

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The Signature Sheet and endorsement sheets attached to the document are the part of the document.

Additional District Sub-Registrar
Cossipore, Dum Dum, 24-Pgs. (North)

29 MAY 2026

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT made on this 29th day of May, Two Thousand and Twenty Six (2026) BETWEEN

vivo T2 Pro

SHUBHAJEET ROY Aug 3, 2026, 11:29

1331

03 DEC 2025

PRADIP BHATTACHARJEE
Advocate
High Court, Calcutta

বন্দর-
পন ও তারিখ-
ক্রেতার নাম-
সাকিন-
চ্যাম্পিয়ন-
ডাক্তার বী-

বারাসাত কোর্ট
উত্তর ২৪ পরগনা

টি. বি. নং-

চ্যাম্পিয়ন ক্রয়ের তারিখ-

বেটি চ্যাম্পিয়ন মূল্য-

প্রকারী অফিস-বারাসাত

ডাক্তার বী তাপস কুমার সাহা

20 NOV 2025

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Advt. District Sub-Registrar
Cossipore Dum Dum 24 Pgs. (R)

29 MAY 2026

Identified By -

Binnajit Surkar

SIO, Lt. Balaram Surkar

S.S. Nagar

Kol-76

VIVO T2 Pro

SHUBHAJEET ROY Aug 3, 2026, 11:30

1)SRI. APURBA SARKAR (PAN No. AJFPS5063D, D.O.B 24.07.1948 & Aadhar No 9822 9988 1959) son of Late Joydeb Sarkar, by faith - Hindu, by Nationality - Indian, By occupation - Retired, residing at 312, Subhasnagar, Bagjola Link Road, Post Office -Rabindra Nagar, Police Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas, **2)SRI. DIPAK KUMAR SARKAR** (POI Card No. P0627033 & Passport No. P703901) son of Late Joydeb Sarkar, by faith - Hindu, by Nationality - American, By occupation -Service, permanent resident of 5, Wild Dunes Court, Skillman, NJ 08558, USA and presently residing at 312, Subhasnagar, Bagjola Link Road, Post Office -Rabindra Nagar, Police Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas **3)SRI. JAYANTA KUMAR SARKAR** (PAN No. AARPS9647N, D.O.B 1.04.1954 & Aadhar No 4099 5906 9222) son of Late Joydeb Sarkar, by faith - Hindu, by Nationality - Indian, By occupation -Retired, residing at 9, Rishi Bankim Chandra Road, Post Office & Police Station -Dum Dum, Kolkata- 700 028, District North 24 Parganas **4)SRI. NILESH SARKAR** (PAN No APLPS9815B, D.O.B 04.04.1962 & Aadhar No 3527 2333 6979) son of Late Joydeb Sarkar, by faith - Hindu, by Nationality - Indian, By occupation - Business, residing at 312, Subhasnagar, Bagjola Link Road, Post Office -Rabindra Nagar, Police Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas **5)a)SMT. RITA SARKAR** (PAN No. HAEPS0586N, D.O.B 01.01.1963 & Aadhar No. 6194 1852 2733) wife of Late Subrata Sarkar, by faith - Hindu, by Nationality - Indian, By occupation -Housewife, residing at 312, Subhasnagar, Bagjola Link Road, Post Office -Rabindra Nagar, Police Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas **5)b)SRI. RAKESH SARKAR** (PAN No. DUEPS8245E, D.O.B 01.03.1987 & Aadhar No. 9637 9502 0642) son of Late Subrata Sarkar, by faith - Hindu, by Nationality - Indian, By occupation -Housewife, residing at 312, Subhasnagar, Bagjola Link Road, Post Office -Rabindra Nagar, Police Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas hereinafter called and referred to as the "**OWNERS**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**

A N D

S & S DEVCON (PAN No. AFDFS9321N D.O.B 16.11.2023) a Partnership firm, having its office at 72, P. K Guha Road, Post Office & Police Station - Dum Dum, Kolkata - 700 028, District North 24 Parganas, represented by it's partners namely **(1) SMT. SOMA BHOWMICK** (PAN No. AUSPB7413N D.O.B 09.02.1980 & Aadhar No. 5744 9048 7409) daughter of Sri. Khokan Banik, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 72, P. K Guha Road, Post Office & Police Station - Dum Dum, Kolkata - 700 028, District North 24 Parganas and **(2) SRI. SADHAN ADHIKARY(PAN NO. AIYPA9770B) & (Aadhar No. 6581 8237 5339, D.O.B 10.07.1986)** son of Late Niranjana Adhikary, by faith - Hindu, by Nationality - Indian, by Occupation -Business, residing at 179/B, R.N Guha Road, Post Office & Police Station - Dum Dum, Kolkata - 700 028, District North 24 Parganas hereinafter referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed



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to mean and include its successor, successors - in - office and assigns) of the **SECOND PART**

WHEREAS That one Joydeb Sarkar son of Late Chandra Kumar Sarkar was the absolute owner of ALL THAT piece and parcel of land measuring an area of 4(Four)Cottahs 2(Two)Chittacks 21(Twenty One) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380 under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas by virtue of a Deed of Conveyances dated 18th day of July 1966 and the same was registered before Additional District Sub registrar at Cossipore Dum Dum and the same was copied in Book No.I, Volume No. 94, Pages No. 149 to 153, Being No. 6601 of 1966 on and from Sri. Nani Gopal Moulik and Ashutosh Dutta and Sri. Adhir Kumar Dey against a valuable consideration mentioned therein.

AND WHEREAS after purchased of the aforesaid property by Joydeb Sarkar son of Late Chandra Kumar Sarkar duly mutated his name before the South Dum Dum Municipality and duly obtained being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, in the District of North 24 Parganas and since then duly paid municipal taxes in his name regularly without any delay or default.

AND WHEREAS while seized and possessed of the aforesaid property without any interruptions or encumbrances by Joydeb Sarkar died intestate on 1st day of December 2006 without made any statement leaving behind his six sons namely Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar, Sri. Nilesh Sarkar, Sri. Susanta Sarkar alias Sushanto Sarkar and Sri. Subrata Sarkar as his legal heirs and successors to success and inherit the aforesaid property according to Hindu Succession Act, 1956 and successors to success and inherit the aforesaid property and his wife namely Arun Kana Sarkar died intestate on 5th day of February 2004 prior of her death.

AND WHEREAS by virtue of inheritance Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar, Sri. Nilesh Sarkar, Sri. Susanta Sarkar alias Sushanto Sarkar and Sri. Subrata Sarkar became the joint owners of ALL THAT piece and parcel of land admeasuring an area of 4(Four)Cottahs 2(Two)Chittacks 21(Twenty One) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas and duly mutated their names before the Block Land & Land Revenue Office Sodepur, Barrackpore and obtained R.S



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Modified/L.R Khatian No. 4090 in the name of Sri. Apurba Sarkar, R.S Modified/L.R Khatian No. 4091 in the name of Sri. Dipak Kumar Sarkar, R.S Modified/L.R Khatian No. 4092 in the name of Sri. Jayanta Kumar Sarkar, R.S Modified/L.R Khatian No. 4093 in the name of Sri. Subrata Sarkar, R.S Modified/L.R Khatian No. 4094 in the name of Sri. Susanta Sarkar alias Sushanto Sarkar and R.S Modified/L.R Khatian No. 4095 in the name of Sri. Nilesh Sarkar and since then duly paid khajnas in their names regularly without any delay or default.

