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I certify that the document is admitted to registration. The Signature Sheets and the endorsement sheets attached with this document are the part of this document

ADDL. District Sub-Registrar
 Barrackpore, North 24 Parganas.

19 DEC 2025

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 19th day of December, 2025 (Two Thousand Twenty Five).

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BETWEEN

1) SANGEETA BALA SINGH, (PAN - AVXPS6246G), (AADHAAR NO. 818762773058), wife of Sri Nitya Nand Singh, by faith : Hindu (Indian), by occupation - Business, residing at M B M Brick Field, Ghatakpara, Monirampur, Barrackpore P.O. - Barrackpore, P.S.- Barrackpore, District - North 24 Parganas, Kolkata - 700120, West Bengal, **2) SMT. PINKI SHAW, (PAN - BYXPS6777E), (AADHAAR NO. 400323294512),** wife of Sri Arun Kumar Shaw, by faith : Hindu (Indian), by occupation - Housewife, residing at 151/53, Muktapukur Road, Veri Gate, Grish Park, Veri Gate Bazar, Barrackpore P.O. - Talpukur, P.S.- Titagarh, District - North 24 Parganas, Kolkata - 700123, West Bengal, **3) SMT. PIU DEY DAS, (PAN - CCOPD2693A), (AADHAAR NO. 251419177232),** daughter of Sri Manik Chandra Das, by faith : Hindu (Indian), by occupation - Business, residing at 3, Jaffarpur Purba Majherpara, Barrackpore, P.O. - Nona Chandanpukur, P.S. - Titagarh, Dist. - North 24 Parganas, Kolkata - 700122, West Bengal, **4) SMT. SUPRIYA MISHRA PRASAD, (PAN - DCFPP0972Q), (AADHAAR NO. 718161531257),** wife of Sri Chandan Prasad Ram,



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by faith : Hindu (Indian), by occupation - Housewife, residing at 106 (50/2) Sashti Tala Road, Talpukur, Barrackpore, P.O. - Talpukur, P.S.- Titagarh, District - North 24 Parganas, Kolkata - 700123, West Bengal, 5) **SRI DEBABRATA BISWAS, PAN - AQSPB3435A, AADHAAR NO. 426910524586**, son of Late Bomkesh Biswas, by faith : Hindu (Indian), by occupation - Business, residing at Sumangalapuri, Barrackpore P.O. - Talpukur, P.S.- Titagarh, Dist. - North 24 Parganas, Kolkata - 700123, West Bengal, 6) **SRI ARUN KUMAR SHAW, PAN - CIXPS3860H, AADHAAR NO. 298358340001**, son of Sri Ashok Shaw, by faith : Hindu (Indian), by occupation - Business, residing at 64/A/1, Muktapukur, Natun Pally 7th Lane, P.O. - Talpukur, P.S. - Titagarh, Dist. - North 24 Parganas, Kolkata - 700123, West Bengal, hereinafter jointly called and referred to as the **LANDOWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, administrator, legal representatives and assigns etc.) of the **FIRST PART.**

AND



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SREE BALAJI CONSTRUCTION, PAN - AFLFS3011F, a partnership firm having its office at 41(17/A), Sumangalapuri, P.O. - Talpukur, P.S. - Titagarh, District - North 24 Parganas, Kolkata - 700123, West Bengal, represented by its Partners namely **1) SRI ARUN KUMAR SHAW, PAN - CIXPS3860H, AADHAAR NO. 298358340001**, son of Sri Ashok Shaw, by faith : Hindu (Indian), by occupation - Business, residing at 64/A/1, Muktapukur, Natun Pally 7th Lane, P.O. - Talpukur, P.S. - Titagarh, Dist. - North 24 Parganas, Kolkata - 700123, West Bengal, **2) SRI DEBABRATA BISWAS, PAN - AQSPB3435A, AADHAAR NO. 426910524586**, son of Late Bomkesh Biswas, by faith : Hindu (Indian), by occupation - Business, residing at Sumangalapuri, Barrackpore P.O. - Talpukur, P.S.- Titagarh, Dist. - North 24 Parganas, Kolkata - 700123, West Bengal, **3) SRI CHANDAN PRASAD RAM, PAN - AUAPR3896H, AADHAAR NO. 821064957268**, son of Sri Jagdish Prasad Ram, by faith : Hindu (Indian), by occupation - Business, residing at 106(50/2), Sashtitala Road, Barrackpore, P.O. - Talpukur, P.S.- Titagarh, Dist. - North 24 Parganas, Kolkata - 700123, West Bengal, **4) SANGEETA BALA SINGH,**



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(PAN - AVXPS6246G), (AADHAAR NO. 818762773058), wife of Sri Nitya Nand Singh, by faith : Hindu (Indian), by occupation - Business, residing at M B M Brick Field, Ghatakpara, Monirampur, Barrackpore P.O. - Barrackpore, P.S.- Barrackpore, District - North 24 Parganas, Kolkata - 700120, West Bengal, 5) **SMT. PIU DEY DAS**, (PAN - CCOPD2693A), (AADHAAR NO. 251419177232), daughter of Sri Manik Chandra Das, by faith : Hindu (Indian), by occupation - Business, residing at 3, Jaffarpur Purba Majherpara, Barrackpore, P.O. - Nona Chandanpukur, P.S. - Titagarh, Dist. - North 24 Parganas, Kolkata - 700122, West Bengal, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to include its men, agent, successors-in-office, administrator, legal representatives and assigns etc.) of the **SECOND PART**.

WHEREAS one Panchanan Ghosh was the owner of a plot of land measuring 24 Decimals more or less lying and situates at Mouza - Nona, J.L. No. 3, comprised and contained in R.S. Dag No. 151 under R.S. Khatian



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No. 327, within the local limits of Barrackpore Municipality, P.S. - Titagarh, District - North 24 Parganas, within the jurisdiction of Sub-Registry Office at Barrackpore.

