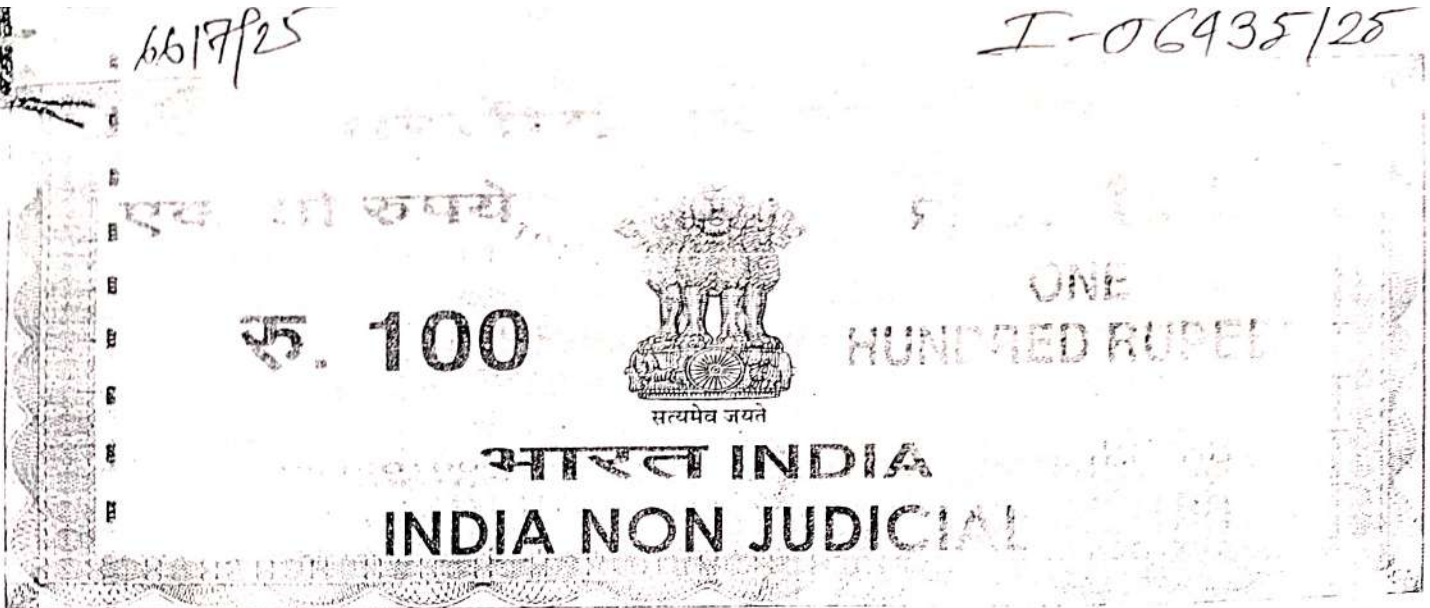


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Date 07/04/25

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DEVELOPMENT AGREEMENT 07 APR 2025

THIS DEVELOPMENT AGREEMENT is made this the 21st day of March, Two Thousand Twenty Five BETWEEN (1) SMT. DEBJANI NEOGY (PAN No. ABMPN6141L) (AADHAAR No. 3754 3766 2990), wife of Sri Pranab Kumar Neogy, by Nationality-Indian, by faith-Hindu, by occupation-Housewife, residing at Flat No. A/2, Block-8, 1, Raja Rammohan Roy Road, Kolkata-700 041, P.O. Paschim Putiary, P.S. Behala, (2) SMT. SUMAYA GUPTA (PAN No. ADYPG8752A) (AADHAAR No. 3963 7766 5605), wife of Late Pradip Kumar Gupta, by Nationality-Indian, by faith-Hindu, by occupation-Service, residing at Flat No. B-50, 59/2B, Pratapaditya Road, P.O. Kalighat, Kolkata-700 026, P.S. Kalighat, (3) SRI. PANKAJ DASGUPTA

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(2)

(PAN No. ACMPD6751D) (AADHAAR No. 3652 9173 6363), son of Late Sankar Prosad Dasgupta, by Nationality-Indian, by faith-Hindu, by occupation-Retired and (4) MS. SOHINI DASGUPTA (PAN No. BGNPD6311D) (AADHAAR No. 8487 3061 1905), daughter of Sri Pankaj Dasgupta, by Nationality-Indian, by faith-Hindu, by occupation-Service, No. 3 & 4 both are residing at 149, Jodhpur Park, P.O. Jodhpur Park, P.S. Lake, Kolkata-700 068, all within the District of South 24-Parganas, hereinafter collectively referred to as the "OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

"M/S. SAGAR CONSTRUCTION", (PAN No. ABIFS6001J), a Partnership Firm having its registered office at 20, Raja Basanta Roy Road, Kolkata-700026, P.S.Tollygunge, represented by its Partners (1) SRI PARTHA SARATHI SENGUPTA, (PAN No. ALHPS2864G) (AADHAAR No. 5788 1660 7160), son of Late Ajit Kumar Sengupta, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 20, Babu Bagan Lane, Kolkata-700 031, P.S. Jadavpur now Lake, (2) SRI SUMAN CHATTERJEE, (PAN No. ACNPC9917H) (AADHAAR No. 7436 0621 5805), son of Late Satayendra Prosad Chatterjee, by Nationality- Indian, by faith-Hindu, by occupation-Business, residing at 70/3, Maharaja Tagore Road, Kolkata-700 031, P. S. Jadavpur now Lake and (3) SRI SOMNATH SENGUPTA, (PAN No. AKEPS4393Q) (AADHAAR No. 9814 7502 3695), son of Late Prasun Kumar Sengupta, by Nationality- Indian, by faith-Hindu, by occupation- Business, residing at 17, Babu Bagan Lane, Kolkata-700 031, P. S. Jadavpur now Lake, all within the District of South 24-Parganas, hereinafter referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the partners

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(3)

for the time being, its successors, successors-in-interest and assigns) of the
OTHER PART

WHEREAS by an Indenture of Conveyance made on 9th day of June, 1969 between the Bengal Secretariat Co-operative Land Mortgage Bank & Housing Society Ltd. a Society registered under the Bengal Co-operative Societies Act, 1940, described therein as "**The Housing Society**" of the one part and Sri Abani Mohan Gupta, son of Late Bipin Behari Gupta described therein as "**the Allottee**" of the other part the said Housing Society transferred and conveyed all that piece and parcel of land being a portion of Premises No. 1, Gariahat Road (South) described by the Housing Society as Plot No. 81 of the Tollygunge Scheme (Jodhpur Club Lands) of the said Society measuring 5 Cottahs 00 Chittaks 00 square feet more or less within Calcutta Corporation Thana Tollygunge, Registration office Alipore, falling within one or more Mouzas- Dhakuria, Govindapur and Selimpur, Pargana- Khaspur, in the District of 24-Parganas in favour of the said Allottee for valuable consideration therein mentioned and the said Deed of Conveyance was registered in the office of the Joint Sub-Registrar of Alipore at Alipore and recorded therein Book No. I, Volume No. 62, Pages 138 to 156, Being No. 2897, for the year 1969.