AND WHEREAS while seized and possessed of the aforesaid inherited property without any interruptions or encumbrances by Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar, Sri. Nilesh Sarkar, Sri. Susanta Sarkar alias Sushanto Sarkar and Sri. Subrata Sarkar out of them Sri. Subrata Sarkar died intestate on 10th day of September 2021 leaving behind his only wife namely wife namely Smt. Rita Sarkar, one son namely Sri. Rakesh Sarkar and one married daughter namely Smt. Chaitali Sarkar alias Smt. Chaitali Bhar (Sarkar) as his legal heirs and successors to success and inherit the aforesaid undivided 1/6th share of property according to Hindu Succession Act, 1956.

AND WHEREAS since then while seized and possessed of the aforesaid property without any interruptions or encumbrances Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar, (Smt. Rita Sarkar, Sri. Rakesh Sarkar and Smt. Chaitali Bhar (Sarkar), Sri. Nilesh Sarkar and Sri. Sushanto Sarkar each became the undivided owner of 498.5(Four Hundred and Ninety Eight point Five) Sq.ft. more or less of the total land admeasuring an area of 4(Four)Cottahs 2(Two)Chittacks 21(Twenty One) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No.4090, 4091, 4092, 4093, 4094 and 4095 being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas.

AND WHEREAS since then while seized and possessed of the aforesaid property without any interruptions or encumbrances Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar and Sri. Nilesh Sarkar each became the undivided owner of 498.5(Four Hundred and Ninety Eight point Five) Sq.ft. more or less and Smt. Rita Sarkar and Sri. Rakesh Sarkar became the undivided owner of 332.5(Three Hundred Thirty Two point Five) Sq.ft. more or less of the total land admeasuring an area of 4(Four)Cottahs 2(Two)Chittacks 21(Twenty One) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No.4090, 4091, 4092, 4093 and 4095 being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas.



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AND WHEREAS since then while seized and possessed of the aforesaid undivided property without any interruptions or encumbrances by Sri. Susanta Sarkar alias Sushanto Sarkar became the undivided owner of 499(Four Hundred and Ninety Nine) Sq.ft. more or less equivalent to 11(Eleven) Chittacks 4(Four) Sq.ft. More or less of the total land admeasuring an area of 4(Four)Cottahs 2(Two)Chittacks 21(Twenty One) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No. 4094 being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas.

AND WHEREAS while seized and possessed of the undivided property without any interruptions or encumbrances by Sri. Susanta Sarkar alias Sushanto Sarkar of the plot of land admeasuring an area of 499(Four Hundred and Ninety Nine) Sq.ft. more or less equivalent to 11(Eleven) Chittacks 4(Four) Sq.ft. More or less of the total land admeasuring an area of 4(Four)Cottahs 2(Two)Chittacks 21(Twenty One) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No. 4094 being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas and due to paucity of fund Sri. Susanta Sarkar alias Sushanto Sarkar sold, released, transferred and conveyed by virtue of a Deed of Conveyance dated 10th day of June 2024 registered at the office of Additional District Sub Registrar Cossipore, Dum Dum recorded in Book No. 1, CD Volume No. 1506, Pages No. 175283 to 175305, Being No. 150605862 for the year 2024 through his constituted Attorney Sri. Rahul Sarkar son of Nilesh Sarkar through General Power of Attorney dated 23rd day of March 2024 and the same was Notarized before Haaris Malik Notary Public, State of Michigan, Country of Oakland and the same was authenticated by Mahendra Kumar Vice Consul, Consulate General of India, Chicago, Illinois, USA of the plot of land admeasuring an area of 499(Four Hundred and Ninety Nine) Sq.ft. more or less equivalent to 11(Eleven) Chittacks 4(Four) Sq.ft. More or less of the total land admeasuring an area of 4(Four)Cottahs 2(Two)Chittacks 21(Twenty One) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No. 4094 being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas infavour of Sri. Apurba Sarkar son of Joydeb Sarkar against a valuable consideration mentioned therein.

AND WHEREAS while seized and possessed of the undivided property without any interruptions or encumbrances by Sri. Apurba Sarkar son of Joydeb Sarkar



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became the undivided owner of the plot of land admeasuring an area of 499(Four Hundred and Ninety Nine) Sq.ft. more or less equivalent to 11(Eleven) Chittacks 4(Four) Sq.ft. More or less of the total land admeasuring an area of 4(Four)Cottahs 2(Two)Chittacks 21(Twenty One) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No. 4094 being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas.

AND WHEREAS since then while seized and possessed of the aforesaid undivided property without any interruptions or encumbrances by Smt. Chaitali Sarkar alias Smt. Chaitali Bhar (Sarkar) became the undivided owner of 166(One Hundred and Sixty Six) Sq.ft. more or less equivalent to 3(Three) Chittacks 31(Thirty One) Sq.ft. More or less of the total land admeasuring an area of 4(Four)Cottahs 2(Two)Chittacks 21(Twenty One) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No. 4093 being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas.

AND WHEREAS while seized and possessed of the undivided property without any interruptions or encumbrances by Smt. Chaitali Sarkar alias Smt. Chaitali Bhar (Sarkar) of the plot of land admeasuring an area of 166(One Hundred and Sixty Six) Sq.ft. more or less equivalent to 3(Three) Chittacks 31(Thirty One) Sq.ft. More or less of the total land admeasuring an area of 4(Four)Cottahs 2(Two)Chittacks 21(Twenty One) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No. 4093 being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas and due to paucity of fund Smt. Chaitali Sarkar alias Smt. Chaitali Bhar (Sarkar) sold, released, transferred and conveyed by virtue of a Deed of Conveyance dated 10th day of June 2024 registered at the office of Additional District Sub Registrar Cossipore, Dum Dum recorded in Book No. 1, CD Volume No. 1506, Pages No. 175260 to 175282, Being No. 150605859 for the year 2024 through her constituted Attorney Sri. Apurba Sarkar son of Late Joydeb Sarkar through General Power of Attorney dated 3rd day of April 2024 and the same was Notarized by Mr. Ank Ghanbari Notary Public, State of Texas and the same was authenticated by Indrapreet Singh Vice Consul, Consulate General of India, Houston, USA. of the plot of land admeasuring an area of 166(One Hundred and Sixty Six) Sq.ft. more or less equivalent to 3(Three) Chittacks 31(Thirty One) Sq.ft.



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More or less of the total land admeasuring an area of 4(Four)Cottahs 2(Two)Chittacks 21(Twenty One) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No. 4093 being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas infavour of Smt. Rita Sarkar wife of Late Subrata Sarkar against a valuable consideration mentioned therein.

AND WHEREAS while seized and possessed of the undivided property without any interruptions or encumbrances by Smt. Rita Sarkar wife of Late Subrata Sarkar beacme the undivided owner of the plot of land admeasuring an area of 166(One Hundred and Sixty Six) Sq.ft. more or less equivalent to 3(Three) Chittacks 31(Thirty One) Sq.ft. More or less of the total land admeasuring an area of 4(Four)Cottahs 2(Two)Chittacks 21(Twenty One) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No. 4093 being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas.

AND WHEREAS while seized and possessed of the undivided property without any interruptions or encumbrances by Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar, Sri. Nilesh Sarkar, Smt. Rita Sarkar, Sri. Rakesh Sarkar became the joint owners of the plot of land admeasuring an area of 4(Four)Cottahs 2(Two)Chittacks 21(Twenty One) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No. 4090, 4091, 4092, 4093, 4094 and 4095 being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas.