AND WHEREAS while thus so seized and possessed the above said property said Panchanan Ghosh executed a WILL in favour of his Grandson namely Sri Sankar Prasad Ghosh on 18/09/1949. In the said WILL dated 18/09/1949 said Panchanan Ghosh appointed Ajit Kumar Ghosh as Executor.

AND WHEREAS after demise of said Panchanan Ghosh, said Ajit Kumar Ghosh being the Executor of the said WILL filed a Probate Case being No. 86/1950 before the District Delegate at Alipore and said Probate was granted by the District Delegate at Alipore.

AND WHEREAS by virtue of the above said Probate said Sri Sankar Prasad Ghosh being the beneficiary therein, became the absolute owner of the above said land measuring 24 Decimals more or less and he recorded his name in the records of L.R. Settlement under L.R. Khatian No. 8487 in L.R. Dag No. 396 as 'Bagan/Danga' and had been seizing, possessing and



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enjoying the same free from all encumbrances by paying taxes and Govt. rents to the authority concerned.

AND WHEREAS thereafter while thus so seized and possessed the above said property said Sri Sankar Prasad Ghosh sold, transferred and conveyed a plot of land identified as Plot No. B and measuring 12 Decimals more or less to Sri Rajeev Poddar, son of Late Raghbir Prasad Poddar, by virtue of a registered Deed of Sale which was registered at the office of D.S.R.-I, North 24 Parganas, Barasat on 13/03/2018 and recorded in Book No. I, Volume No. 1501-2018, written in pages from 51935 to 51956, being No. 150101964 for the year 2018.

AND WHEREAS after purchasing the above said property said Sri Rajeev Poddar became the absolute owner of the above said land measuring 12 Decimal more or less and he mutated his name in the records of L.R. Settlement under L.R. Khatian No. 8665 in L.R. Dag No. 396 and also mutated his name in the records of local Barrackpore Municipality under Ward No. 4, Holding No. 2/B, Barasat Road and has been seizing,



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possessing and enjoying the same free from all encumbrances by paying Taxes and all other Govt. rents to the authority concerned.

AND WHEREAS thereafter while thus so seized and possessed the above said property said Rajeev Poddar sold, transferred and conveyed a plot of land measuring an area of 6 Cottah more or less including road share measuring 7 Chittack 20 Sq.Ft. more or less out of the above said land identified as Plot No. B and measuring 12 Decimals more or less in favour of Landowner Nos. 1 to 3 herein by virtue of a registered Deed of Sale which was registered at the office of D.S.R.-II North 24 Parganas, Barasat on 12/08/2024 and recorded in Book No. I, Volume No. 1502-2024, written in pages from 185287 to 185310, being No. 150207668 for the year 2024.

AND WHEREAS after purchasing the above said property the Landowner Nos. 1 to 3 herein became the joint owners of the above said land measuring 6 Cottah more or less including road share measuring 7 Chittack 20 Sq.Ft. more or less and they mutated their names in the records



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of L.R. Settlement under L.R. Khatian Nos. 10267, 10295 & 10280 respectively in L.R. Dag No. 396 and they converted the nature of the above said land into 'Bastu' from the office of the B.L.&L.R., Barrackpore-II, North 24 Parganas vide its Memo Nos. Conv./912/BL&LRO/BKP-II, Conv./910/BL&LRO/BKP-II & Conv./911/BL&LRO/BKP-II dated 12/06/2025 respectively and have been seizing, possessing and enjoying the same free from all encumbrances by paying Taxes and all other Govt. rents to the authority concerned till date.

AND WHEREAS while thus so seized and possessed the above said property said Sri Sankar Prasad Ghosh sold, transferred and conveyed a plot of land identified as Plot No. A and measuring 12 Decimals more or less out of the above said land measuring 24 Decimals more or less to Sri Sanjeev Poddar, son of Late Raghubir Prasad Poddar, by virtue of a registered Deed of Sale which was registered at the office of D.S.R.-I, North 24 Parganas, Barasat on 24/01/2018 and recorded in Book No. I, Volume No. 1501-2018, written in pages from 11023 to 11043, being No. 150100461 for the year 2018.



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AND WHEREAS after purchasing the above said property said Sanjeev Poddar became the absolute owner of the above said land measuring 12 Decimal more or less and he mutated his name in the records of L.R. Settlement under L.R. Khatian No. 8666 in L.R. Dag No. 396 and also mutated his name in the records of local Barrackpore Municipality under Ward No. 4, Holding No. 2/A, Barasat Road and has been seizing, possessing and enjoying the same free from all encumbrances by paying Taxes and all other Govt. rents to the authority concerned.

AND WHEREAS thereafter while thus so seized and possessed the above said property said Sanjeev Poddar sold, transferred and conveyed a plot of land measuring an area of 6 Cottah 9 Chittack more or less out of the above said land identified as Plot No. A and measuring 12 Decimals more or less in favour of the Landowner Nos. 4 to 6 herein by virtue of a registered Deed of Sale which was registered at the office of D.S.R.-II, North 24 Parganas, Barasat on 26/07/2024 and recorded in Book No. I, Volume No.



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1502-2024, written in pages from 168993 to 169015, being No. 150207038 for the year 2024.

AND WHEREAS after purchasing the above said property the Landowner Nos. 4 to 6 herein became the joint owners of the above said land measuring 6 Cottah 9 Chittack more or less and they mutated their names in the records of L.R. Settlement under L.R. Khatian Nos. 10253, 10260 & 10264 respectively in L.R. Dag No. 396 and they converted the nature of the above said land into 'Bastu' from the office of the B.L.&L.R., Barrackpore-II, North 24 Parganas vide its Memo Nos. Conv./908/BL&LRO/BKP-II, Conv./909/BL&LRO/BKP-II & Conv./913/BL&LRO/BKP-II dated 12/06/2025 respectively and have been seizing, possessing and enjoying the same free from all encumbrances by paying Taxes and all other Govt. rents to the authority concerned till date.