AND WHEREAS since purchase the said owner Abani Mohan Gupta while thus exercising all his right of ownership and possession over the said homestead land by erecting dwelling house thereon got his name mutated in the records of the then Corporation of Calcutta in respect of the said property and the said plot of land has since been numbered as Municipal Premises No. 1/81, Gariahat Road (South), Kolkata-700 068, P. S. formerly Tollygunge at present Lake and was paying taxes regularly.

ANDWHEREAS thereafter the said owner Abani Mohan Gupta while thus absolutely seized and possessed of the said property as owner thereof died intestate on 01/06/1977 leaving behind and surviving his only son Sri

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(4)

Saroj Kumar Gupta as his heir, successor and legal representative under the Hindu Succession Act, 1956 and his wife Labanya Prova Gupta predeceased him.

AND WHEREAS after the demise of said owner Abani Mohon Gupta the property left by him thus devolved upon his aforementioned heir, successor and legal representative who solely inherited and became the sole and absolute owner of the said property left by his deceased father Abani Mohon Gupta.

AND WHEREAS by way of inheritance the said Saroj Kumar Gupta became the sole and absolute owner of the said inherited property being known as Premises No.1/81, Gariahat Road (South), Kolkata-700 068, P. S. Lake left by his deceased father Abani Mohon Gupta.

AND WHEREAS since then the said owner Saroj Kumar Gupta while thus absolutely seized and possessed of the said inherited property got his name mutated in the records of The Kolkata Municipal Corporation in respect of the said property being known as Premises No.1/81, Gariahat Road (South), Kolkata-700 068, P. S. Lake (having Assessee No. 21-093-04-1069-9) and was paying taxes regularly which is morefully and particularly mentioned and described in the first schedule hereunder written and hereinafter referred to as the "said property".

AND WHEREAS during the lifetime of said Saroj Kumar Gupta he made and published his last Will and Testament on 13th day of July, 2002 wherein he bequeathed his said property in favour of his wife Smt. Kamala Gupta and his retarded daughter Miss. Sarbani Gupta with life estate till their death and after demise of both of them the said property will devolve upon his two daughters Smt. Debjani Neogy, Smt. Nandini Dasgupta and his daughter-in-law Smt. Sumaya Gupta, widow of his predeceased son Pradip Gupta in equal share and they will have unfettered right to deal with the said property jointly in whatsoever manner as the absolute owners thereof.

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(5)

ANDWHEREAS and thereafter the said owner Saroj Kumar Gupta died tested on 31st August, 2004 leaving behind his last Will and Testament dated 13th July, 2002 wherein he appointed his youngest daughter Smt. Nandini Dasgupta, wife of Sri Pankaj Dasgupta as Executrix of his said last Will and Testament to obtain Probate of his said last Will and Testament from the competent Court of Law.

AND WHEREAS after the demise of said Testator Saroj Kumar Gupta his youngest daughter Smt. Nandini Dasgupta, wife of Sri Pankaj Dasgupta as Executrix of his last Will and Testament applied for grant of Probate before the Learned Court of District Delegate at Alipore being Act 39 Case No.328 of 2010 (Probate) and the Learned Court was pleased to grant the Probate in respect of the said last Will and Testament of the deceased Testator Saroj Kumar Gupta in favour of the said Executrix Smt. Nandini Dasgupta on 31st day of January, 2014.

ANDWHEREAS as per direction of the said last Will and Testament of Late Saroj Kumar Gupta his wife Smt. Kamala Gupta and retarded daughter Miss. Sharbani Gupta became the life estate holders and his two daughters Smt. Debjani Neogy and Smt. Nandini Dasgupta and his daughter-in-law Smt. Sumaya Gupta, the widow of his predeceased son Pradip Gupta became the ultimate beneficiaries/legatees of the said property left by him.

AND WHEREAS since then the said life estate holders and the ultimate beneficiaries/legatees are jointly seized and possessed of the said property being known as Premises No.1/81, Gariahat Road (South), Kolkata-700 068, P.S. Lake, now within the local limits of The Kolkata Municipal Corporation and are paying taxes regularly.

AND WHEREAS thereafter the aforesaid persons while thus jointly seized and possessed of the said property one of the life estate holders Smt. Kamala Gupta died on 19th January, 2006 and another life estate holder Miss. Sharbani Gupta died on 04th September, 2014.

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(6)

AND WHEREAS after the demise of both the life estate holders, the said property left by the deceased Testator Saroj Kumar Gupta thus fully devolved upon his two daughters Smt. Debjani Neogy and Smt. Nandini Dasgupta and his daughter-in-law Smt. Sumaya Gupta, the widow of his predeceased son Pradip Gupta in equal shares as ultimate beneficiaries/legatees of the said property.

AND WHEREAS since then the said owners Smt. Debjani Neogy, Smt. Nandini Dasgupta and Smt. Sumaya Gupta while thus jointly seized and possessed of the said property in equal shares one of the owners Smt. Nandini Dasgupta died intestate on 6th January, 2016 leaving behind and surviving her husband Sri Pankaj Dasgupta and only daughter Ms. Sohini Dasgupta as her heirs, successors and legal representatives as per Hindu Succession Act, 1956.

AND WHEREAS after the demise of said Nandini Dasgupta her undivided 1/3rd share of the said property left by her thus devolved upon her aforementioned heirs, successors and legal representatives who jointly inherited and became the joint owners of the said undivided 1/3rd share of the said property being known as Premises No.1/81, Gariahat Road (South), Kolkata-700 068, P. S. Lake left by their predecessor -in -interest Nandini Dasgupta having undivided 1/6th share each.

AND WHEREAS in terms of the probated Will and Testament of the deceased owner Saroj Kumar Gupta and by way of inheritance the said Smt. Debjani Neogy, Smt. Sumaya Gupta, Sri Pankaj Dasgupta and Ms. Sohini Dasgupta became the joint owners of the said property according to their respective shares and jointly seized and possessed of the said property got their names jointly mutated in the records of The Kolkata Municipal Corporation in respect of the said Premises No. 1/81, Gariahat Road (South), Kolkata-700 068, P. S. Lake and are paying taxes regularly which is more fully and particularly mentioned and described in the First Schedule hereunder written and hereinafter referred to as "The said property".

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(7)

AND WHEREAS the Owners herein approached the Developer herein with the proposal to construct a multi storied building upon the said land for residential purpose comprising of several self contained flats and car parking spaces for mutual profits, interest and benefits on or over the said property morefully and particularly mentioned and described in the First Schedule hereunder written on the terms and conditions which have been mutually discussed and settled by and between the parties herein.