AND WHEREAS That one Joydeb Sarkar son of Late Chandra Kumar Sarkar was the absolute owner of ALL THAT piece and parcel of land measuring an area of 3(Three)Cottahs 10(Ten) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality, in the District of North 24 Parganas by August 3, 2026, 11134 Conveyances dated 16th day of December 1987 and the same was registered before Additional District Sub registrar at Cossipore Dum



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Dum and the same was copied in Book No.1, Volume No. 116, Pages No. 257 to 268, Being No. 5695 of 1987 on and from Sri. Pran Ballav Saha son of Late Madan Mohan Saha against a valuable consideration mentioned therein.

AND WHEREAS after purchased of the aforesaid property by Joydeb Sarkar son of Late Chandra Kumar Sarkar duly mutated his name before the South Dum Dum Municipality and duly obtained being Municipal Holding No. 425 Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, in the District of North 24 Parganas and since then duly paid municipal taxes in his name regularly without any delay or default.

AND WHEREAS while seized and possessed of the aforesaid property without any interruptions or encumbrances by Joydeb Sarkar died intestate on 1st day of December 2006 without made any statement leaving behind his six sons namely Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar, Sri. Nilesh Sarkar, Sri. Susanta Sarkar alias Sushanto Sarkar and Sri. Subrata Sarkar as his legal heirs and successors to success and inherit the aforesaid property according to Hindu Succession Act, 1956 and successors to success and inherit the aforesaid property and his wife namely Arun Kana Sarkar died intestate on 5th day of February 2004 prior of her death.

AND WHEREAS by virtue of inheritance Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar, Sri. Nilesh Sarkar, Sri. Susanta Sarkar alias Sushanto Sarkar and Sri. Subrata Sarkar became the joint owners of ALL THAT piece and parcel of land admeasuring an area of 3(Three)Cottahs 10(Ten) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, being Municipal Holding No. 425 Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, in the District of North 24 Parganas and duly mutated their names before the Block Land & Land Revenue Office Sodepur, Barrackpore and obtained R.S Modified/L.R Khatian No. 4090 in the name of Sri. Apurba Sarkar, R.S Modified/L.R Khatian No. 4091 in the name of Sri. Dipak Kumar Sarkar, R.S Modified/L.R Khatian No. 4092 in the name of Sri. Jayanta Kumar Sarkar, R.S Modified/L.R Khatian No. 4093 in the name of Sri. Subrata Sarkar, R.S Modified/L.R Khatian No. 4094 in the name of Sri. Susanta Sarkar alias Sushanto Sarkar and R.S Modified/L.R Khatian No. 4095 in the name of Sri. Nilesh Sarkar and since then duly paid khajnas in their names regularly without any delay or default.

AND WHEREAS while seized and possessed of the aforesaid inherited property without any interruptions or encumbrances by Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar, Sri. Nilesh Sarkar, Sri. Susanta Sarkar alias Sushanto Sarkar and Sri. Subrata Sarkar out of them Sri. Subrata Sarkar died intestate on 10th day of September 2021 leaving behind his only wife namely Sri. Ritu Sarkar one son namely Sri. Rakesh Sarkar and one married daughter namely Smt. Chaitali Sarkar alias Smt. Chaitali Bhar (Sarkar) as his legal heirs and successors to success and inherit the aforesaid undivided 1/6th share of property according to Hindu Succession Act, 1956.



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AND WHEREAS since then while seized and possessed of the aforesaid property without any interruptions or encumbrances Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar, (Smt. Rita Sarkar, Sri. Rakesh Sarkar and Smt. Chaitali Bhar (Sarkar), Sri. Nilesh Sarkar and Sri. Sushanto Sarkar each became the undivided owner of 360(Three Hundred and Sixty) Sq.ft. more or less of the total land admeasuring an area of 3(Three)Cottahs 10(Ten) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No.4090, 4091, 4092, 4093, 4094 and 4095 being Municipal Holding No. 425, Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas.

AND WHEREAS since then while seized and possessed of the aforesaid property without any interruptions or encumbrances Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar and Sri. Nilesh Sarkar each became the undivided owner of 360(Three Hundred and Sixty) Sq.ft. more or less and Smt. Rita Sarkar and Sri. Rakesh Sarkar became the undivided owner of 240(Two Hundred and Forty) Sq.ft. more or less of the total land admeasuring an area of 3(Three)Cottahs 10(Ten) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No.4090, 4091, 4092, 4093, and 4095 being Municipal Holding No. 425, Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas.

AND WHEREAS since then while seized and possessed of the aforesaid undivided property without any interruptions or encumbrances by Sri. Susanta Sarkar alias Sushanto Sarkar became the undivided owner of 370(Three Hundred and Seventy) Sq.ft. more or less equivalent to 8(Eight) Chittacks 10(Ten) Sq.ft. More or less of the total land admeasuring an area of 3(Three)Cottahs 10(Ten) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No.4094 being Municipal Holding No. 425, Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas.

AND WHEREAS while seized and possessed of the undivided property without any interruptions or encumbrances by Sri. Susanta Sarkar alias Sushanto Sarkar of the plot of land admeasuring an area of 370(Three Hundred and Seventy) Sq.ft. more or less equivalent to 8(Eight) Chittacks 10(Ten) Sq.ft. More or less of the total land admeasuring an area of 3(Three)Cottahs 10(Ten) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No. 4094 being Municipal Holding No. 425, Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum



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Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas and due to paucity of fund Sri. Susanta Sarkar alias Sushanto Sarkar sold, released, transferred and conveyed by virtue of a Deed of Conveyance dated 10th day of June 2024 registered at the office of Additional District Sub Registrar Cossipore, Dum Dum recorded in Book No. 1, CD Volume No. 1506, Pages No. 175283 to 175305, Being No. 150605862 for the year 2024 through his constituted Attorney Sri. Rahul Sarkar son of Nilesh Sarkar through General Power of Attorney dated 23rd day of March 2024 and the same was Notarized before Haaris Malik Notary Public, State of Michigan, Country of Oakland and the same was authenticated by Mahendra Kumar Vice Consul, Consulate General of India, Chicago, Illinois, USA of the plot of land admeasuring an area of admeasuring an area of 370(Three Hundred and Seventy) Sq.ft. more or less equivalent to 8(Eight) Chittacks 10(Ten) Sq.ft. More or less of the total land admeasuring an area of 3(Three)Cottahs 10(Ten) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No. 4094 being Municipal Holding No. 425, Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas infavour of Sri. Apurba Sarkar son of Joydeb Sarkar against a valuable consideration mentioned therein.

AND WHEREAS while seized and possessed of the undivided property without any interruptions or encumbrances by Sri. Apurba Sarkar son of Joydeb Sarkar beacme the undivided owner of the plot of land admeasuring an area of admeasuring an area of 370(Three Hundred and Seventy) Sq.ft. more or less equivalent to 8(Eight) Chittacks 10(Ten) Sq.ft. More or less of the total land admeasuring an area of 3(Three)Cottahs 10(Ten) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No. 4094 being Municipal Holding No. 425, Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas.

AND WHEREAS since then while seized and possessed of the aforesaid undivided property without any interruptions or encumbrances by Smt. Chaitali Sarkar alias Smt. Chaitali Bhar (Sarkar) became the undivided owner of 120(One Hundred and Twenty) Sq.ft. more or less equivalent to 2(Two) Chittacks 30(Thirty) Sq.ft. More or less of the total land admeasuring an area of 3(Three)Cottahs 10(Ten) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No. 4094 being Municipal Holding No. 425, Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas.



