatian No. 2606 (in the name of Rama Gupta) and Khatian No. 2607 (in the name of Bandana Das Gupta) comprising in Dag Nos. 117 & 118, L.R. Dag No. 774 situated at Mouza- Aharampur, J.L. No.- 35, Re-



Su No. 98, Touzi No. 169, within the local limits New Barrackpore Municipality, under Ward No.- 1, Holding No. 29, Main Road East, which is butted and bounded by :-

On the North : Land and house of Ajit Dasgupta and others
On the South : 14 feet wide bye lane
On the East : Land and house of Jagendra Sen Sharma
On the West : 20 feet wide Main Road East (H.P.Biswas Sarani)

SECOND SCHEDULE REFERRED TO ABOVE

(Owner's Allocation)

LAND OWNER'S ALLOCATION shall mean the Developers shall liable to hand over 42% (including proportionate share of stair, lobby and lift in each floor) as per sanction building plan (except the revised building plan/plans) of the proposed multi-storied building in the following and also mentioned in the second schedule written hereunder.

- (1) One habitual tiles flooring residential flat measuring about 1271 Sq. ft. covered area more or less being Flat No. A, on the First floor South-West-East side.
- (2) One habitual tiles flooring residential flat measuring about 579 Sq. ft. covered area more or less being Flat No. D, on the Second floor North-East side.
- (3) One habitual tiles flooring residential flat measuring about 579 Sq. ft. covered area more or less being Flat No. D, on the Third floor North-East side.
- (4) One habitual tiles flooring residential flat measuring about 589 Sq. ft. covered area more or less being Flat No. D, on the Fourth floor North-East side.
- (5) Remaining share of the owner's allocation will be adjust @ 2500/- per Sq.ft. vise-varc and that will be pay by the developer within handover the physical possession of the owner's allocation in different installment.



It is mentioned here that if the flats measurement will be varied by physical status, in such case both the parties are agreed to adjust each and other as market price.

THIRD SCHEDULE REFERRED TO ABOVE

(Developer's Allocation)

DEVELOPER'S ALLOCATION shall mean all the remaining portion of the entire multi storied building (excluding owner's allocation) togetherwith undivided proportionate share of land and including the common facilities common parts and common amenities and common top of the Roof right will be treated as common of the all unit holders of the building and also mentioned in the third schedule written hereunder and the said property absolutely after providing the owner's allocation as aforesaid and together with the absolute right of the part of the developers to enter into agreement for sale with intending purchaser/ purchasers by and mode of transfer of property act and/or lease, let out or in any manner may with the same subject to fulfillment and observance of all the terms and conditions hereof.

FOURTH SCHEDULE REFERRED TO ABOVE

(Specification)

- 1) **FOUNDATION :** Sand filling with individual isolated flooring.
- 2) **STRUCTURE :** R.C.C. structure.
- 3) **WALL COATS :** All the interior walls will be finished with a coat of wall putty and external walls will be finished with water Proof Cement based paint.



- 4) **FLOOR** : Entirely finished with floor tiles .
- 5) **KITCHEN** : One sink and tap water point and Black Stone as kitchen Countertop and wall tiles 2 1/2 ft. over Kitchen Countertop.
- 6) **TOILET** : One European Commode with cistern, One Shower, two Bibcock, Wall Tiles up to 6' - 0" ft. height and Basin with pillar cock in dining place/rom.
- 7) **ATTACHED BATH** : One European Commode with cistern, ywp Bibcock, Wall Tiles top to 6' - 0" ft. height.
- 8) **WINDOWS** : Aluminium Window (shutter) with clear glass with steel grill and iron bar.
- 9) **DOORS** : All the Doors will be Flush doors.
- 10) **ELECTRIC** : Concealed by P.V.C. pipe bed room two light points, one Fan point, two plug points and one Fuse point, each kitchen one light point, one Fridze point, one computer point, one exhaust fan point and one Door bell point and light point at the main entrance, Main service meter will be arranged by promoter for addition & alteration as usual name by the owners. Security deposit and installation charges for individuals manner will be paid by the Flat owners.
- 11) **WATER SUPPLY** : 24 hours uninterrupted water supply by deep tube-well with water pump to overhead reservoir tank.
- 12) **STAIR** : Stair facilities marble finish.
- 13) **LIFT FACILITIES** : 4 Pax



FIFTH SCHEDULE REFERRED TO ABOVE

(Common area, common facilities and common amenities)

The owners of the land alongwith other co-owners, occupiers society or syndicate or associations shall allow each other the following easement and quasi-easements right, privileged etc.