AND WHEREAS the Owners have specifically represented to the Developer that they are the joint Owners of the said property according to their respective shares and save and except themselves no other person/ persons has/have any right, title and interest in any manner whatsoever in the said property or any part or portion thereof morefully and particularly mentioned and described in the First Schedule hereunder written which representation the Developer has bonafide belief that the Owners are jointly seized and possessed of or otherwise well and sufficiently entitled to the said premises in its entirety as the Owners thereof and that they have unfettered right and absolute authority of alienation or transfer of the same or any part or portion thereof without let, hindrance, claim, question or demand being raised by anybody in this behalf and have also declare and confirm that they have not yet executed any sort of instrument like sale, lease, gift or create any mortgage or charge or encumbered the said property in any manner or entered into any Agreement for Sale, Tenancy and Development Agreement in respect of the said property or any part or portion thereof with anybody/ bodies, person/persons, concern/concerns, company/companies and authority/ authorities.

AND WHEREAS it has been agreed by and between the parties hereto that the Developer shall develop and/or cause to be developed the said premises in the manner as has been agreed upon by and between the parties hereto and as hereinafter provided.

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

ARTICLE : I : DEFINITIONS

1. **OWNERS** shall mean (1) **SMT. DEBJANI NEOGY** (PAN No. **ABMPN6141L**) (AADHAAR No. **3754 3766 2990**), wife of Sri Pranab Kumar Neogy, by Nationality-Indian, by faith-Hindu, by occupation-Housewife, residing at Flat No. A/2, Block-8, 1, Raja Rammohan Roy Road, Kolkata-700 041, P.O. Paschim Putiary, P.S.Behela, (2) **SMT. SUMAYA GUPTA** (PAN No. **ADYPG8752A**) (AADHAAR No. **3963 7766 5605**), wife of Late Pradip Kumar Gupta, by Nationality-Indian, by faith-Hindu, by occupation-Service, residing at Flat No. B-50, 59/2B, Pratapditya Road, P.O. Kalighat, Kolkata -700 026, P.S. Kalighat, (3) **SRI. PANKAJ DASGUPTA** (PAN No. **ACMPD6751D**) (AADHAAR No. **3652 9173 6363**), son of Late Sankar Prosad Dasgupta, by Nationality-Indian, by faith-Hindu, by occupation-Retired and (4) **MS. SOHINI DASGUPTA** (PAN No. **BGNPD6311D**) (AADHAAR No. **8487 3061 1905**), daughter of Sri Pankaj Dasgupta, by Nationality-Indian, by faith-Hindu, by occupation-Service, No. 3 & 4 both are residing at 149, Jodhpur Park, P.O. Jodhpur Park, P.S. Lake, Kolkata-700 068, all within the District of South 24-Parganas.
2. **DEVELOPER** shall mean "**M/S. SAGAR CONSTRUCTION**", (PAN No. **ABIFS6001J**), a Partnership Firm having its registered office at 20, Raja Basanta Roy Road, Kolkata-700026, P.S. Tollygunge, represented by its Partners (1) **SRI PARTHA SARATHI SENGUPTA**, (PAN No. **ALHPS2864G**) (AADHAAR No. **5788 1660 7160**), son of Late Ajit Kumar Sengupta, by Nationality- Indian, by faith-Hindu, by occupation-Business, residing at 20, Babu Bagan Lane, Kolkata-700 031, P.S. Jadavpur now Lake, (2) **SRI SUMAN CHATTERJEE**, (PAN

No. ACNPC9917H) (AADHAAR No. 7436 0621 5805), son of Late Satayendra Prosad Chatterjee, by Nationality- Indian, by faith-Hindu, by occupation-Business, residing at 70/3, Maharaja Tagore Road, Kolkata-700 031, P. S. Jadavpur now Lake and (3) SRI SOMNATH SENGUPTA, (PAN No. AKEPS4393Q) (AADHAAR No. 9814 7502 3695), son of Late Prasun Kumar Sengupta, by Nationality- Indian, by faith-Hindu, by occupation-Business, residing at 17, Babu Bagan Lane, Kolkata-700 031, P. S. Jadavpur now Lake, all within the District of South 24-Parganas.

3. **TITLE DEED** shall mean all deeds, documents, papers and writings regarding title of the said property.
4. **PROPERTY (PREMISES)** shall mean the piece and parcel of homestead land measuring 5 Cottahs 00 Chittaks 00 square feet be the same a little more or less together with old two storied building standing thereon lying situate at and being known as Premises No. 1/81, Gariahat Road (South), Kolkata-700 068, P. S. Lake, now within the local limits of The Kolkata Municipal Corporation under Ward No.93, in the District of South 24-Parganas which is morefully and particularly mentioned and described in the First Schedule hereunder written.
5. **BUILDING** shall mean the multi storied building to be constructed upon the said land mentioned in the First Schedule hereunder written.
6. **COMMON FACILITIES AND AMENITIES** shall mean and include corridors, stair ways, passage ways, shafts, drains, septic tank, over head water tank and semi-underground water reservoir, Pump and Motor, Electric Meter Board, Lift, Lift machine room, Lift lobby and other space or spaces and facilities along with the easements attached thereto or which may be mutually agreed upon between the parties or whatsoever required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and/or common facilities or any of them thereon as the case may be.

7. **SALEABLE SPACE** shall mean flat or flats, apartment or apartments, car parking spaces or any other space or spaces or portion thereof for residential purposes only and for exclusive use of the respective flat Owners in the building available for independent use and occupation excepting what is due to the Owners and after making due provisions for common facilities and the space required therefor.
8. **OWNER'S ALLOCATION** shall mean 50% (fifty percent) of the sanctioned F.A.R. from The Kolkata Municipal Corporation which includes entire First and Third floor and 50% of the sanctioned car parking spaces on the ground floor of the proposed multistoried building to be constructed thereon along with non-refundable/ non-adjustable monetary consideration of Rs.80,00,000/-(Rupees. Eighty Lakh) only towards the Owners allocation as per the terms and conditions of these presents together with proportionate share in the common facilities, utilities and amenities of the building on prorata basis as morefully and particularly set out in the Second Schedule hereunder written.
9. **DEVELOPER'S ALLOCATION** shall mean the remaining 50% (fifty percent) of the sanctioned F.A.R. from The Kolkata Municipal Corporation which includes entire Second and Fourth floor and 50% of the sanctioned car parking spaces on the ground floor of the proposed multistoried building to be constructed thereon towards the Developer's allocation after allocation to the Owners including proportionate share in the common facilities, utilities and amenities of the building on pro-rata basis as morefully and particularly set out in the Third Schedule hereunder written.
10. **ARCHITECT** shall mean the qualified person or persons as may be appointed by by the Developer for designing and planning of the building to be constructed on the said land.
11. **BUILDING PLAN** shall mean plan or plans to be prepared by the Artichet for construction of the proposed multi storied building.