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AND WHEREAS while seized and possessed of the undivided property without any interruptions or encumbrances by Smt. Chaitali Sarkar alias Smt. Chaitali Bhar (Sarkar) of the plot of land admeasuring an area of 120(One Hundred and Twenty) Sq.ft. more or less equivalent to 2(Two) Chittacks 30(Thirty) Sq.ft. More or less of the total land admeasuring an area of 3(Three)Cottahs 10(Ten) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No. 4094 being Municipal Holding No. 425, Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas and due to paucity of fund Smt. Chaitali Sarkar alias Smt. Chaitali Bhar (Sarkar) sold, released, transferred and conveyed by virtue of a Deed of Conveyance dated 10th day of June 2024 registered at the office of Additional District Sub Registrar Cossipore, Dum Dum recorded in Book No. I, CD Volume No. 1506, Pages No. 175260 to 175282, Being No. 150605859 for the year 2024 through her constituted Attorney Sri. Apurba Sarkar son of Late Joydeb Sarkar through General Power of Attorney dated 3rd day of April 2024 and the same was Notarized before Nick Ghanbari Notary Public, State of Texas and the same was authenticated by Inderpreet Singh Vice Consul, Consulate General of India, Houston, USA of the plot of land admeasuring an area of 120(One Hundred and Twenty) Sq.ft. more or less equivalent to 2(Two) Chittacks 30(Thirty) Sq.ft. More or less of the total land admeasuring an area of 3(Three)Cottahs 10(Ten) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No. 4094 being Municipal Holding No. 425, Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas infavour of Smt. Rita Sarkar wife of Late Subrata Sarkar against a valuable consideration mentioned therein.

AND WHEREAS while seized and possessed of the undivided property without any interruptions or encumbrances by Smt. Rita Sarkar wife of Late Subrata Sarkar beacme the undivided owner of the plot of land admeasuring an area of 120(One Hundred and Twenty) Sq.ft. more or less equivalent to 2(Two) Chittacks 30(Thirty) Sq.ft. More or less of the total land admeasuring an area of 3(Three)Cottahs 10(Ten) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No. 4094 being Municipal Holding No. 425, Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas.

AND WHEREAS while seized and possessed of the undivided property without any interruptions or encumbrances by Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Iwanta Kumar Sarkar, Sri. Nilesh Sarkar, Smt. Rita Sarkar, Sri. Rakesh Sarkar became the joint owners of the plot of land admeasuring an area of 120(One Hundred and Twenty) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118,



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in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No. 4090, 4091, 4092, 4093, 4094 and 4095, being Municipal Holding No. 425, Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas.

AND WHEREAS with a view to betterment of the two plots of land admeasuring an area of 4(Four)Cottahs 2(Two)Chittacks 21(Twenty One) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No. 4090, 4091, 4092, 4093, 4094 and 4095 being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, under Post Office-Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas and admeasuring an area of 3(Three)Cottahs 10(Ten) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No. 4090, 4091, 4092, 4093, 4094 and 4095, being Municipal Holding No. 425, Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas by the Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar, Sri. Nilesh Sarkar, Smt. Rita Sarkar, Sri. Rakesh Sarkar, they jointly amalgamated their two respective plot into one property thus total admeasuring an area of 7(Seven) Cottahs 2(Two) Chittacks 31(Thirty One) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No. 4090, 4091, 4092, 4093, 4094 and 4095 being amalgamated Premises No. 312, being amalgamated Municipal Holding No. 38, Subhas Nagar Bagjola Link Road, under Post Office-Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas.

AND WHEREAS with a view to develop amalgamated plot of land admeasuring an area of 7(Seven) Cottahs 2(Two) Chittacks 31(Thirty One) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No. 4090, 4091, 4092, 4093, 4094 and 4095 being amalgamated Premises No. 312, being amalgamated Municipal Holding No. 38, Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under



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the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub – Registration office at Cossipore Dum Dum, in the District of North 24 Parganas by the Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar, Sri. Nilesh Sarkar, Smt. Rita Sarkar, Sri. Rakesh Sarkar for construction of a multi storied building in accordance with the building plan duly sanctioned by the local South Dum Dum Municipality the Owners therein approached to construct the said multi storied building thereon and the Developer herein have accepted the proposal of the Owners.

AND WHEREAS subsequently by virtue of a registered Development Agreements dated 23rd day of February 2024, 10th day of June 2024, made between the said the Vendors herein and therein referred to as the Owners of the One Part and **S & S DEVCON** a Partnership firm, having its office at 72, P. K Guha Road, Post Office & Police Station – Dum Dum, Kolkata – 700 028, District North 24 Parganas, represented by it's partners namely (1) **SMT. SOMA BHOWMICK** daughter of Sri. Khokan Banik, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 72, P. K Guha Road, Post Office & Police Station – Dum Dum, Kolkata – 700 028, District North 24 Parganas and (2) **SRI. SADHAN ADHIKARY** son of Late Niranjana Adhikary, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 179/B, R.N Guha Road, Post Office & Police Station – Dum Dum, Kolkata – 700 028, District North 24- Parganas and the same was registered at Additional District Sub Registrar at Cossipore Dum Dum recorded in Book No. I, CD Volume No. 1506, Pages No. 63373 to 63405, Being No. 150601922 for the year 2024, same was registered at Additional District Sub Registrar at Cossipore Dum Dum recorded in Book No. I, CD Volume No. 1506, Pages No. 63406 to 63437, Being No. 150601923 for the year 2024, same was registered at Additional District Sub Registrar at Cossipore Dum Dum recorded in Book No. I, CD Volume No. 1506, Pages No. 175332 to 175357, Being No. 150605863 for the year 2024, same was registered at Additional District Sub Registrar at Cossipore Dum Dum recorded in Book No. I, CD Volume No. 1506, Pages No. 175358 to 175383, Being No. 150605864 for the year 2024, same was registered at Additional District Sub Registrar at Cossipore Dum Dum recorded in Book No. I, CD Volume No. 1506, Pages No. 175234 to 175259, Being No. 150605860 for the year 2024 and same was registered at Additional District Sub Registrar at Cossipore Dum Dum recorded in Book No. I, CD Volume No. 1506, Pages No. 175033 to 17558, Being No. 150605861 for the year 2024 therein referred to as the Developer of the other Part, the said Vendors herein granted the exclusive right of development in respect of the said landed property to the Developer herein for the purpose of construction of the building thereon at the cost of the Developer comprising of self contained flats, Flat and other areas for selling out the Developer's allocation and / or every part or any part thereof on ownership basis to the intending Purchasers on the terms and conditions as contained and recorded in the said Development Agreement.