- i] Land under the said building described in the "**FIRST SCHEDULE**".
- ii] All sides spaces, back spaces, paths, passages, drains ways in the said building.
- iii] General lighting of the common portions and sapce for installations of electric meter in General.
- iv] Drains and Sewers from the building in the Municipal connection drains and/or sewerage.
- v] Stair and staircase landings.
- vi] Lobbies in each Floor.
- vii] Common septic tank.
- viii] Common Water Pump and pump room.
- ix] Common Water tank.
- x] Common Electric Line.
- xi] Colapsible gate.
- xii] Lift operator room
- xiii] Top of the roof of the building
- xiv] water and sewerage evaction from the pipes of the every units to drain and sewerage common to the said building.



xv] After delivery of possession proportionate maintenance cost will be borne by the Flat owners.

IN WITNESS WHEREOF both the parties hereto (i.e Owner & Developers herein) have gone through the subject matter of this Deed of joint Venture Agreement and after having clearly understood all the recitals and terms and conditions contained herein and put their respective hands and seal on the day month and year first above written.

SIGNED, SEALED & DELIVERED

in the presence of **WITNESS:**

1. Krishna Gopal Saha Roy
S/o. U. Jogendra Lal Saha Roy,
11, Old Salazar Road
New Barrackpore.
Pin 700134

Sukla Sen.

Soumen Sen

Ruma Gupta

Bandana Dasgupta

Signature of the Owners/First part

2. Pradip Deb Nath
Barasat Cant
P.O & P.S. - Barasat
Kal - 700124

URBAN REALTY

Shreyani Saha Roy.

Partner

URBAN REALTY

Tamoy Ghosh Choudhury

Partner

URBAN REALTY

Rudra Saha Roy.

Signature of the Developers/ Partner

Second part

Drafted by :

Chiradip Dhar

Chiradip Dhar

Reg No WB 1238/95

Advocate

Barasat Judges' Court

Printed by:

S. Bhattacharjee
S. Bhattacharjee

UNDER RULE 44A OF THE I.R. ACT 1908

(1)

Name : SUKLA SEN

Status - Presentant

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

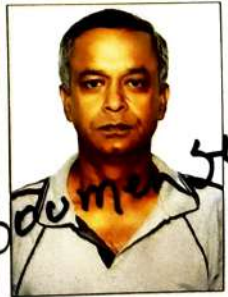
Sukla Sen
Signature of the Presentant

All the Above fingerprints are of the abovenamed person and attested by the side Person

(2)

Name : SOUMEN SEN

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Soumen Sen
Signature of the Presentant

All the Above fingerprints are of the abovenamed person and attested by the side Person

N.B. : L.H. - Left hand finger prints & R.H. - Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1)

Name : RAMA GUPTA

Status - Presentant

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

(Rama Gupta) Rama Gupta
Signature of the Presentant

All the Above fingerprints are of the abovenamed person and attested by the side Person

(2)

Name : BANDANA DAS GUPTA

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

(Bandana Das Gupta) Bandana Das Gupta
Signature of the Presentant

All the Above fingerprints are of the abovenamed person and attested by the side Person

N.B. : L.H. - Left hand finger prints & R.H. - Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name: SHREYASI SAHA ROY

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Shreyasi Saha Roy

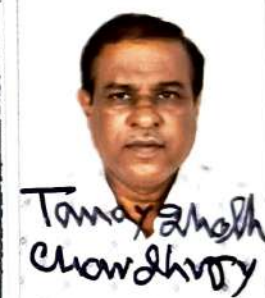
১৭ ১০

Shreyasi Saha Roy
Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name: TANAY GHOSH CHOWDHURY