12. **TRANSFER** shall mean with its gramatical variations and shall include Transfer of possession and Transfer of Title or by any other means adopted for effecting what is understood as Transfer of space to the Transferees thereof.
13. **TRANSFEEE** shall mean a person or persons, firm, Limited Company, Association of persons to whom any saleable space in the building have been transferred under law for residential purpose.
14. **FORCE MAJUERE** shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lock-out and/or any other acts or commission beyond the control of parties hereto affected thereby and also non-availablity of essential materials like cement, steel, etc.
15. Words importing singular shall include plural and vice-versa.

ARTICLE - II : TITLE AND INDEMNITY

1. The Owners hereby declare that they have good and absolute unfettered right, title, interest and possession of the said premises to enter into this Agreement with the Developer.
2. The Owners hereby declare that the premises is free from all and any manner of lispensens, charges, liens, claims, encumbrances, attachments, trusts, acquisition, requisition or mortgage whatsoever and the Owners hereby agreed to indemnify and keep the Developer indemnified from and against any and all actions, charges, liens, claims, encumbrances and mortgages.
3. The Owners hereby also undertake that the Developer shall be entitled to construct the multi storied building on the said land as agreed by and between the parties hereto.

ARTICLE-III : DEVELOPER'S RIGHTS

1. The Owners grant exclusive right to the Developer to develop the said land in such manner as the Developer deems fit and proper in accordance with the provisions herein contained.

2. The Developer shall arrange and take all such permission, sanction and approval in compliance with the prevailing laws as are legally required for the purpose of developing the said land.
3. The Owners shall render the Developer all reasonable assistance necessary to apply for and/or to obtain all permissions, clearances and approvals in terms thereof and shall have the discretion to submit the applications, plans and other papers and documents and/or to do any other act deeds matters and things envisaged herein as Agent for and/or on behalf of or in the name and with the consent of the Owners and to directly collect and receive the same from the concerned authorities or bodies any refunds or other payments or deposits made by the Developer for which purpose the Owners shall grant the Developer and his nominees or successors, necessary power and authorities to sign make file amend withdraw and/or to follow up the same and/or to do all other acts, deeds, matters and things necessary to obtain requisite sanctions permissions, clearances and approvals as aforesaid.
4. The Developer shall exclusively be entitled to receive, realise and appropriate the sale proceeds and/or the construction costs with regard to the Developer's allocation, which the Developer become entitled to receive from the intending Purchaser or Purchasers of flats, car parking spaces and other saleable space or spaces in the said proposed building.
5. That on signing of this ageement the owners shall hand over all the original deeds and documents, uptodate Municipal Tax Receipts and Mutation Certificate in respect of the said property to the developer which the developer do hereby receipt and acknowledge and the said original documents will be retained by the developer till completion of the project and after completion of project the said original documents will be returned back to the owners by the developer

6. The Developers by this Agreement are declaring that they will not take any kind of loan from the Banks, financial institutions, corporate bodies or individuals under any circumstances by mortgaging this title deed.

ARTICLE - IV : CONSIDERATION

In consideration of the Owners having agreed to grant to the Developer the exclusive right to develop and/or construction of the proposed multi storied building in the manner hereinbefore mentioned, the Developer shall allot 50% (fifty percent) of the sanctioned F.A.R. from The Kolkata Municipal Corporation which includes entire First and Third floor and 50% of the sanctioned car parking spaces on the ground floor each parking space will be of 120 to 135 square feet more or less along with non-refundable/non-adjustable monetary consideration of Rs. 80,00,000/-(Rupees Eighty Lakh) only to be paid in two installment out of which a sum of Rs. 42,00,000/-(Rupees Forty Two Lakh) only has paid by the Developer today to the owners on signing of this agreement and the rest amount of Rs.38,00,000/-(Rupees Thirty Eight Lakh) only will be paid by the Developer to the owners after adjustment of Rs.4,50,000/-(Rupees Four Lakh Fifty Thousand) only towards arrear Corporation Taxes, Mutation charges and GR of the said property. Be it mentioned here that the owners No.3 and 4 herein will get their share of rest amount within four to five months from the date hereof and the owners No.1 and 2 will get their share of rest amount within four months from the date of obtaining sanction building plan from The Kolkata Municipal Corporation in respect of the proposed multi storied building to be erected and/or constructed thereon in favour of the owners towards the full and final consideration against the said land.

ARTICLE - V : BUILDING

1. The Developer shall at its own costs or by raising funds from the prospective buyers out of Developer's allocation or in the manner he

considers necessary for which it is hereby agreed between the parties hereto that the Developer shall be at liberty to invite applications from the prospective buyers for transfer out of the total built up area of the Developer's allocations excepting the Owners portion in the building to be constructed on the land comprised in the said premises with good materials as are necessary for such construction and specifications must not be below as mentioned in the Fourth Schedule hereunder written and also in good workmen like manner within a period of 24 (twenty four) months from the date of obtaining sanction building plan from The Kolkata Municipal Corporation which will be obtained by the Developer within six months from the date of signing of this Agreement.

2. The Developer shall also install and provide in the said building at its own costs the pumps and motors, semi-underground water reservoirs, overhead water Tanks, septic tanks, Lift, Lift machine room and Lift lobby, inside electrifications and/or other facilities required to be provided in the building under any applicable statutory bye-laws or regulations relating to the construction of the building on the said land and specifications as mentioned in the Fourth Schedule hereunder written.
3. The Owners shall be entitled to transfer or otherwise deal with only the Owners allocation in the building.
4. The Developer shall be exclusively entitled to the Developer's allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the Owners and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.
5. In so far as all necessary dealings by the Developer in respect of the building shall be in the name of the Owners for which purpose the

Owners undertake to give the Developer Power of Attorney in a form and manner reasonably required by the Developer. It is however understood that such dealings shall not in any manner fasten or create any financial liability upon the Owners.

6. The Developer shall be authorised in the name of the Owners in so far as it is necessary to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary connections of water, electricity, power and permanent drainage and sewerage connection to the newly built up building for which purpose the Owners shall execute in favour of the developer Power of Attorney and other authority as shall be required by the Developer, for which the Owners shall not be liable in any manner whatsoever.
7. The Developer shall at his own costs and expenses and without creating any financial or other liability on the Owners construct and complete the said new building and various units and/or apartments therein.
8. All costs, charges and expenses relating to the proposed multi storied building including Architects Fees shall be discharged and paid by the Developer and the Owners shall bear no responsibility in this context.