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AND WHEREAS virtue of a Development Power of Attorneys dated 23rd day of February 2024 registered at the office of Additional District Sub Registrar Cossipore, Dum Dum recorded in Book No. I, CD Volume No. 1506, Pages No. 64191 to 64211, Being No. 150601950 for the year 2024, dated 23rd day of February 2024 registered at the office of Additional District Sub Registrar Cossipore, Dum Dum recorded in Book No. I, CD Volume No. 1506, Pages No. 63324 to 63344, Being No. 150601951 for the year 2024, dated 10th day of June 2024 registered at the office of Additional District Sub Registrar Cossipore, Dum Dum recorded in Book No. I, CD Volume No. 1506, Pages No. 174447 to 174460, Being No. 150605866 for the year 2024, dated 10th day of June 2024 registered at the office of Additional District Sub Registrar Cossipore, Dum Dum recorded in Book No. I, CD Volume No. 1506, Pages No. 174433 to 174446, Being No. 150605865 for the year 2024, dated 10th day of June 2024 registered at the office of Additional District Sub Registrar Cossipore, Dum Dum recorded in Book No. I, CD Volume No. 1506, Pages No. 174461 to 174474, Being No. 150605867 for the year 2024 and dated 10th day of June 2024 registered at the office of Additional District Sub Registrar Cossipore, Dum Dum recorded in Book No. I, CD Volume No. 1506, Pages No. 174475 to 174488, Being No. 150605868 for the year 2024, made between the said the Vendors herein and therein referred to as the Owners of the One Part in favour of **S & S DEVCON** a Partnership firm, having its office at 72, P. K Guha Road, Post Office & Police Station - Dum Dum, Kolkata - 700 028, District North 24 Parganas, represented by it's partners namely (1) **SMT. SOMA BHOWMICK** daughter of Sri. Khokan Banik, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 72, P. K Guha Road, Post Office & Police Station - Dum Dum, Kolkata - 700 028, District North 24 Parganas and (2) **SRI. SADHAN ADHIKARY** son of Late Niranjana Adhikary, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 179/B, R.N Guha Road, Post Office & Police Station - Dum Dum, Kolkata - 700 028, District North 24- Parganas who are entitled and / or authorized and / or to construct the said proposed building thereon and to book the proposed flats, Flat and other areas and to enter into Agreement for Sale with the intending Purchaser/s of flats etc. and to receive advance money and / or earnest money and / or all consideration money from the intending Purchaser(s) of such proposed flats, and other areas including power of execution and registration of Deed of Conveyance in respect of the same in terms of the aforesaid Power of Attorneys for the purpose of construction of a multi storied building thereon at the cost of the Developer comprising of self contained flats, garage and other areas for selling out the Developer's Allocation and / or every part or any part thereof on ownership basis to the intending Purchaser(s) on certain terms and conditions as contained and recorded in the said Development Agreement and as per the said Development Agreement the Land Owners shall get 37% (Thirty Seven) Percent constructed area up to 2+4 storied building out of total multi storied building and the said area adjusted on the Second Floor and balance area adjusted on First Floor and balance remaining 63% (Sixty Three) Percent constructed area shall be of Developer's Allocation.



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AND WHEREAS That after execution and registration of the said Development Agreements dated 23rd day of February 2024, 10th day of June 2024, the concerned Developer duly obtained one sanctioned building plan vide No. 1006 dated 29th day of October 2024 from the concerned South Dum Dum Municipality, It was agreed that the parties herein entered into a supplementary Development Agreement for specification of their respective Flats and Car Parking Spaces for the purpose of proper adjustment of respective allocation this Agreement is hereby made.

AND WHEREAS for the purpose of profuse labor and expenditure borne by the parties of **FIRST PART** towards fruitful construction of the roadmap up to the finality of the Development Agreement, the party of the **FIRST PART** and Second Part agreed thereto for the interest of both side and in consideration thereto and made this supplementary Agreement in the following manner:

OWNERS ALLOCATION:

1. As consideration of the property as mentioned in Schedule "A", the Party of the **FIRST PART** will get 37%(Thirty Seven) Percent constructed area G+V storied building out of that Flat area measured as 5920(Five Thousand Nine Hundred and Twenty) Sq.ft. and Car Parking Space measured as 1295(One Thousand Two Hundred and Ninety Five) Sq.ft. and the said area mentioned hereinbelow. The purpose of multi storied building to be constructed which will be distributed and allocated proportionately together with undivided proportionate share in the said land and building with right to use the common portion thereof, and/or facilities with the said building to be constructed upon the said land morefully described in the Schedule "A".

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2. As consideration of the property as mentioned in Schedule "A", the Party of the **FIRST PART** will get 37%(Thirty Seven) Percent constructed area of the



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G+V storied building as mentioned in the plan duly sanctioned by the South Dum Dum Municipality.

3. As consideration of the property as mentioned in Schedule "A", the Party of the **FIRST PART** and Second Part made some Verbal Agreement which is written in the following manner:

1. As consideration of the property as mentioned in Schedule "B", the Party of the **FIRST PART** will get Flats and Car Parking Space as the Landowner's Allocation out of that Flat area measured as 5920(Five Thousand Nine Hundred and Twenty) Sq.ft. and Car Parking Space measured as 1295(One Thousand Two Hundred and Ninety Five) Sq.ft. and at the time of final measurement if the area increase or decrease on that occasion both parties herein decided to pay money consideration each other per Sq.ft. Less than Rs.400/- (Rupees Four Hundred) only of the prevailing market rate/selling price of Developer.

4. Current status:

1. Land Owners of the First Part have agreed to take possession of and the area calculated with proportionate share of stair & lift with undivided proportionate share of land and building with right to use of common portion and or facilities within the building as

A) Apurba Sarkar : 3D, Third Floor, North West side
constructed area 1031 Sq.ft. with proportionate share of stair & lift.

B) Dipak Sarkar : 2A, Second Floor, North East West side
constructed area 1076 Sq.ft. with proportionate share of stair & lift.

C) Jayanta Sarkar : 2C, Second Floor, South side
constructed area 1093 Sq.ft. with proportionate share of stair & lift.



7

Addl. District Sub-Registrar
Cossipore Dum Dum 24 Pga. (M)

29 MAY 2026

D) Rita Sarkar and Others : 2D, Second Floor, North West side constructed area 1031 Sq.ft. with proportionate share of stair & lift.

E) Susanta Sarkar : 2B, Second Floor, South East side constructed area 1078 Sq.ft. with proportionate share of stair & lift.

F) Nilesh Sarkar : 3C, Third Floor, South side constructed area 1093 Sq.ft. with proportionate share of stair & lift.

G) Car Parking Space being No. 1 to 6 on the Ground Floor admeasuring constructed area of 1295(One Thousand Two Hundred and Ninety Five) Sq.ft.

That the Land Owners shall get their respective allocation after execution and registration of Deed of Partition at first and thereafter their allocation shall be applicable.

2. That after completion of the Flat/Car Parking Space If found more or less area of any of the Flat/Car Parking Space of their entitlement in that situation the compensation duly paid by the developer at the prevailing market rate.

5. Owners right :

1. It is noted that Land Owners have the right to sell the Car Parking Space to the Developer or other parties if they wish to.

6. Developer's obligation:

- 1) As consideration of the property as mentioned in Schedule "B", the Party of the Second Part / Developer will hand over possession of Landowners allocation on the specified time as mentioned in the previous registered Development Agreement and the Developer bound to obtain Completion/Occupancy



Addl. District Sub-Registrar
Cossiga Dum Dum 24 Pga. (10)

29 MAY 2026

Certificate from the South Dum Dum Municipality within 1(one) year from the date of handing over Landowners Allocation.

- 2) That the Party of the Second Part / Developer to pay for the annual 5% increase in the rent of the properties where the Landowners have been temporarily moved during construction of the New Building.
7. In case any dispute or difference shall arise between the parties during the progress of or after construction or abandonment of the work as to the meaning or construction of this contract or touching or relating either to the said building or works, or to any other matter or thing arising directly or indirectly under this contract, then and in such an event the same shall be referred to Arbitration and the final decision of a single arbitrator to be mutually agreed between the parties who alone shall consider and determine the same and whose certificate or award shall be binding and conclusive upon both the parties, otherwise to two Arbitrators, one to be appointed by each party who will appoint an umpire at the commencement of the proceedings and this clause shall be deemed a submission within the meaning of the Arbitration and Conciliation Act 1996 or statutory modification or re-enactment thereof.

AND WHEREAS That any claim and /or demand will not be rise in future in any manner whatsoever against each other or shall not change their respective allocation in respect of the said allocation mentioned hereinabove.