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Tanay Ghosh Chowdhury

১৭ ১০

Tanay Ghosh Chowdhury
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name: RUDRADEEP SAHA ROY

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Rudradeep Saha Roy

১৭ ১০

Rudradeep Saha Roy
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



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



192025260324313878

GRN Details

GRN:	192025260324313878	Payment Mode:	SBI Epay
GRN Date:	04/11/2025 11:02:25	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	4043748485156	BRN Date:	04/11/2025 11:02:06
Gateway Ref ID:	CHV1183382	Method:	State Bank of India NB
GRIPS Payment ID:	041120252032431386	Payment Init. Date:	04/11/2025 11:02:25
Payment Status:	Successful	Payment Ref. No:	2002948297/1/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Pradip Debnath
Address: Barasat
Mobile: 9830614095
Period From (dd/mm/yyyy): 04/11/2025
Period To (dd/mm/yyyy): 04/11/2025
Payment Ref ID: 2002948297/1/2025
Dept Ref ID/DRN: 2002948297/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002948297/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2002948297/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2002948297/1/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				2920

IN WORDS: TWO THOUSAND NINE HUNDRED TWENTY ONLY.

PAID

Major Information of the Deed

Deed No :	I-1902-12798/2025	Date of Registration	07/11/2025
Query No / Year	1902-2002948297/2025	Office where deed is registered	
Query Date	02/11/2025 11:14:33 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Pradip Debnath Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9903452754, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 44,81,252/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 684/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

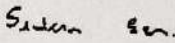
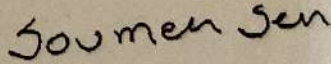
District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Haripada Biswas Sarani, Mouza: Aharampur, JI No: 35, Pin Code : 700131

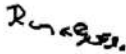
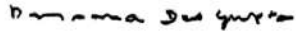
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-774 (RS :-)	LR-2606	Bastu	Bastu	1 Katha 4 Chatak		10,82,813/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-774 (RS :-)	LR-2607	Bastu	Bastu	1 Katha 4 Chatak		10,82,813/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-774 (RS :-)	LR-2608	Bastu	Bastu	1 Katha 4 Chatak		10,82,813/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L4	LR-774 (RS :-)	LR-2609	Bastu	Bastu	1 Katha 4 Chatak		10,82,813/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			8.25Dec	0 /-	43,31,252 /-	
		Grand Total :			8.25Dec	0 /-	43,31,252 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	200 Sq Ft.	0/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		200 sq ft	0 /-	1,50,000 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Sukla Sen Wife of Late Samar Prasad Sen Executed by: Self, Date of Execution: 07/11/2025 , Admitted by: Self, Date of Admission: 07/11/2025 ,Place : Office	Photo  07/11/2025	Finger Print  Captured LTI 07/11/2025	Signature  07/11/2025
30, Main Road East, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX9 , PAN No.: eFxxxxxx3c, Aadhaar No: 44xxxxxxxx2958, Status :Individual, Executed by: Self, Date of Execution: 07/11/2025 , Admitted by: Self, Date of Admission: 07/11/2025 ,Place : Office				
2	Name Soumen Sen Son of Late Deboprasad Sen Executed by: Self, Date of Execution: 07/11/2025 , Admitted by: Self, Date of Admission: 07/11/2025 ,Place : Office	Photo  07/11/2025	Finger Print  Captured LTI 07/11/2025	Signature  07/11/2025
SP-295, Near A.K. Ghosh High School, Jodhepur Garden, City:- Not Specified, P.O:- Lake Garders, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX5 , PAN No.: boxxxxxx9h, Aadhaar No: 42xxxxxxxx8837, Status :Individual, Executed by: Self, Date of Execution: 07/11/2025 , Admitted by: Self, Date of Admission: 07/11/2025 ,Place : Office				