AND WHEREAS by the above said manner the Landowners herein became the joint owners of the total land measuring 12 Cottah 9 Chittack



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more or less and as their above said two plots of land are contiguous to each other and in compliance of Municipal procedures they mutated their names in the records of Barrackpore Municipality, Ward No. 4, Holding No. 2/B/1, Barasat Road and at present in actual physical measurement they have been seizing, possessing and enjoying a plot of land measuring 12 Cottah 1 Chittack 24.36 Sq.Ft. more or less and they also sanctioned a building plan for the purpose of construction of multi-storied building over and above their aforesaid total land from the appropriate authority of Barrackpore Municipality vide Building Permit No. SWS-OBPAS/2104/2025/0330 dated 12-11-2025.

AND WHEREAS the Landowners herein declare that the aforesaid and below mentioned First Schedule property is free from all sorts of encumbrances and they hold a good and clear marketable title.

AND WHEREAS the Landowners herein are desirous of developing the said property by way of construction of a multi-storied building in accordance with the building plan duly sanctioned by the local Barrackpore



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Municipality.

AND WHEREAS for the purpose of development of the above said property the said Landowners invited the Developer herein to raise multi storied building over their abovesaid plot of land and to exploit the same commercially by its own fund and sources.

AND WHEREAS in consideration of the Landowners' offer the above said Developer agreed to construct a Multi-storied building over the abovesaid land by the following terms and conditions.

1. The Developer for starting the development of First Schedule property shall work by mutual discussion with the Landowners.

a) The Developer will construct a Multi-storied building according to the sanction building Plan sanctioned by the Local Barrackpore Municipal Authority and it will take the booking money or earnest money or the full consideration amount from intending purchaser or



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purchasers for selling any Flat/space/unit of the Proposed Multi-storied building from the allocated portions of the Developer.

b) After the completion of the payment of the aforesaid Flat/Space etc. of the said Building by the intending buyers selected by the Developer, the Landowners or their constituted attorney alongwith the developer will be liable to sign & register the sale Deed of the Flat/Units/Space etc. alongwith undivided, impartiable and proportionate share of the above said building in favour of the person or persons nominated by the Developer, in respect of Developer's allocation.

c) Any intending purchaser/s can purchase the said Flat/space/unit etc. alongwith undivided, impartiable and proportionate share of the above said building in respect of the Developer's allocation only through the abovesaid Developer for the same.

d) The Developer will construct the Proposed Multi-storied building by receiving the payments from the intending purchaser or purchasers in respect of the Developer's Allocation.



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2.i) Owner : Shall mean 1) **SANGEETA BALA SINGH**, wife of Sri Nitya Nand Singh, by faith : Hindu (Indian), by occupation - Business, residing at M B M Brick Field, Ghatakpara, Monirampur, Barrackpore P.O. - Barrackpore, P.S.- Barrackpore, District - North 24 Parganas, Kolkata - 700120, West Bengal, 2) **SMT. PINKI SHAW**, wife of Sri Arun Kumar Shaw, by faith : Hindu (Indian), by occupation - Housewife, residing at 151/53, Muktapukur Road, Veri Gate, Grish Park, Veri Gate Bazar, Barrackpore P.O. - Talpukur, P.S.- Titagarh, District - North 24 Parganas, Kolkata - 700123, West Bengal, 3) **SMT. PIU DEY DAS**, daughter of Sri Manik Chandra Das, by faith : Hindu (Indian), by occupation - Business, residing at 3, Jaffarpur Purba Majherpara, Barrackpore, P.O. - Nona Chandanpukur, P.S. - Titagarh, Dist. - North 24 Parganas, Kolkata - 700122, West Bengal, 4) **SMT. SUPRIYA MISHRA PRASAD**, wife of Sri Chandan Prasad Ram, by faith : Hindu (Indian), by occupation - Housewife, residing at 106 (50/2) Sashti Tala Road, Talpukur, Barrackpore, P.O. - Talpukur, P.S.- Titagarh, District - North 24 Parganas, Kolkata - 700123, West Bengal, 5) **SRI DEBABRATA BISWAS**, son of Late Bomkesh Biswas, by faith : Hindu (Indian), by occupation -



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Business, residing at Sumangalapuri, Barrackpore P.O. - Talpukur, P.S.- Titagarh, Dist. - North 24 Parganas, Kolkata - 700123, West Bengal, **6) SRI ARUN KUMAR SHAW**, son of Sri Ashok Shaw, by faith : Hindu (Indian), by occupation - Business, residing at 64/A/1, Muktapukur, Natun Pally 7th Lane, P.O. - Talpukur, P.S. - Titagarh, Dist. - North 24 Parganas, Kolkata - 700123, West Bengal, and their legal heirs and successors.

ii) Developer : **SREE BALAJI CONSTRUCTION**, a partnership firm having its office at 41(17/A), Sumangalapuri, P.O. - Talpukur, P.S. - Titagarh, District - North 24 Parganas, Kolkata - 700123, West Bengal, represented by its Partners namely **1) SRI ARUN KUMAR SHAW**, son of Sri Ashok Shaw, by faith : Hindu (Indian), by occupation - Business, residing at 64/A/1, Muktapukur, Natun Pally 7th Lane, P.O. - Talpukur, P.S. - Titagarh, Dist. - North 24 Parganas, Kolkata - 700123, West Bengal, **2) SRI DEBABRATA BISWAS**, son of Late Bomkesh Biswas, by faith : Hindu (Indian), by occupation - Business, residing at Sumangalapuri, Barrackpore P.O. - Talpukur, P.S.- Titagarh, Dist. - North 24 Parganas, Kolkata - 700123, West Bengal, **3) SRI CHANDAN PRASAD RAM**, son of Sri Jagdish

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Prasad Ram, by faith : Hindu (Indian), by occupation - Business, residing at 106(50/2), Sashtitala Road, Barrackpore, P.O. - Talpukur, P.S.- Titagarh, Dist. - North 24 Parganas, Kolkata - 700123, West Bengal, 4) **SANGEETA BALA SINGH**, wife of Sri Nitya Nand Singh, by faith : Hindu (Indian), by occupation - Business, residing at M B M Brick Field, Ghatakpara, Monirampur, Barrackpore P.O. - Barrackpore, P.S.- Barrackpore, District - North 24 Parganas, Kolkata - 700120, West Bengal, 5) **SMT. PIU DEY DAS**, daughter of Sri Manik Chandra Das, by faith : Hindu (Indian), by occupation - Business, residing at 3, Jaffarpur Purba Majherpara, Barrackpore, P.O. - Nona Chandanpukur, P.S. - Titagarh, Dist. - North 24 Parganas, Kolkata - 700122, West Bengal, and its men, agent, legal representative, assigns etc. and legal heirs and successors of the Partners of the firm.

iii) The said Land : shall mean the under First Schedule mentioned property under the limits of **Barrackpore Municipality, Ward No. 4, Holding No. 2/B/1, Barasat Road**, P.S. – Titagarh, District – North 24 Parganas.