ARTICLE - VI : AUTHORITY

1. The Owners and the Developer shall jointly be entitled to transfer or otherwise deal with the flat/flats and or apartments and/or any othersaleable space or spaces of the building including proportionate right to use the common areas and facilities to be transferred to the prospective transferees.
2. In so far as necessary all dealings by the Developer in respect of the said building in relation to these presents shall be in the name of the

Owners for which the Owners hereby nominate, constitute and appoint the Developer to do, execute, perform and exercise all acts and things necessary for the implementation of this Agreement including the authorities to cause to be prepared to sign letters, correspondence and to apply to the authorities, to sign and execute all applications to the Government Department and/or authority to appoint Architects, Engineers and other persons to construct the building and to enter into and sign agreement for sale and to sign sale deeds, conveyances jointly with the Owners in favour of the prospective transferees to make affidavits and declaration to apply for allotment of Cement, Iron and Steel and other materials, to apply for electric connection, sewerage drainage to apply for and obtain refund of any amount receivable from the authorities in respect of the said premises, to make payment of all taxes, rates, impositions in respect of the said premises, to commence proceedings, to settle any suit or proceedings, to sign plaints, verification, written statements, petition to sworn affidavit to appear in any Court of Law, to give evidence and to arrange or substitute with all or any of the powers.

3. It is distinctly stipulated and agreed that the Developer shall have no authority to negotiate for and/or sale flat/flats or apartment and/or any other saleable space or spaces or any portion of the Owners allocation in the said building which the Developer agreed to make delivery of possession to the Owners as consideration against the said land handed over to the Developer for undertaking the construction work thereon as agreed.

ARTICLE - VII : COMMON FACILITIES

1. The Developer shall pay and bear all Municipal Taxes, other dues and outgoings in respect of the said premises accruing due from the date of execution of this Agreement and the owners shall be liable to bear and pay

- all the arrear taxes and outgoings due and payable to The Kolkata Municipal Corporation in respect of the said property upto the date of Agreement.
2. After completion of the Owners allocated portion of the said building to be completed in all respects and with all amenities whatsoever to the full satisfaction of the owners as per specification stated hereunder and the Developer shall give notice in writing to the Owners requiring the Owners to take possession of the Owners allocation in the said building agreed to be provided as consideration as per terms of this Agreement and the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and Property taxes, rates, duties, maintenance charges, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said Rates") payable in respect of the Owners allocation and the said rates are to be proportionate prorata with reference to the saleable space in the building.
 3. The Owners and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned Authorities or to the other authorities or to the Developer or otherwise as specified by the Developer and shall keep the Developer or other authorities in this regard indemnified against all claims, actions, demands and costs, charges, expenses and proceedings whatsoever directly or indirectly, instituted against or suffered or incurred by the Developer or such authorities or paid by either of them to it as the case may be consequent upon default by the Owners and the Developer in this behalf.

ARTICLE - VIII : OWNER'S OBLIGATIONS

1. The Owners doth hereby agree and covenant with the Developer not to do any act, deed or things whereby the Developer may be prevented

from selling, assigning and/or disposing of the flat/flats or apartment and/or any other saleable space or spaces of the Developer's allocation or any portion thereof in the said building of the said premises.

2. The Owners or any person or persons claiming through them shall not in any way cause any interference or obstruction whereby the Developer or any person or persons claiming through them shall in any manner be prevented obstructed from constructing and erecting the said building on the said land in the said premises.
3. The Owners doth hereby agree and covenant with the Developer not to let out, grant lease, mortgage, charge and/or encumber the said premises or any part or portion thereof without the previous consent in writing of the Developer during the subsistence of this Agreement.

ARTICLE - IX : DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenant with the Owners to complete the construction of the said building in terms of this Agreement under the supervision of the developer and shall deliver the possession of the Owners allocation to the Owners within 24 (twenty four) months from the date of obtaining sanction building plan from The Kolkata Municipal Corporation which will be obtained by the Developer within six months from the date of signing of this Agreement.
2. The Developer hereby agrees and covenants with the Owners not to violate, contravene any of the provisions or Rules applicable for construction of the said building.
3. The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of the Owners allocation or any part or portion thereof of the said building in the said premises.

4. That the Developer shall be liable to deliver possession of the Owners allocation complete in aspects in the newly constructed building before delivery of possession to the other buyers of the flats under Developer's allocation.
5. If the construction and completion of the building is delayed from any wilful act on the part of the Developer then and in that event the Developer shall be liable to pay such loss or damages to the Owners at the rate of Rs. 45,000/- (Rupees Forty Five Thousand) only per month according to the respective shares of the owners after expiry of the stipulated period of 24 (twenty four) months with grace period of four months from the date of obtaining sanction building plan from The Kolkata Municipal Corporation till delivery of possession of the Owners allocation in the newly built up building.

ARTICLE - X : MISCELLANEOUS

1. That after obtaining sanction building plan from The Kolkata Municipal Corporation in respect of the said Premises the Developer shall demolish the existing two storied building standing thereon and the Developer will be at liberty to sell the old building materials and the sale proceeds thereon will be exclusively retained by the Developer for which the owners do hereby render their No Objection and neither the owners nor their any legal heirs and successors shall claim the said sale proceeds against the Developer in future.
2. It is understood that from time to time to facilitate the construction of the building by the Developer various acts, deeds, matters and things not specified herein may be required. The authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things and the Owners shall give any such

additional Power of Attorney and/or authorisation as may be required by the developer for the purpose and the Owners are also undertaking to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe the rights of the Owners and/or go against the spirit of these presents.

3. Any notice required to be given by the Developer shall without prejudice to any other mode of service be deemed to have been served on the Owners or if delivered by hand (acknowledgement is required) or sent by prepaid Registered Post to the Owners and shall likewise be deemed to have served on the Developer if delivered by hand or sent by prepaid Registered Post to the Registered Office of the Developer.
4. The Developer and the Owners shall mutually frame Scheme for the management and administration of the said building or buildings and/or common parts thereof. The Owners hereby agree to abide by all the Regulations to be framed by Owners Association who will be in charge of such management of the affairs of the building or buildings and/or common parts thereof and the parties hereto hereby give consent to abide by such Rules and Regulations.
5. A suitable name of the building shall be given by the Developer in consultation with the Owners.
6. After completion of the construction of the building and getting possession of the Owners allocation thereof the Owners shall at the request of the Developer execute and register appropriate transfer deeds/conveyances together with the proportionate undivided share of land and also the common areas of the said premises in favour of the Developer or its Nominee and/or the Transferee or Transferees. The stamp Duty including the registration charges and all other legal expenses payable for the transfer shall be borne by the transferee or transferees.