3	Name Rama Gupta Daughter of Late Dharendra Mohan Sen Executed by: Self, Date of Execution: 07/11/2025 , Admitted by: Self, Date of Admission: 07/11/2025 ,Place : Office	Photo  07/11/2025	Finger Print  Captured LTI 07/11/2025	Signature  07/11/2025
179, Becharam Chatterjee Road, Sarsuna, City:- Not Specified, P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: bgxxxxxx3m, Aadhaar No: 58xxxxxxxx6312, Status :Individual, Executed by: Self, Date of Execution: 07/11/2025 , Admitted by: Self, Date of Admission: 07/11/2025 ,Place : Office				
4	Name Bandana Dasgupta Daughter of Late Dharendra Mohan Sen Executed by: Self, Date of Execution: 07/11/2025 , Admitted by: Self, Date of Admission: 07/11/2025 ,Place : Office	Photo  07/11/2025	Finger Print  Captured LTI 07/11/2025	Signature  07/11/2025
Surer Pukur Bye Lane, Chandannagar, City:- Not Specified, P.O:- Chandannagar, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: brxxxxxx8k, Aadhaar No: 85xxxxxxxx9732, Status :Individual, Executed by: Self, Date of Execution: 07/11/2025 , Admitted by: Self, Date of Admission: 07/11/2025 ,Place : Office				

Developer Details :

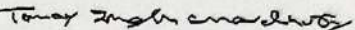
SI No	Name,Address,Photo,Finger print and Signature
1	Urban Realty 312/1, Vevakananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Date of Incorporation:XX-XX-2XX4 , PAN No.: aaxxxxxx1n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shreyasi Saha Roy Wife of Rudradeep Saha Roy Date of Execution - 07/11/2025, , Admitted by: Self, Date of Admission: 07/11/2025, Place of Admission of Execution: Office	Photo  Nov 7 2025 12:29PM	Finger Print  Captured LTI 07/11/2025	Signature  07/11/2025

312, Vivekananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: auxxxxxx6j, Aadhaar No: 95xxxxxxxx1519 Status : Representative, Representative of : Urban Realty (as partner)

2

Name	Photo	Finger Print	Signature
Tanay Ghosh Chowdhury Son of Late Hemlal Ghosh Chowdhury Date of Execution - 07/11/2025, , Admitted by: Self, Date of Admission: 07/11/2025, Place of Admission of Execution: Office		 Captured	
	Nov 7 2025 12:29PM	LTI 07/11/2025	07/11/2025

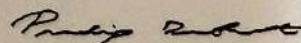
245, S N Banerjee Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: arxxxxx9m, Aadhaar No: 60xxxxxxxx6908 Status : Representative, Representative of : Urban Realty (as partner)

3

Name	Photo	Finger Print	Signature
Rudradeep Saha Roy (Presentant) Son of Krishna Gopal Saha Roy Date of Execution - 07/11/2025, , Admitted by: Self, Date of Admission: 07/11/2025, Place of Admission of Execution: Office		 Captured	
	Nov 7 2025 12:31PM	LTI 07/11/2025	07/11/2025

Jogendra Apartment, 312, Vivekananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: ayxxxxxx2j, Aadhaar No: 75xxxxxxxx5011 Status : Representative, Representative of : Urban Realty (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Pradip Debnath Son of Late Madhab Debnath Barasat Court, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24- Parganas, West Bengal, India, PIN:- 700124		 Captured	
	07/11/2025	07/11/2025	07/11/2025

Identifier Of Sukla Sen, Soumen Sen, Rama Gupta, Bandana Dasgupta, Shreyasi Saha Roy, Tanay Ghosh Chowdhury, Rudradeep Saha Roy