- THE FIRST SCHEDULE ABOVE REFERRED TO -

ALL THAT piece and parcel of bastu land admeasuring an area of 7(Seven) Cottahs 2(Two) Chittacks 31(Thirty One) Sq.ft. more or less togetherwith 600 Sq.ft R.T Shed structure with Cement flooring lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No. 4090, 4091, 4092, 4093, 4094 and 4095 being amalgamated Premises No. 312, being amalgamated Municipal Holding No. 38, Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas which is butted and bounded as follows:-



✓

Addl. District Sub-Registrar
Cossipore Dum Dum 24 Pga. (10)

29 MAY 2026

<u>ON THE NORTH</u>	: Plot of 18 feet Municipal Road.
<u>ON THE SOUTH</u>	: Plot of Indian Railway.
<u>ON THE EAST</u>	: Plot of Rabin Banerjee.
<u>ON THE WEST</u>	: Plot of Suren Sarkar.

THE SECOND SCHEDULE ABOVE REFFERRED TO -
(OWNERS ALLOCATION)

- A) Apurba Sarkar : 3D, Third Floor, North West side
constructed area 1031 Sq.ft. with proportionate share of stair & lift.
- B) Dipak Sarkar : 2A, Second Floor, North East West side
constructed area 1076 Sq.ft. with proportionate share of stair & lift.
- C) Jayanta Sarkar : 2C, Second Floor, South side
constructed area 1093 Sq.ft. with proportionate share of stair & lift.
- D) Rita Sarkar and Others : 2D, Second Floor, North West side
constructed area 1031 Sq.ft. with proportionate share of stair & lift.
- E) Susanta Sarkar : 2B, Second Floor, South East side
constructed area 1078 Sq.ft. with proportionate share of stair & lift.
- F) Nilesh Sarkar : 3C, Third Floor, South side constructed
area 1093 Sq.ft. with proportionate share of stair & lift.
- G) Car Parking Space being No. 1 to 6 on the Ground Floor admeasuring
constructed area of 1295 (One Thousand Two Hundred and Ninety Five)
Sq.ft.

That the Land Owners shall get their respective allocation after execution and registration of Deed of Partition at first and thereafter their allocation shall be applicable.



/

Addl. District Sub-Registrar
Cossipore Dum Dum 24 Pgs. (B)

29 MAY 2026

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl
No Signature of the
Executants / Presentants

Little

Ring

Middle

(Left Hand)

Fore

Thumb



Thumb

Fore

Middle

(Right Hand)

Ring

Little



Little

Ring

Middle

(Left Hand)

Fore

Thumb



Thumb

Fore

Middle

(Right Hand)

Ring

Little



Little

Ring

Middle

(Left Hand)

Fore

Thumb



Thumb

Fore

Middle

(Right Hand)

Ring

Little



vivo T2 Pro

SHUBHA FET ROY Aug 3, 2026, 11:41

Sarker

✓
Apurba Sarker✓
Sarker



/

Addl. District Sub-Registrar
Cossipore Dum Dum 24 Pgs. (00)

29 MAY 2026

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
			(Right Hand)			
						
			(Left Hand)			
						
			(Right Hand)			
						
			(Left Hand)			
						
			(Right Hand)			
						

vivo T2 Pro

SHUBHAJEET ROY Aug 3, 2026, 11:42



Addl. District Sub-Registrar
Cossipore Dum Dum 24 Pgs. (18)

29 MAY 2026

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants	Little	Ring	Middle	Fore	Thumb
	 <i>Soma Bhosmeria</i>		(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
	 <i>Sachin Adhikary</i>					
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			



Addl. District Sub-Registrar
Cossipore Dum Dum 24 Pgs. (24)

29 MAY 2026

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

SIGNED, SEALED & DELIVERED

By the Parties at Kolkata

In presence of :-

1. Sanjay Saha
29/3 Dm Dm Road
Kalt. 30.

Apurba Sarkar
Bijay Datta
Jayanta Sarkar
Rishi Sarkar
Rita Sarkar
Rakesh Sarkar

2. P. Bhattacharjee
Adv.

Signature of the First Part

S & S DEVCON
Soma Bhattacharya
Partner

S & S DEVCON

Pradip Bhattacharjee
Partner

Signature of the Second Part

Drafted by :-

Pradip Bhattacharjee WB/60/2010

Mr. Pradip Bhattacharjee

vivo T2 Pro Advocate

High Court, Calcutta, Room No. 12.

SHUBHAJEET ROY Aug 3, 2026, 11:44



7

S & S DEVCON

Partner

Addl. District Sub-Registrar
Coimbatore Dum Dum 24 Pgs. (9)

S & S DEVCON

Partner

29 MAR 2026

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



192026270063688908

GRN Details

GRN:	192026270063688908	Payment Mode:	SBI Epay
GRN Date:	26/05/2026 22:32:20	Bank/Gateway:	SBIPay Payment Gateway
BRN :	0840427476617	BRN Date:	26/05/2026 22:32:37
Gateway Ref ID:	IGAUBWEEFG9	Method:	State Bank of India NB
GRIPS Payment ID:	260520262006368889	Payment Init. Date:	26/05/2026 22:32:20
Payment Status:	Successful	Payment Ref. No:	2001306324/3/2026
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Pradip Bhattacharjee
Address:	47 RG Colony
Mobile:	9804360504
EMail:	b.pradip86@gmail.com
Period From (dd/mm/yyyy):	26/05/2026
Period To (dd/mm/yyyy):	26/05/2026
Payment Ref ID:	2001306324/3/2026
Dept Ref ID/DRN:	2001306324/3/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001306324/3/2026	Property Registration- Stamp duty	0030-02-103-003-02	19970
2	2001306324/3/2026	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2001306324/3/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

	Total	20870
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IN WORDS: TWENTY THOUSAND EIGHT HUNDRED SEVENTY ONLY.

vivo T2 Pro

SHUBHAJEET ROY Aug 3, 2026, 11:44

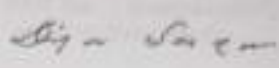
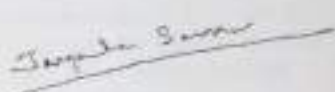
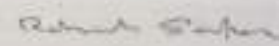
Major Information of the Deed

Deed No :	I-1506-05207/2026	Date of Registration	29/05/2026
Query No / Year	1506-2001306324/2026	Office where deed is registered	
Query Date	22/05/2026 12:29:08 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Pradip Bhattacharjee Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9804360504, 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. 16/-	Rs. 1,07,90,734/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 600/- (Article:E, E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Subhash Nagar Bagjola Link Road, Mouza: Digla, Premises No: 312, , Ward No: 6, Holding No:38 JI No: 18, Touzi No: 172 Pin Code : 700065

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-639/1118 (RS -)	LR-4090	Bastu	Shali	573.5 Sq Ft	1/-	11,29,080/-	Width of Approach Road: 18 Ft.,
L2	LR-639/1118 (RS -)	LR-4091	Bastu	Shali	573.5 Sq Ft	1/-	11,29,080/-	Width of Approach Road: 18 Ft.,
L3	LR-639/1118 (RS -)	LR-4092	Bastu	Shali	573.5 Sq Ft	1/-	11,29,080/-	Width of Approach Road: 18 Ft.,
L4	LR-639/1118 (RS -)	LR-4093	Bastu	Shali	286.75 Sq Ft	1/-	5,64,540/-	Width of Approach Road: 18 Ft.,
L5	LR-639/1118 (RS -)	LR-4093	Bastu	Shali	286.75 Sq Ft	1/-	5,64,540/-	Width of Approach Road: 18 Ft.,
L6	LR-639/1118 (RS -)	LR-4095	Bastu	Shali	573.5 Sq Ft	1/-	11,29,080/-	Width of Approach Road: 18 Ft.,
L7	LR-644 (RS -)	LR-4090	Bastu	Shali	286 Sq Ft	1/-	5,63,063/-	Width of Approach Road: 18 Ft.,
L8	LR-644 (RS -)	LR-4091	Bastu	Shali	286 Sq Ft	1/-	5,63,063/-	Width of Approach Road: 18 Ft.,
L10	LR-644 (RS -)	LR-4093	Bastu	Shali	143 Sq Ft	1/-	2,81,532/-	Width of Approach Road: 18 Ft.,
L11	LR-644 (RS -)	LR-4093	Bastu	Shali	143 Sq Ft	1/-	2,81,532/-	Width of Approach Road: 18 Ft.,
L12	LR-644 (RS -)	LR-4095	Bastu	Shali	286 Sq Ft	1/-	5,63,063/-	Width of Approach Road: 18 Ft.,