- 7 That after completion of construction of the proposed building thereon the Developer shall mandatorily obtain Completion Certificate (CC) from The Kolkata Municipal Corporation and furnish the copy thereof to the Owners.
8. That the Developer shall be liable for defect liability of the newly constructed building, if any, for one year only from the date of obtaining Completion Certificate (CC) in respect of the said Premises from The Kolkata Municipal Corporation.
8. Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing agreement/final document for transfer of property as per provisions laid down in the said documents as a developer without getting any ownership of any part of the property under schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the agreement /final document for transfer of property between the owners and the developer in any way. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

ARTICLE - XI : JURISDICTION

The Learned Court/Courts having territorial jurisdiction over the said property shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of homestead land measuring 5 (five) Cottahs 00 (zero) Chittaks and 00 (Zero) square feet be the same a little more or less together with old two storied building standing thereon Housing Society Scheme Plot No. 81 of the Tollygunge Scheme (Jodhpur Club Lands) of the said Society falling within one or more Mouzas- Dhakuria, Govindapur

(22)

and Selimpur, Pargana-Khaspur, P.S. formerly Tollygunge at present Lake, Sub Registration office at Alipore, now within the local limits of The Kolkata Municipal Corporation under Ward No. 93, being known as Premises No. 1/81, Gariahat Road(South), Kolkata-700 068, (being Assessee No. 21-093-04-1069-9), in the District of South 24-Parganas, which is butted and bounded in the manner following:-

- On the North : By Premises No.80, Gariahat Road (South) ;
On the South : By Premises No.82, Gariahat Road (South) ;
On the East : By Land of Govt. of West Bengal ;
On the West : By 40' feet wide Road.

THE SECOND SCHEDULE ABOVE REFERRED TO :

(OWNERS ALLOCATION)

The Owners shall be allotted 50% (fifty percent) of the sanctioned F.A.R. from The Kolkata Municipal Corporation which includes entire First and Third floor and 50% of the sanctioned car parking spaces on the ground floor of the proposed multistoried building to be erected and/or constructed thereon together with proportionate right of all facilities, utilities and benefits inclusive of the roof of the said building which is to be used as common between all the co-owners, particularly fit for human habitation and shall be made in accordance with the specifications as mentioned and detailed in the Fourth Schedule hereunder written.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

The Developer will get remaining 50%(fifty percent) of the sanctioned F.A.R. from The Kolkata Municipal Corporation which includes entire Second and Fourth floor and 50% of the sanctioned car parking spaces on the ground floor of the proposed multistoried building to be erected and/or constructed thereon together with proportionate right of all facilities, utilities and benefits inclusive of the roof of the said building which is to be used as common

Contd.....pg/23

between all the co-owners, particularly fit for human habitation and shall be made in accordance with the specifications as mentioned and detailed in the Fourth Schedule hereunder written.

THE FOURTH SCHEDULE ABOVE REFERRED TO :
(Specification)

1. Flooring : Vitrified tiles (4' x 2') for drawing, dining and bed rooms.
2. Dado : Vitrified tiles upto 7"-0" in toilets and kitchen/flooring anti skid vitrified tiles.
3. Counters : Granite counters for kitchen and toilets.
4. : Glass Enclosed shower cubicles
5. Toilet : Jaguar / Equivalent / Hindware / Parryware
6. : Jaquar or Equivalent for toilet and kitchen fixtures.
7. : Stainless steel sink for kitchen.
8. Doors - : Teak Wook Panel Door for entrance doors, polished teak ply flush doors for other doors.
9. : Godrej or yale 6 Lever mortice locks for all doors night latch for entry doors.
10. : UPVC (fenesta, kommerling or equivalent) for windows .
11. Ms. Grills in windows with 12mm MS. Square Bars.
12. Vitrified tiles on window sills.
13. Space will be provided for Dish-Washer, built-in-cupboards and Loft.
14. Electrical - Copper wires of havells, finolex, mescab or equivalent make. Switches and MCBS by siemens, havells or equivalent.
15. Wall putty and primer for interior walls.
16. Textures paint over plastering on external wall.
17. Floor tiles for flooring at ground level parking area.
18. Watterprofing and 75mm thick screed concrete on roof.
19. Civil work (servants room, caretaker's room toilet on the ground floor.
20. Exterior Finish - Brick tiles and acrylic emulsin paint.
21. Lift - From a Reputed Brand.
22. Generator - Noise free Generator will be installed in the building for common area & Lift.

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

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED PARTIES
AT KOLKATA IN THE PRESENCE OF :-

WITNESSES :-

1. Srishti Gupta
59/2B PRATAPADITYA ROAD,
ALAKA APTS, B-50
KOLKATA - 700026

2. Lehitkum Chowdhury
Barui Pur
Dist. 743610.

1. Debjani Deopati
2. SUMAYA GUPTA Sunaya Gupta
3. Pandey Deshpande
4. Sohini Dasgupta

SIGNATURE OF THE OWNERS

M/s. SAGAR CONSTRUCTION

[Signature] (Partha Sarathi Singupta)
Partner Partner

[Signature]

M/s. SAGAR CONSTRUCTION

S. Chatterjee - SUMAN CHATTERJEE
Partner Partner

M/s. SAGAR CONSTRUCTION

[Signature] (Somenath Somypta)

SIGNATURE OF THE DEVELOPER partner

MEMO OF CONSIDERATION

Received from the within named Developer the within mentioned sum of Rs. 42,00,000/- (Rupees Forty Two Lakh) only as and by way of part non-refundable/ non adjustable monetary consideration as per denomination below :-

1. By Manager's Cheque No. 001514 dt.19/03/2025 for Rs. 14,00,000/-
Paid to Smt. Debjani Neogy,
2. By Manager's Cheque No. 001511 dt.19/03/2025 for Rs. 14,00,000/-
Paid to Smt. Sumaya Gupta
3. By Manager's Cheque No.001512 dt.19/03/2025 for Rs. 7,00,000/-
Paid to Sri Pankaj Das Gupta,
4. By Manager's Cheque No.001513 dt.19/03/2025 for Rs. 7,00,000/-
Paid to Ms. Sohini Das Gupta

above four Manager's Cheques were drawn on
HDFC Bank Ltd.,Deshapriya Park Branch,
Kolkata- 700029.

(Rupees Forty Two Lakh) only

Rs. 42,00,000/-

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED OWNERS
AT KOLKATA IN THE PRESENCE OF :-

WITNESSES :-

1. Brishti Gupta
59/2B PRATA PADITYA ROAD,
ALAKA APTS, B-50
KOLKATA - 700026

2. Mithun Choudhury
IBANI Dur.
Dist. 743610.

1. Debjani Neogy
2. SUMAYA GUPTA (Sumaya Gupta)

3. Pankaj Das Gupta
4. Sohini Das Gupta

DRAFTED BY :

Subrata Karmakar.
(SUBRATA KARMAKAR)
ADVOCATE

JUDGES' COURT, ALIPORE,
KOLKATA - 700 027
ENROLL NO.: WB/334/89
TYPED BY :

Sandeep Sen.
(SANDEEIP SEN)
DHAKURIA, KOLKATA - 31

SIGNATURE OF THE OWNERS



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ..DEBJANI NEOGY

Signature ..*Debjani Neogy*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ..SUMAYA GUPTA

Signature ..*Sumaya Gupta*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ..PANKAJ DASGUPTA