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iv) Building : The proposed Multi-storied Building consisting several Flats/ Shops/Garages/Units etc. which will be constructed over the under First Schedule mentioned property according to the Sanctioned Building plan sanctioned by the Barrackpore Municipality.

v) Plan : The sanction plan of the proposed building sanctioned by the Barrackpore Municipality.

vi) Common Facilities / Space alongwith common expenses : Shall mean the Passage, Submercible Pump, Over Head Water Tank, Open terrace, Common meter space, common two wheeler parking, lift, underground reservior etc. which will be constructed according to the sanction plan as mentioned in First Schedule of this Agreement and shall be borne by the unit owners i.e. Flat/Space/Unit or by an association in which the unit owners shall be members.

3. The Landowners' Allocation shall mean :-



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A. That the Landowners shall be entitled to get four numbers of Garage being Garage Nos. 1, 5, 12, 10 & 11 on the Ground Floor having total carpet area of 822 Sq.Ft. more or less and super built-up area of 1030 Sq.Ft. more or less.

B. That the Landowners shall be entitled to get two Flats being Flat No. 1/B3 measuring carpet area of 670 Sq.Ft. more or less and super built-up area of 942 Sq.Ft. more or less & Flat No. 1/B4 measuring carpet area of 550 Sq.Ft. more or less and super built-up area of 800 Sq.Ft. more or less both on the First Floor.

C. That the Landowners shall also be entitled to get two Flats being Flat No. 2/B3 measuring carpet area of 670 Sq.Ft. more or less and super built-up area of 942 Sq.Ft. more or less & Flat No. 2/B4 measuring carpet area of 550 Sq.Ft. more or less and super built-up area of 800 Sq.Ft. more or less both on the Second Floor.

The Owners' allocation have been described in the Second Schedule.

Developer's Allocation : That the Developer will get remaining portion of the constructed Area of the proposed multi-storied building alongwith



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proportionate share of land underneath together with the right to use the common facilities and amenities connected therein.

Architect : The person or the company to be appointed by the Developer who have sketch the plan of the proposed Multi-storied Building.

This agreement shall be deemed to have been commenced on and with effect from the date of execution of this present.

4. The Landowners' will be liable to sign, execute and register the portion of Developer's allocation of the Proposed Multi-storied Building in favour of the nominated person or persons selected by the Developer or the Developer can sell the Developer's allocated portion by virtue of a Development Power of Attorney which will be executed by the Landowners in favour of the Developer.

5.(a) If any defect in Title during construction is detected the Landowners will take the responsibility for solving the same.



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The Developer have to bear all the expenses regarding to the proposed construction work and sanctioned building plan sanctioned by Barrackpore Municipality. The Landowners will only be responsible to sign in the necessary papers as and when required by the Developer.

The Developer will also be responsible for any disputes, delay or any damage regarding to the construction work and the Landowners shall have no liabilities for the same.

The Developer shall bear all expenses and take all responsibilities regarding the development and completion of the proposed Multi-storied Building.

The Developer shall be liable to maintain good quality for construction work of the proposed Multi-storied Building.

The Developer shall complete the building in all respects within 36 (Thirty Six) months from the date of execution of this Development



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Agreement unless obstructed by supervening impossibilities viz act of God, War, Riot, Flood and any other natural calamities, all unforeseen causes.

The Developer or any intending Purchaser/s of the Flat, Space, Garage, Unit, Shop etc. of the Multi-storied Building can take loans from any persons, Banks or any financial organisation for construction of the First Schedule Property by the power of this Agreement and the Landowners will not be responsible to refund any loan amount taken by the Developer or the intending Purchaser/s.

The Developer will construct the proposed Multi-storied Building and the same is to be constructed according to the sanctioned Building Plan and shall also be liable to enter/record the units of the said proposed multi storied building in the assessment register of Barrackpore Municipality and the name of the building will be "BALAJI APARTMENT".

According to the agreement the Developer can take the consideration amount from the intending Purchaser/s of the said Flats/Shops/Spaces/ Units of the said proposed Multi-storied Building and can also sell the



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Flats/Shops/Spaces/Units falling under the Developer's allocated portion and the Landowners can also take the consideration amount from the intending Purchaser/s of the said Flats/Shops/Spaces/Units of the said proposed multi-storied building and can also sell the Flats/Shops/Spaces/Units falling under Landowners' allocation.

The Developer will be liable for maintenance of the Flat/Space/Unit of the said proposed Multi-storied Building till all the registration of the flats, shops and space/unit will be completed and the Developer handover the same to Association of the proposed Multi-storied Building to be constructed by the Developer in the First Schedule property but the intending Purchaser/s from the date of registration or taking possession of their individual units shall pay the maintenance charges proportionately to the Developer.

The Developer will accommodate the electric connection or main line or Transformer in the proposed Multi-storied Building and the proportionate expenses regarding the same shall be borne by the landowners and all unit owners.