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Rama Gupta	Urban Realty-1 Katha 4 Chatak
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Bandana Dasgupta	Urban Realty-1 Katha 4 Chatak
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Sukla Sen	Urban Realty-1 Katha 4 Chatak
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Soumen Sen	Urban Realty-1 Katha 4 Chatak
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Sukla Sen	Urban Realty-50.00000000 Sq Ft
2	Soumen Sen	Urban Realty-50.00000000 Sq Ft
3	Rama Gupta	Urban Realty-50.00000000 Sq Ft
4	Bandana Dasgupta	Urban Realty-50.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Haripada Biswas Sarani, Mouza: Aharampur, JI No: 35, Pin Code : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 774, LR Khatian No:- 2606	Owner:রমা গুপ্তা, Gurdian:ধীরেন্দ্র মোহন সেন শর্মা, Address:নিজ , Classification:বান্ধ, Area:0.02000000 Acre,	Rama Gupta
L2	LR Plot No:- 774, LR Khatian No:- 2607	Owner:বন্দনা দাসগুপ্তা, Gurdian:ধীরেন্দ্র মোহন সেন শর্মা, Address:নিজ , Classification:বান্ধ, Area:0.02000000 Acre,	Bandana Dasgupta
L3	LR Plot No:- 774, LR Khatian No:- 2608	Owner:শুক্লা সেন, Gurdian:সমর প্রসাদ সেন, Address:নিজ , Classification:বান্ধ, Area:0.02000000 Acre,	Sukla Sen
L4	LR Plot No:- 774, LR Khatian No:- 2609	Owner:সৌমেন সেন, Gurdian:দেবপ্রসাদ সেন, Address:নিজ , Classification:বান্ধ, Area:0.02000000 Acre,	Rama Gupta

Endorsement For Deed Number : I - 190212798 / 2025

On 07-11-2025

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

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

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

Presented for registration at 11:48 hrs on 07-11-2025, at the Office of the A.R.A. - II KOLKATA by Rudradeep Saha Roy ,.

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 44,81,252/-

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

Execution is admitted on 07/11/2025 by 1. Sukla Sen, Wife of Late Samar Prasad Sen, 30, Main Road East, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife, 2. Soumen Sen, Son of Late Deboprasad Sen, SP-295, Near A.K. Ghosh High School, Jodhepur Garden, P.O: Lake Garders, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Service, 3. Rama Gupta, Daughter of Late Dharendra Mohan Sen, 179, Becharam Chatterjee Road, Sarsuna, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 4. Bandana Dasgupta, Daughter of Late Dharendra Mohan Sen, Surer Pukur Bye Lane, Chandannagar, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession House wife

Indetified by Pradip Debnath, , , Son of Late Madhab Debnath, Barasat Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 07-11-2025 by Shreyasi Saha Roy, partner, Urban Realty (Partnership Firm), 312/1, Vevakananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by Pradip Debnath, , , Son of Late Madhab Debnath, Barasat Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-11-2025 by Tanay Ghosh Chowdhury, partner, Urban Realty (Partnership Firm), 312/1, Vevakananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by Pradip Debnath, , , Son of Late Madhab Debnath, Barasat Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-11-2025 by Rudradeep Saha Roy, partner, Urban Realty (Partnership Firm), 312/1, Vevakananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by Pradip Debnath, , , Son of Late Madhab Debnath, Barasat Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 684.00/- (E = Rs 600.00/- ,I = Rs 55.00/- ,M (a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 84.00/-, by online = Rs 600/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/11/2025 11:02AM with Govt. Ref. No: 192025260324313878 on 04-11-2025, Amount Rs: 600/-, Bank: SBI EPay (SBIEPay), Ref. No. 4043748485156 on 04-11-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 2,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 561, Amount: Rs.5,000.00/-, Date of Purchase: 04/11/2025, Vendor name: S Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/11/2025 11:02AM with Govt. Ref. No: 192025260324313878 on 04-11-2025, Amount Rs: 2,020/-, Bank: SBI EPay (SBlePay), Ref. No. 4043748485156 on 04-11-2025, Head of Account 0030-02-103-003-02



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2025, Page from 579272 to 579315
being No 190212798 for the year 2025.



Digitally signed by SATYAJIT BISWAS
Date: 2025.11.10 11:08:44 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 10/11/2025

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.