Signature ..*Pankaj Dasgupta*














	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ..SOHINI DASGUPTA












Signature ..*Sohini Dasgupta*

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

Name... PARTHA SARATHI SENGUPTA
 Signature... Partha Sarathi Sengupta

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

Name... SUMAN CHATTERJEE
 Signature... Suman Chatterjee

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

Name... SOHENATH SENGUPTA
 Signature... Sohenath Sengupta



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

JTK2811990

পরিচয় পত্র



Elector's Name Mithun Chowdhury

নির্বাচকের নাম মিতুন চৌধুরী

Father's Name Ananta Chowdhury

পিতার নাম অনন্ত চৌধুরী

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2003 20

১.১.২০০৩-এ বয়স ২০

Address:
North Madarat Purba Para, Madarat, Barulpur, South 24
Parganas 743610

ঠিকানা:
উত্তর মাদারাত পূর্বা পারা, মাদারাত, বারুলপুর, দক্ষিণ ২৪ পরগণা ৭৪৩৬১০

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অফিসার স্বাক্ষর

Assembly Constituency 104-Barulpur

নিবন্ধনস্থ নির্বাচন কেন্দ্র ১০৪-বারুলপুর

District:South 24 Parganas

জেলা: দক্ষিণ ২৪ পরগণা

Date: 08.07.2003

তারিখ: ০৮.০৭.২০০৩

3660334

Major Information of the Deed

Deed No :	I-1603-06435/2025	Date of Registration	07/04/2025
Query No / Year	1603-2000865709/2025	Office where deed is registered	
Query Date	28/03/2025 11:10:21 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBRATA KARMAKAR 15L K P ROY LANE, Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700031, Mobile No. : 9331405190, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 42,00,000/-]		
Set Forth value	Market Value		
Rs. 80,00,000/-	Rs. 3,64,99,998/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 42,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :










District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (South), , Premises No: 1/81, , Ward No: 093 Pin Code : 700068



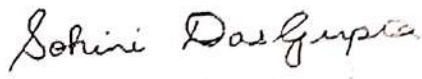
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha	70,00,000/-	3,49,99,998/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :				8.25Dec	70,00,000 /-	349,99,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	10,00,000/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	10,00,000 /-	15,00,000 /-	

Land Lord Details :



















SI No	Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Finger Print	Signature
1	<p>Smt DEBJANI NEOGY Wife of Shri PRANAB KUMAR NEOGY Executed by: Self, Date of Execution: 07/04/2025 , Admitted by: Self, Date of Admission: 07/04/2025 ,Place : Office</p>		 Captured LTI 07/04/2025	 07/04/2025
<p>A/2, 1, Block/Sector: 8, Raja Ram Mohan Roy Road, City:- Not Specified, P.O:- PASCHIM PUTIARY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: ABxxxxxx1L, Aadhaar No: 37xxxxxxxx2990, Status :Individual, Executed by: Self, Date of Execution: 07/04/2025 , Admitted by: Self, Date of Admission: 07/04/2025 ,Place : Office</p>				
2	<p>Smt SUMAYA GUPTA Wife of Late PRADIP KUMAR GUPTA Executed by: Self, Date of Execution: 07/04/2025 , Admitted by: Self, Date of Admission: 07/04/2025 ,Place : Office</p>		 Captured LTI 07/04/2025	 07/04/2025
<p>59/2B,PRATAPDITYA ROAD, Flat No: B-50, City:- Not Specified, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: ADxxxxxx2A, Aadhaar No: 39xxxxxxxx5605, Status :Individual, Executed by: Self, Date of Execution: 07/04/2025 , Admitted by: Self, Date of Admission: 07/04/2025 ,Place : Office</p>				
3	<p>Shri PANKAJ DASGUPTA Son of Late SANKAR PROSAD DASGUPTA Executed by: Self, Date of Execution: 07/04/2025 , Admitted by: Self, Date of Admission: 07/04/2025 ,Place : Office</p>		 Captured LTI 07/04/2025	 07/04/2025
<p>149,JODHPUR PARK, City:- Not Specified, P.O:- JODHPUR PARK, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: ACxxxxxx1D, Aadhaar No: 36xxxxxxxx6363, Status :Individual, Executed by: Self, Date of Execution: 07/04/2025 , Admitted by: Self, Date of Admission: 07/04/2025 ,Place : Office</p>				

Name	Photo	Finger Print	Signature
Ms SOHINI DASGUPTA (Presentant) Daughter of Late PANKAJ DASGUPTA Executed by: Self, Date of Execution: 07/04/2025 , Admitted by: Self, Date of Admission: 07/04/2025 ,Place : Office		 Captured	 07/04/2025
149, JODHPUR PARK, City:- Not Specified, P.O:- JODHPUR PARK, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700068 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: BGxxxxxx1D, Aadhaar No: 84xxxxxxxx1905, Status :Individual, Executed by: Self, Date of Execution: 07/04/2025 , Admitted by: Self, Date of Admission: 07/04/2025 ,Place : Office			



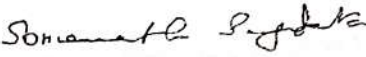
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SAGAR CONSTRUCTION 20, Raja Basanta Roy Road, City:- Not Specified, P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-2XX0 , PAN No.:: ABxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri PARTHA SARATHI SENGUPTA Son of Late AJIT KUMAR SENGUPTA Date of Execution - 07/04/2025, , Admitted by: Self, Date of Admission: 07/04/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  07/04/2025 </td> </tr> <tr> <td colspan="4"> 20, BABU BAGAN LANE, City:- Not Specified, P.O:- DHAKURIA, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: ALxxxxxx4G, Aadhaar No: 57xxxxxxxx7160 Status : Representative, Representative of : SAGAR CONSTRUCTION (as DEVELOPER) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri PARTHA SARATHI SENGUPTA Son of Late AJIT KUMAR SENGUPTA Date of Execution - 07/04/2025, , Admitted by: Self, Date of Admission: 07/04/2025, Place of Admission of Execution: Office		 Captured	 07/04/2025	20, BABU BAGAN LANE, City:- Not Specified, P.O:- DHAKURIA, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: ALxxxxxx4G, Aadhaar No: 57xxxxxxxx7160 Status : Representative, Representative of : SAGAR CONSTRUCTION (as DEVELOPER)			
Name	Photo	Finger Print	Signature										
Shri PARTHA SARATHI SENGUPTA Son of Late AJIT KUMAR SENGUPTA Date of Execution - 07/04/2025, , Admitted by: Self, Date of Admission: 07/04/2025, Place of Admission of Execution: Office		 Captured	 07/04/2025										
20, BABU BAGAN LANE, City:- Not Specified, P.O:- DHAKURIA, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: ALxxxxxx4G, Aadhaar No: 57xxxxxxxx7160 Status : Representative, Representative of : SAGAR CONSTRUCTION (as DEVELOPER)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri SUMAN CHATTERJEE Son of Late SATAYENDRA PROSAD CHATTERJEE Date of Execution - 07/04/2025, , Admitted by: Self, Date of Admission: 07/04/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  07/04/2025 </td> </tr> <tr> <td colspan="4"> Apr 7 2025 2:09PM </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri SUMAN CHATTERJEE Son of Late SATAYENDRA PROSAD CHATTERJEE Date of Execution - 07/04/2025, , Admitted by: Self, Date of Admission: 07/04/2025, Place of Admission of Execution: Office		 Captured	 07/04/2025	Apr 7 2025 2:09PM			
Name	Photo	Finger Print	Signature										
Shri SUMAN CHATTERJEE Son of Late SATAYENDRA PROSAD CHATTERJEE Date of Execution - 07/04/2025, , Admitted by: Self, Date of Admission: 07/04/2025, Place of Admission of Execution: Office		 Captured	 07/04/2025										
Apr 7 2025 2:09PM													