2	Name Mr Dipak Kumar Sarkar Son of Late Joydeb Sarkar Executed by: Self, Date of Execution: 29/05/2026 , Admitted by: Self, Date of Admission: 29/05/2026 ,Place : Office	Photo  29/05/2026	Finger Print  Captured LTI 29/05/2026	Signature  29/05/2026
312, Subhasnagar, Bagjola Link Road, City:- Not Specified, P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , NRI/OCI/PJO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/05/2026 , Admitted by: Self, Date of Admission: 29/05/2026 ,Place : Office				
3	Name Mr Jayanta Kumar Sarkar Son of Late Joydeb Sarkar Executed by: Self, Date of Execution: 29/05/2026 , Admitted by: Self, Date of Admission: 29/05/2026 ,Place : Office	Photo  29/05/2026	Finger Print  Captured LTI 29/05/2026	Signature  29/05/2026
9, Rishi Bankim Chandra Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: AAxxxxxx7N, Aadhaar No: 40xxxxxxxx9222, Status :Individual, Executed by: Self, Date of Execution: 29/05/2026 , Admitted by: Self, Date of Admission: 29/05/2026 ,Place : Office				
4	Name Mr Nilesh Sarkar Son of Late Joydeb Sarkar Executed by: Self, Date of Execution: 29/05/2026 , Admitted by: Self, Date of Admission: 29/05/2026 ,Place : Office	Photo  29/05/2026	Finger Print  Captured LTI 29/05/2026	Signature  29/05/2026
312, Subhas Nagar, Bagjola Link Road, City:- Not Specified, P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: APxxxxxx5B, Aadhaar No: 35xxxxxxxx6979, Status :Individual, Executed by: Self, Date of Execution: 29/05/2026 , Admitted by: Self, Date of Admission: 29/05/2026 ,Place : Office				
5	Name Mr Rakesh Sarkar Son of Late Subrata Sarkar Executed by: Self, Date of Execution: 29/05/2026 , Admitted by: Self, Date of Admission: 29/05/2026 ,Place : Office	Photo  29/05/2026	Finger Print  Captured LTI 29/05/2026	Signature  29/05/2026

312, Subhasnagar, Bagjola Link Road, City:- Dum Dum, P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7, PAN No.:: DUxxxxxx5E, Aadhaar No: 96xxxxxxxx0642, Status :Individual, Executed by: Self, Date of Execution: 29/05/2026, Admitted by: Self, Date of Admission: 29/05/2026 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs Rita Sarkar Daughter of Late Subrata Sarkar Executed by: Self, Date of Execution: 29/05/2026 , Admitted by: Self, Date of Admission: 29/05/2026 ,Place : Office		 Captured	
	29/05/2026	LTI 29/05/2026	29/05/2026

312, Subhasnagar, Bagjola Link Road, City:- Not Specified, P.O:- Rabindranagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3, PAN No.:: HAxxxxxx6N, Aadhaar No: 61xxxxxxxx2733, Status :Individual, Executed by: Self, Date of Execution: 29/05/2026, Admitted by: Self, Date of Admission: 29/05/2026 ,Place : Office

Developer Details :

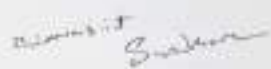
Sl No	Name,Address,Photo,Finger print and Signature
1	S & S DEVCON 72, P.K Guha Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Date of Incorporation:XX-XX-2XX3, PAN No.:: AFxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs Soma Bhowmick Daughter of Mr- Khokon Banik Date of Execution - 29/05/2026, , Admitted by: Self, Date of Admission: 29/05/2026, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td></td> <td>May 29 2026 1:27PM</td> <td>LTI 29/05/2026</td> <td>29/05/2026</td> </tr> </tbody> </table> 72, P.K Guha Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No.:: AUxxxxxx3N, Aadhaar No: 57xxxxxxxx7409 Status : Representative, Representative of : S & S DEVCON (as partner)	Name	Photo	Finger Print	Signature	Mrs Soma Bhowmick Daughter of Mr- Khokon Banik Date of Execution - 29/05/2026, , Admitted by: Self, Date of Admission: 29/05/2026, Place of Admission of Execution: Office		 Captured			May 29 2026 1:27PM	LTI 29/05/2026	29/05/2026
Name	Photo	Finger Print	Signature										
Mrs Soma Bhowmick Daughter of Mr- Khokon Banik Date of Execution - 29/05/2026, , Admitted by: Self, Date of Admission: 29/05/2026, Place of Admission of Execution: Office		 Captured											
	May 29 2026 1:27PM	LTI 29/05/2026	29/05/2026										

Name	Photo	Finger Print	Signature
Mr Sadhan Adhikary (Presentant) Son of Late Niranjana Adhikary Date of Execution - 29/05/2026, Admitted by: Self, Date of Admission: 29/05/2026, Place of Admission of Execution: Office	 May 29 2026 1:22PM	 Captured L1 29/05/2026	 29/05/2026
179/B, R.N Guha Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No.: Axxxxxx0B, Aadhaar No: 65xxxxxxxx5339 Status : Representative, Representative of : S & S DEVCON (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Biswajit Sarkar Son of Late Balaram Sarkar 143 Surya Sen Nagar, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074	 29/05/2026	 Captured 29/05/2026	 29/05/2026
Identifier Of Mr Apurba Sarkar, Mr Dipak Kumar Sarkar, Mr Jayanta Kumar Sarkar, Mr Nilesh Sarkar, Mr Rakesh Sarkar, Mrs Rita Sarkar, Mrs Soma Bhowmick, Mr Sadhan Adhikary			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Apurba Sarkar	S & S DEVCON-1.31427 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Mr Rakesh Sarkar	S & S DEVCON-0.327709 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Mrs Rita Sarkar	S & S DEVCON-0.327709 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Mr Nilesh Sarkar	S & S DEVCON-0.655418 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Mr Apurba Sarkar	S & S DEVCON-0.664584 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Mr Apurba Sarkar	S & S DEVCON-1.31427 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Kumar Sarkar	S & S DEVCON-1.31427 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Jayanta Kumar Sarkar	S & S DEVCON-1.31427 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Rakesh Sarkar	S & S DEVCON-0.657136 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mrs Rita Sarkar	S & S DEVCON-0.657136 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr Niles Sarkar	S & S DEVCON-1.31427 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mr Apurba Sarkar	S & S DEVCON-0.655418 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Kumar Sarkar	S & S DEVCON-0.655418 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Mr Jayanta Kumar Sarkar	S & S DEVCON-0.655418 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Apurba Sarkar	S & S DEVCON-100.00000000 Sq Ft
2	Mr Dipak Kumar Sarkar	S & S DEVCON-100.00000000 Sq Ft
3	Mr Jayanta Kumar Sarkar	S & S DEVCON-100.00000000 Sq Ft
4	Mr Niles Sarkar	S & S DEVCON-100.00000000 Sq Ft
5	Mr Rakesh Sarkar	S & S DEVCON-100.00000000 Sq Ft
6	Mrs Rita Sarkar	S & S DEVCON-100.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr Apurba Sarkar	S & S DEVCON-100.00000000 Sq Ft
2	Mr Dipak Kumar Sarkar	S & S DEVCON-100.00000000 Sq Ft
3	Mr Jayanta Kumar Sarkar	S & S DEVCON-100.00000000 Sq Ft
4	Mr Niles Sarkar	S & S DEVCON-100.00000000 Sq Ft
5	Mr Rakesh Sarkar	S & S DEVCON-100.00000000 Sq Ft
6	Mrs Rita Sarkar	S & S DEVCON-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S.- Dum Dum, Municipality: DUM DUM, Road: Subhash Nagar Bagjola Link Road,
Mouza: Digla, Premises No: 312, Ward No: 6, Holding No:38 JI No: 18, Touzi No: 172 Pin Code : 700065