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

ALL THAT a piece and parcel of 'Bastu' land measuring 12 (Twelve) Cottah 1 (One) Chittack 24.36 (Twenty Four point Three Six) Sq.Ft. more or less along with residential R.T.S. structure with Cemented Flooring and measuring 100 Sq.Ft. more or less standing thereon which is lying and situates at Mouza - Nona, J. L. No. 3, Re.Su. No. 16, Touzi No. 107, 108, 182, 340 & 3083, comprised and contained in R.S. Dag No. 151 (One Hundred Fifty One) under R.S. Khatian No. 327 corresponding to L.R. Dag No. 396 (Three Hundred Ninety Six) under L.R. Khatian Nos. 10253, 10260, 10264, 10267, 10280 & 10295, within the limits of Barrackpore Municipality under Ward No. 4, Holding No. 2/B/1, Barasat Road, P.S. - Titagarh, District - North 24 Parganas, within the limits of A.D.S.R.O., Barrackpore. The aforesaid property is butted and bounded by-

ON THE NORTH : R.S. Dag Nos. 137, 143 & 151(P) and
23'-6" wide Barasat Road Bye Lane
ON THE SOUTH : R.S. Dag Nos. 151(P), 152 & 161
ON THE EAST : 23'-6" wide Barasat Road Bye Lane
ON THE WEST : R.S. Dag No. 137



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THE SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNERS' ALLOCATION)

A. That the Landowners shall be entitled to get four numbers of Garage being Garage Nos. 1, 5, 12, 10 & 11 having total carpet area of 822 Sq.Ft. more or less and super built-up area of 1030 Sq.Ft. more or less.

B. That the Landowners shall be entitled to get two Flats being Flat No. 1/B3 measuring carpet area of 670 Sq.Ft. more or less and super built-up area of 942 Sq.Ft. more or less & Flat No. 1/B4 measuring carpet area of 550 Sq.Ft. more or less and super built-up area of 800 Sq.Ft. more or less both on the First Floor.

C. That the Landowners shall also be entitled to get two Flats being Flat No. 2/B3 measuring carpet area of 670 Sq.Ft. more or less and super built-up area of 942 Sq.Ft. more or less & Flat No. 2/B4 measuring carpet area of 550 Sq.Ft. more or less and super built-up area of 800 Sq.Ft. more or less both on the Second Floor.



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THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPERS ALLOCATION)

Developer's Allocation shall mean the Developer will get remaining portion of the total constructed Area of the proposed multi-storied building alongwith proportionate share of land underneath together with the right to use the common facilities and amenities connected therein.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Specification of Flat)

- Foundation :-** : R.C.C. Foundation.
- Superstructure** : R.C.C. framed structure with R.C.C. columns and 4 inch thickness Slabs.
- Walls** : 5 inch thick brick wall on external face and 5 inch thick partition wall with cement mortar.
- Flooring** : Vetrified Tiles Floor and 4" high skirting.
- Doors & Windows** : Door : Wooden frame with Flash Door



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Windows : all windows made with aluminum frame with glass fittings.

Grill : All window grill made by iron as per design and specification of Developer's choice and Balcony will be made with 2'-6" grill from the flooring.

Kitchen : Tiles floor with 3 (three) feet glazed tiles above the kitchen table and a black stone kitchen table measuring 5 ft. x 1 ft.6 inchs for placement of cooking gas and a steel sink also be provided.

Dining/Drawing Room : One Basin with water point also be provided.

Toilet : Tiles flooring with 6ft. glazed tiled on all sides of wall and one exhaust fan point.

Plumbing : All Pipe Lines in Toilets, Dining Room & Kitchen will be Concealed with P.V.C. and all other external Soil Pipe, Rain Pipe, West Water Pipe made by PVC-ISI.



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Barrackpore, North 24 Parganas

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Water Arrangement : From the deep tube well to over-head water reservoir arrangement and from the over head reservoir to all the Flats 24 hours water supply.

Electrification : Concealed wiring on ceiling and walls up to all Switch Boards having adequate nos. of points, but light and other required fittings will be provided by the respective Owners of Flats, Shops etc.

Each Bed Room -Light point 3 nos., Fan point 1 no. Plug point 1 no., point at each Flat of Landowner's allocated portion only.

Dining/Drawing room - Light point 3 nos., Fan point 1 no. Plug point 2 no.,

Kitchen - Light point 1 no., Plug point 1 no., Exhaust Fan point 1 no.

Balcony - Light point 1 no.



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Barrackpore North 24 Parganas

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Toilet – Light point 1 nos. and Exhaust Fan point 1 no. with 15 Amp. point at bathroom

Outside Work - For outside colour with one Coat Cement Primer & Two weather coat paint, Outside common areas net cement.

Interior Finish of Wall & Ceiling : All the interior walls including Kitchen and Toilets will be finished with wall putty.

Roof & Terrace : Net cement finishing.

Common electrical point : such as for lightning of stairs common corridors and entrance passage at Ground floor, parking space and pump for overhead reservoir shall also be provided. The Developer will complete the electrification work of each flat upto individual main switch of the meter room only. For individual and



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Barrackpore North 24 Parganas

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common electrical facilities along with connection charges including installation materials from W.B.S.E.D.C.L. up to the main meter room, infrastructure development cost security money transformer installation charges and other quotation charges are to be paid extra by the respective Owners take possession of their allocation before getting individual electric connection from or W.B.S.E.D.C.L. then they must pay the monthly electric charges extra for enjoying the electricity in their flat and common facilities.

Extra Work : Any extra work other than this standard schedule shall be charged extra as decided by the Developer authorized Engineer; such amounts shall be deposited before execution of such work.



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Barrackpore North 24 Parganas

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THE FIFTH SCHEDULE ABOVE REFERRED TO
COMMON AREAS AND FACILITIES

1. Staircase on the floors & stair head room.
2. Staircase landing on all floors.
3. Drains and sewers - underground.
4. Pump
5. Open spaces outside of the covered area of the multi-storied building passage from the building to the main road, lobbies foundation, outer walls and different types of outer pipes and other common electrical & plumbing installation.
6. Overhead reservoir.
7. Septic Tank
8. Roof of the Top Floor.