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 639/1118, LR Khatian No:- 4090	Owner:শ্রী ব্রজ, Gurdian:ব্রজ, Address:দিগা, Classification:খরিদ, Area:0.01490000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 639/1118, LR Khatian No:- 4091	Owner:শ্রী ব্রজ, Gurdian:ব্রজ, Address:দিগা, Classification:খরিদ, Area:0.01490000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 639/1118, LR Khatian No:- 4092	Owner:শ্রী ব্রজ, Gurdian:ব্রজ, Address:দিগা, Classification:খরিদ, Area:0.01490000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 639/1118, LR Khatian No:- 4093	Owner:শ্রী ব্রজ, Gurdian:ব্রজ, Address:দিগা, Classification:খরিদ, Area:0.01500000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 639/1118, LR Khatian No:- 4093	Owner:শ্রী ব্রজ, Gurdian:ব্রজ, Address:দিগা, Classification:খরিদ, Area:0.01500000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 639/1118, LR Khatian No:- 4095	Owner:শ্রী ব্রজ, Gurdian:ব্রজ, Address:দিগা, Classification:খরিদ, Area:0.01490000 Acre,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 644, LR Khatian No:- 4090	Owner:শ্রী ব্রজ, Gurdian:ব্রজ, Address:দিগা, Classification:খরিদ, Area:0.00470000 Acre,	Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 644, LR Khatian No:- 4091	Owner:শ্রী ব্রজ, Gurdian:ব্রজ, Address:দিগা, Classification:খরিদ, Area:0.00470000 Acre,	Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 644, LR Khatian No:- 4093	Owner:শ্রী ব্রজ, Gurdian:ব্রজ, Address:দিগা, Classification:খরিদ, Area:0.00480000 Acre,	Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 644, LR Khatian No:- 4093	Owner:শ্রী ব্রজ, Gurdian:ব্রজ, Address:দিগা, Classification:খরিদ, Area:0.00480000 Acre,	Seller is not the recorded Owner as per Applicant.
L12	LR Plot No:- 644, LR Khatian No:- 4095	Owner:শ্রী ব্রজ, Gurdian:ব্রজ, Address:দিগা, Classification:খরিদ, Area:0.00480000 Acre,	Seller is not the recorded Owner as per Applicant.
L13	LR Plot No:- 644, LR Khatian No:- 4094	Owner:শ্রী ব্রজ, Gurdian:ব্রজ, Address:দিগা, Classification:খরিদ, Area:0.00480000 Acre,	Seller is not the recorded Owner as per Applicant.
L14	LR Plot No:- 639/1118, LR Khatian No:- 4094	Owner:শ্রী ব্রজ, Gurdian:ব্রজ, Address:দিগা, Classification:খরিদ, Area:0.01500000 Acre,	Seller is not the recorded Owner as per Applicant.

District: North 24-Parganas, P.S.- Dum Dum, Municipality: DUM DUM, Road: Subhash Nagar Bagjola Link Road,
Mouza: Digla, Premises No: 312, Holding No:38 JI No: 18, Touzi No: 172 Pin Code : 700065

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L9	LR Plot No:- 644, LR Khatian No:- 4092	Owner:শ্রী ব্রজ, Gurdian:ব্রজ, Address:দিগা, Classification:খরিদ, Area:0.00480000 Acre,	Seller is not the recorded Owner as per Applicant.

On 29-05-2026

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 : 45 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:30 hrs. on 29-05-2026, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Sadhan Adhikary ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,07,90,734/-

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

Execution is admitted on 29/05/2026 by 1. Mr Apurba Sarkar, Son of Late Joydeb Sarkar, 312, Subhasnagar, Bagjola Link Road, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Retired Person, 2. Mr Dipak Kumar Sarkar, Son of Late Joydeb Sarkar, 312, Subhasnagar, Bagjola Link Road, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Service, 3. Mr Jayanta Kumar Sarkar, Son of Late Joydeb Sarkar, 9, Rishi Bankim Chandra Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Retired Person, 4. Mr Nilesh Sarkar, Son of Late Joydeb Sarkar, 312, Subhas Nagar, Bagjola Link Road, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Business, 5. Mr Rakesh Sarkar, Son of Late Subrata Sarkar, 312, Subhasnagar, Bagjola Link Road, P.O: Rabindra Nagar, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession House wife, 6. Mrs Rita Sarkar, Daughter of Late Subrata Sarkar, 312, Subhasnagar, Bagjola Link Road, P.O: Rabindranagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession House wife

Identified by Mr Biswajit Sarkar, , Son of Late Balam Sarkar, 143 Surya Sen Nagar, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Others

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

Execution is admitted on 29-05-2026 by Mrs Soma Bhowmick, partner, S & S DEVCON (Partnership Firm), 72, P.K Guha Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr Biswajit Sarkar, , Son of Late Balam Sarkar, 143 Surya Sen Nagar, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Others

Execution is admitted on 29-05-2026 by Mr Sadhan Adhikary, partner, S & S DEVCON (Partnership Firm), 72, P.K Guha Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr Biswajit Sarkar, , Son of Late Balam Sarkar, 143 Surya Sen Nagar, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Others

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 26/05/2026 10:32PM with Govt. Ref. No: 192026270063688908 on 26-05-2026, Amount Rs: 600/-, Bank: SBI EPay (SBIPay), Ref. No. 0840427476617 on 26-05-2026, Head of Account 0030-03-104-001-16

Description of Payment

By POS on 29/05/2026 12:01PM with Govt. Ref. No: 192026270067751756 on 29-05-2026, Amount Rs: 0/-, Bank: SBI, Ref. No. 15062001306324/01/2026 on 29-05-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by , by Stamp Rs 50.00/-, by online = Rs 19,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no. 1331, Amount: Rs.50.00/-, Date of Purchase: 03/12/2025, Vendor name: Tapas Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 26/05/2026 10:32PM with Govt. Ref. No: 192026270063688908 on 26-05-2026, Amount Rs. 19,970/-,
Bank: SBI EPay (SBIPay), Ref. No. 0840427476617 on 26-05-2026, Head of Account 0036-02-103-003-02

Balshali Dasgupta

Balshali Dasgupta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2026, Page from 147872 to 147906
being No 150605207 for the year 2026.



Baishali Dasgupta

Digitally signed by Baishali Dasgupta
Date: 2026.06.04 17:01:37 +05:30
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 04/06/2026

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

West Bengal.