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Barrackpore North 24 Parganas

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9. Water supply Pump operated Deep Tube will be utilized for water supply and overhead reservoir will be provided on ultimate roof.
10. Proportionate undivided undemarcated share in the common two wheeler, bicycle parking space reserved at the Ground Floor back side.
11. Common Electric wiring and fittings, common meter room, common meter space on the Ground floor.
12. Lift

THE SIXTH SCHEDULE ABOVE REFERRED TO

(COMMON EXPENSES)

- 1) All costs of lighting & maintenance of common areas and also the outer walls of the building.
- 2) Proportionate share of electrical charges for pump operation, lift and maintenance.



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Barrackpore North 24 Parganas

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- 3) The salary of Durwan, Care Taker, sweeper, who may be appointed.
- 4) Insurance for insuring the building against riot, earthquake, fire, lighting and violence etc.
- 5) All charges and security money to be deposited for the common facilities.
- 6) Municipal taxes and other outgoing save and except those are separately assessed on the respective flat.
- 7) Costs and charges of establishment for maintenance of the building.
- 8) All cost and maintenance operating, replacing, white washing, painting, rebuilding, reconstructing, decorating, re-decorating etc. of the building and parking space.
- 9) Municipal Taxes and other outgoings save and except those separately assess on the respective units.



Additional District Sub-Registrar
Barrackpore North 24 Parganas

19 DEC 2025

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective signatures and seals on the day, month and year first above written.

Signed and Delivered by the Landowner

And the Developer at Barrackpore,

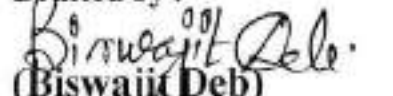
In the presence of :

1. Sumit Mondal
Barrackpore
P.S. - Titagarh
2. Anil K. Dutta
Paltan, P.S. - Titagarh

- Arun Kr Shaw
- Sangeeta Bala Singh
- Pinkey Das
- Supriya Mishra Prasad
- Debasweta Biswas
- Pinki Shaw

In terms of the documents supplied
by the Landowners and Developer

Drafted by :


(Biswajit Deb)
Advocate, Barrackpore Court
Enrol. No. F-857/97

SREE BALAJI CONSTRUCTION
Arun Kr Shaw

Partners
SREE BALAJI CONSTRUCTION
Chandan Prasad Ram

Partners

Signature of the Landowners

SREE BALAJI CONSTRUCTION
Debasweta Biswas

SREE BALAJI CONSTRUCTION
Sangeeta Bala Singh
Pinkey Das

Partner

Signature of the Developer

Typed by :


(Sumanta Kumar Dutta)
Barrackpore



Additional District Sub-Registrar
Barrackpore North 24 Parganas

19 DEC 2025

OFFICE OF THE A.D.S.R.-DISTRICT NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA

STATUS : PRESENTANT

1. LEFT HAND FINGER PRINT Name ARUN KUMAR SHAW

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



FINGER PRINT

SIGNATURE : Arun Kumar Shaw

2. LEFT HAND FINGER PRINT Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



SIGNATURE : Debashree Biswas

3. LEFT HAND FINGER PRINT Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



SIGNATURE : Chandan Prasad Ram

4. LEFT HAND FINGER PRINT Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



SIGNATURE : Sangeeta Bala Singh



Additional District Sub-Registrar
Barrackpore North 24 Parganas
19 DEC 2025

**OFFICE OF THE A.D.S.R-DISTRICT NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA**

STATUS : PRESENTANT

1. **LEFT HAND FINGER PRINT** Name.....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



Poojya Das
FINGER PRINT

SIGNATURE : *Poojya Das*

2. **LEFT HAND FINGER PRINT** Name.....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



Supriya Mishra Prasad

RIGHT HAND FINGER PRINT

SIGNATURE : *Supriya Mishra Prasad*

3. **LEFT HAND FINGER PRINT** Name.....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



Pinkishaw

SIGNATURE : *Pinkishaw*

4. **LEFT HAND FINGER PRINT** Name.....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

Space for Photo

RIGHT HAND FINGER PRINT

SIGNATURE :



Additional District Sub-Registrar
Barrackpore North 24 Parganas
19 DEC 2025



Sunil Kumar





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



192025260396993878

GRN Details

GRN:	192025260396993878	Payment Mode:	SBI Epay
GRN Date:	19/12/2025 11:49:09	Bank/Gateway:	SBICPay Payment Gateway
BRN :	2373508161733	BRN Date:	19/12/2025 11:49:19
Gateway Ref ID:	CHV5924580	Method:	State Bank of India NB
GRIPS Payment ID:	191220252039699386	Payment Init. Date:	19/12/2025 11:49:09
Payment Status:	Successful	Payment Ref. No:	2003406187/2/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SUMIT ENTERPRISE
Address:	BILLPARA
Mobile:	8622938992
Period From (dd/mm/yyyy):	19/12/2025
Period To (dd/mm/yyyy):	19/12/2025
Payment Ref ID:	2003406187/2/2025
Dept Ref ID/DRN:	2003406187/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003406187/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	35020
2	2003406187/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2003406187/2/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 35920

IN WORDS: THIRTY FIVE THOUSAND NINE HUNDRED TWENTY ONLY.

PAID

Major Information of the Deed

Deed No :	I-1505-06211/2025	Date of Registration	19/12/2025
Query No / Year	1505-2003406187/2025	Office where deed is registered	
Query Date	18/12/2025 5:21:41 PM	A.D.S.R, BARRACKPORE, District: North 24-Parganas	
Applicant Name, Address & Other Details	BISWAJIT DEB BARRACKPORE COURT, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830256064, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,30,00,000/-	Rs. 2,61,58,082/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 600/- (Article:E, E)		
Remarks			

Land Details :










District: North 24-Parganas, P.S- Titagarh, Municipality: BARRACKPORE, Road: BARASAT ROAD, Mouza: NONA, JI No: 3, Pin Code : 700122



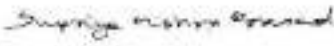





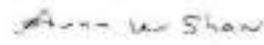
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-151	RS-327	Basu	Basu	12 Katha 1 Chatak 24.36 Sq Fl.	2,29,70,000/-	2,61,28,082/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
Grand Total :					12.959Dec	229,70,000 /-	261,28,082 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Fl.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Fl., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Land Lord Details :



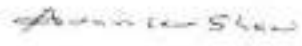





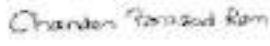



Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Sangeeta Bala Singh Wife of Mr Nitya Nand Singh Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office		 Captured	
	19/12/2025	L11 19/12/2025	19/12/2025	19/12/2025
MBM Brick Field, Ghatak Para, Monirampur, Barrackpore,, City:- , P.O:- Barrackpore, P.S:- Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: avxxxxx6g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office				
2	Name Mrs Pinki Shaw Wife of Mr Arun Kumar Shaw Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office		 Captured	
	19/12/2025	L11 19/12/2025	19/12/2025	19/12/2025
151/53, Muktapukur Road, Veri Gate, Grish Park, Veri Gate Bazar, Barrackpore,, City:- , P.O:- Talpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: byxxxxx7e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office				
3	Name Mrs Piu Dey Das Daughter of Mr Manick Chandra Das Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office		 Captured	
	19/12/2025	L11 19/12/2025	19/12/2025	19/12/2025
3, Jaffarpur Purba Majherpara, Barrackpore,, City:- , P.O:- Nona Chandanpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: ccxxxxx3a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mrs Supriya Mishra Prasad Wife of Mr Chandan Prasad Ram Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office		 Captured	
		19/12/2025	L11 19/12/2025	19/12/2025
106(50/2), Sashti Tala Road, Talpukur, Barrackpore,, City:- , P.O:- Talpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: dcxxxxxx2q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mr Debabrata Biswas Son of Late Bomkesh Biswas Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office		 Captured	
		19/12/2025	L11 19/12/2025	19/12/2025
Sumangalapuri, Barrackpore,, City:- , P.O:- Talpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: agxxxxxx5a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Mr Arun Kumar Shaw (Presentant) Son of Mr Ashok Shaw Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office		 Captured	
		19/12/2025	L11 19/12/2025	19/12/2025
64/a/1, Muktapukur Natun Pally 7th Lane,, City:- , P.O:- Talpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: cixxxxxx0h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SREE BALAJI CONSTRUCTION 41(17/A) Sumangalapuri,, City:- , P.O:- Talpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AFxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Arun Kumar Shaw Son of Mr Ashok Shaw Date of Execution - 19/12/2025, , Admitted by: Self, Date of Admission: 19/12/2025, Place of Admission of Execution: Office		 Captured L/I 19/12/2025	 19/12/2025
	64/a/1, Muktapukur, Natunpally 7th Lane,, City:- , P.O:- Talpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: cixxxxx0h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SREE BALAJI CONSTRUCTION (as PARTNERS)			
2	Name Mr Debabrata Biswas Son of Late Bornkesh Biswas Date of Execution - 19/12/2025, , Admitted by: Self, Date of Admission: 19/12/2025, Place of Admission of Execution: Office		 Captured L/I 19/12/2025	 19/12/2025
	Sumangalapuri, Barrackpore,, City:- , P.O:- Talpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: aqxxxxx5a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SREE BALAJI CONSTRUCTION (as PARTNERS)			
3	Name Mr Chandan Prasad Ram Son of Jagdish Prasad Ram Date of Execution - 19/12/2025, , Admitted by: Self, Date of Admission: 19/12/2025, Place of Admission of Execution: Office		 Captured L/I 19/12/2025	 19/12/2025
	106(50/2), Sashtitola Road, Barrackpore,, City:- , P.O:- Talpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: Auxxxxx6h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SREE BALAJI CONSTRUCTION (as PARTNERS)			
4	Name Mrs Sangeeta Bala Singh Wife of Mr Nitya Nand Singh Date of Execution - 19/12/2025, , Admitted by: Self, Date of Admission: 19/12/2025, Place of Admission of Execution: Office		 Captured L/I 19/12/2025	 19/12/2025

MBM Brick Field, Ghatakpara, Monirampur, Barrackpore., City:- , P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: avxxxxxx6g,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SREE BALAJI CONSTRUCTION (as PARTNERS)

5	Name	Photo	Finger Print	Signature
	Mrs Piu Dey Das Daughter of Mr Manik Chandra Das Date of Execution - 19/12/2025, , Admitted by: Self, Date of Admission: 19/12/2025. Place of Admission of Execution: Office		 Captured	
		Dec 19 2025 3:28PM	L1 15/12/2025	19/12/2025
3, Jaffarpur Purba Majherpara, Barrackpore., City:- , P.O:- Nona Chandanpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: ccxxxxxx3a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SREE BALAJI CONSTRUCTION (as PARTNERS)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUMIT MONDAL Son of Mr Subhas Mondal Bilpara, City:- , P.O:- Nona Chandanpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122		 Captured	
	19/12/2025	19/12/2025	19/12/2025
Identifier Of Mr Arun Kumar Shaw, Mr Debabrata Biswas, Mr Chandan Prasad Ram, Mrs Sangeeta Bala Singh, Mrs Pinki Shaw, Mrs Piu Dey Das, Mrs Supriya Mishra Prasad, Mr Debabrata Biswas, Mr Arun Kumar Shaw, Mrs Sangeeta Bala Singh, Mrs Piu Dey Das			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sangeeta Bala Singh	SREE BALAJI CONSTRUCTION-2.95193 Dec
2	Mrs Pinki Shaw	SREE BALAJI CONSTRUCTION-2.95193 Dec
3	Mrs Piu Dey Das	SREE BALAJI CONSTRUCTION-2.95193 Dec
4	Mrs Supriya Mishra Prasad	SREE BALAJI CONSTRUCTION-3.22936 Dec
5	Mr Debabrata Biswas	SREE BALAJI CONSTRUCTION-3.22936 Dec
6	Mr Arun Kumar Shaw	SREE BALAJI CONSTRUCTION-4.64445 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sangeeta Bala Singh	SREE BALAJI CONSTRUCTION-14.79000000 Sq Ft
2	Mrs Pinki Shaw	SREE BALAJI CONSTRUCTION-14.79000000 Sq Ft
3	Mrs Piu Dey Das	SREE BALAJI CONSTRUCTION-14.79000000 Sq Ft
4	Mrs Supriya Mishra Prasad	SREE BALAJI CONSTRUCTION-16.18000000 Sq Ft
5	Mr Debabrata Biswas	SREE BALAJI CONSTRUCTION-16.18000000 Sq Ft
6	Mr Arun Kumar Shaw	SREE BALAJI CONSTRUCTION-23.27000000 Sq Ft

Endorsement For Deed Number : I - 150506211 / 2025

On 19-12-2025

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 12:40 hrs on 19-12-2025, at the Office of the A.D.S.R. BARRACKPORE by Mr. Arun Kumar Shaw , one of the Executants.

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 2,61,58,082/-

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

Execution is admitted on 19/12/2025 by 1. Mrs Sangeeta Bala Singh, Wife of Mr Nitya Nand Singh, MBM Brick Field, Ghatak Para, Monirampur, Barrackpore., P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by Profession Business, 2. Mrs Pinki Shaw, Wife of Mr Arun Kumar Shaw, 151/53, Muktapukur Road, Veri Gate, Gosh Park, Veri Gate Bazar, Barrackpore., P.O: Talpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by Profession House wife, 3. Mrs Piu Dey Das, Daughter of Mr Marick Chandra Das, 3, Jaffarpur Purba Majherpara, Barrackpore., P.O: Nona Chandanpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by Profession Business, 4. Mrs Supriya Mishra Prasad, Wife of Mr Chandan Prasad Ram, 106(50/2), Sashil Tala Road, Talpukur, Barrackpore., P.O: Talpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by Profession House wife, 5. Mr Debabrata Biswas, Son of Late Bomkesh Biswas, Sumangalapuri, Barrackpore., P.O: Talpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by Profession Business, 6. Mr Arun Kumar Shaw, Son of Mr Ashok Shaw, 64/a/1, Muktapukur Natun Pally 7th Lane, P.O: Talpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by Profession Business

Identified by Mr SUMIT MONDAL, , Son of Mr Subhas Mondal, Bilpara, P.O: Nona Chandanpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by profession Business

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

Execution is admitted on 19-12-2025 by Mr Arun Kumar Shaw, PARTNERS, SREE BALAJI CONSTRUCTION, 41 (17/A), Sumangalapuri., City:- , P.O:- Talpukur, P.S:-Titagarh, District-North 24-Parganas, West Bengal, India, PIN:- 700123

Identified by Mr SUMIT MONDAL, , Son of Mr Subhas Mondal, Bilpara, P.O: Nona Chandanpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by profession Business

Execution is admitted on 19-12-2025 by Mr Debabrata Biswas, PARTNERS, SREE BALAJI CONSTRUCTION, 41 (17/A), Sumangalapuri., City:- , P.O:- Talpukur, P.S:-Titagarh, District-North 24-Parganas, West Bengal, India, PIN:- 700123

Identified by Mr SUMIT MONDAL, , Son of Mr Subhas Mondal, Bilpara, P.O: Nona Chandanpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by profession Business

Execution is admitted on 19-12-2025 by Mr Chandan Prasad Ram, PARTNERS, SREE BALAJI CONSTRUCTION, 41 (17/A), Sumangalapuri., City:- , P.O:- Talpukur, P.S:-Titagarh, District-North 24-Parganas, West Bengal, India, PIN:- 700123

Identified by Mr SUMIT MONDAL, , Son of Mr Subhas Mondal, Bilpara, P.O: Nona Chandanpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by profession Business

Execution is admitted on 19-12-2025 by Mrs Sangeeta Bala Singh, PARTNERS, SREE BALAJI CONSTRUCTION, 41 (17/A), Sumangalapuri., City:- , P.O:- Talpukur, P.S:-Titagarh, District-North 24-Parganas, West Bengal, India, PIN:- 700123

Identified by Mr SUMIT MONDAL, , Son of Mr Subhas Mondal, Bilpara, P.O: Nona Chandanpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by profession Business

Execution is admitted on 19-12-2025 by Mrs Piu Dey Das, PARTNERS, SREE BALAJI CONSTRUCTION, 41(17/A), Sumangalapuri., City:- , P.O:- Talpukur, P.S:-Titagarh, District-North 24-Parganas, West Bengal, India, PIN:- 700123

Identified by Mr SUMIT MONDAL, , Son of Mr Subhas Mondal, Bilpara, P.O: Nona Chandanpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 600.00/- (E = Rs 600.00/-) and Registration Fees paid by by online = Rs 600/-, by POS = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/12/2025 11:49AM with Govt. Ref. No: 192025260396993878 on 19-12-2025, Amount Rs: 600/-, Bank: SBI EPay (SBlePay), Ref. No. 2373508161733 on 19-12-2025, Head of Account 0030-03-104-001-16

Description of Payment

By POS on 19/12/2025 3:07PM with Govt. Ref. No: 192025260397654276 on 19-12-2025, Amount Rs: 0/-, Bank: SBI, Ref. No. 15052003406187/01/2025 on 19-12-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 35,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2263, Amount: Rs.5,000.00/-, Date of Purchase: 15/12/2025, Vendor name: Sama Bhowmick

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/12/2025 11:49AM with Govt. Ref. No: 192025260396993878 on 19-12-2025, Amount Rs: 35,020/-, Bank: SBI EPay (SBlePay), Ref. No. 2373508161733 on 19-12-2025, Head of Account 0030-02-103-003-02



Sumit Kumar Sinha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1505-2025, Page from 156684 to 156743

being No 150506211 for the year 2025.



Digitally signed by SUMIT KUMAR SINHA
Date: 2025.12.19 17:34:13 +05:30
Reason: Digital Signing of Deed.

(Sumit Kumar Sinha) 19/12/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.