70/3, MAHARAJA TAGORE ROAD, City:- Not Specified, P.O:- DHAKURIA, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: ACxxxxxx7H, Aadhaar No: 74xxxxxxxx5805 Status : Representative, Representative of : SAGAR CONSTRUCTION (as DEVELOPER)

Name	Photo	Finger Print	Signature
Shri SOMNATH SENGUPTA Son of Late PRASUN KUMAR SENGUPTA Date of Execution - 07/04/2025, , Admitted by: Self, Date of Admission: 07/04/2025, Place of Admission of Execution: Office	 Apr 7 2025 2:10PM	 Captured LTI 07/04/2025	 07/04/2025
17, BABU BAGAN LANE, City:- Not Specified, P.O:- DHAKURIA, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AKxxxxxx3Q, Aadhaar No: 98xxxxxxxx3695 Status : Representative, Representative of : SAGAR CONSTRUCTION			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri MITHUN CHOWDHURY Son of Shri A K CHOWDHURY MADARAT PURBA PARA, City:- Baruipur, P.O:- MADARAT, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610	 07/04/2025	 Captured 07/04/2025	 07/04/2025
Identifier Of Smt DEBJANI NEOGY, Smt SUMAYA GUPTA, Shri PANKAJ DASGUPTA, Ms SOHINI DASGUPTA, Shri PARTHA SARATHI SENGUPTA, Shri SUMAN CHATTERJEE, Shri SOMNATH SENGUPTA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt DEBJANI NEOGY	SAGAR CONSTRUCTION-2.0625 Dec
2	Smt SUMAYA GUPTA	SAGAR CONSTRUCTION-2.0625 Dec
3	Shri PANKAJ DASGUPTA	SAGAR CONSTRUCTION-2.0625 Dec
4	Ms SOHINI DASGUPTA	SAGAR CONSTRUCTION-2.0625 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt DEBJANI NEOGY	SAGAR CONSTRUCTION-500.0000000 Sq Ft
2	Smt SUMAYA GUPTA	SAGAR CONSTRUCTION-500.0000000 Sq Ft
3	Shri PANKAJ DASGUPTA	SAGAR CONSTRUCTION-500.0000000 Sq Ft
4	Ms SOHINI DASGUPTA	SAGAR CONSTRUCTION-500.0000000 Sq Ft

Endorsement For Deed Number : I - 160306435 / 2025

On 07-04-2025

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 13:39 hrs on 07-04-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Ms SOHINI DASGUPTA , 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 3,64,99,998/-

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

Execution is admitted on 07/04/2025 by 1. Smt DEBJANI NEOGY, Wife of Shri PRANAB KUMAR NEOGY, A/2, 1, Sector: 8, Road: Raja Ram Mohan Roy Road, , P.O: PASCHIM PUTIARY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession House wife, 2. Smt SUMAYA GUPTA, Wife of Late PRADIP KUMAR GUPTA, 59/2B,PRATAPDITYA ROAD, Flat No: B-50, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service, 3. Shri PANKAJ DASGUPTA, Son of Late SANKAR PROSAD DASGUPTA, 149,JODHPUR PARK, P.O: JODHPUR PARK, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Retired Person, 4. Ms SOHINI DASGUPTA, Daughter of Late PANKAJ DASGUPTA, 149, JODHPUR PARK, P.O: JODHPUR PARK, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Service

Indetified by Shri MITHUN CHOWDHURY, , , Son of Shri A K CHOWDHURY, MADARAT PURBA PARA, P.O: MADARAT, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Service

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

Execution is admitted on 07-04-2025 by Shri PARTHA SARATHI SENGUPTA, DEVELOPER, SAGAR CONSTRUCTION (Partnership Firm), 20, Raja Basanta Roy Road, City:- Not Specified, P.O:- KALIGHAT, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Shri MITHUN CHOWDHURY, , , Son of Shri A K CHOWDHURY, MADARAT PURBA PARA, P.O: MADARAT, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Service

Execution is admitted on 07-04-2025 by Shri SUMAN CHATTERJEE, DEVELOPER, SAGAR CONSTRUCTION (Partnership Firm), 20, Raja Basanta Roy Road, City:- Not Specified, P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Shri MITHUN CHOWDHURY, , , Son of Shri A K CHOWDHURY, MADARAT PURBA PARA, P.O: MADARAT, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Service

Execution is admitted on 07-04-2025 by Shri SOMNATH SENGUPTA,

Indetified by Shri MITHUN CHOWDHURY, , , Son of Shri A K CHOWDHURY, MADARAT PURBA PARA, P.O: MADARAT, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42,053.00/- (B = Rs 42,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 42,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/04/2025 3:09PM with Govt. Ref. No: 192025260005914798 on 04-04-2025, Amount Rs: 42,021/-, Bank: SBI EPay (SBlePay), Ref. No. 8426959281627 on 04-04-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 74,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 16522, Amount: Rs.100.00/-, Date of Purchase: 18/03/2025, Vendor name: S

DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/04/2025 3:09PM with Govt. Ref. No: 192025260005914798 on 04-04-2025, Amount Rs: 74,921/-, Bank:
SBI EPay (SBlePay), Ref. No. 8426959281627 on 04-04-2025, Head of Account 0030-02-103-003-02



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

Deed of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2025, Page from 161753 to 161789
being No 160306435 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.04.07 18:54:01 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 07/04/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

DATED : THIS THE 21st DAY OF MARCH, 2025

DEVELOPMENT AGREEMENT

B E T W E E N

- 1) SMT. DEBJANI NEOGY
- 2) SMT. SUMAYA GUPTA
- 3) SRI PANKAJ DASGUPTA
- 4) SMT. SOHINI DASGUPTA,

..... OWNERS

A N D

- " M/S. SAGAR CONSTRUCTION "
- REPRESENTED BY ITS PARTNERS
1. SRI PARTHA SARATHI SENGUPTA
 2. SRI SUMAN CHATTERJEE
 3. SRI SOMNATH SENGUPTA

..... DEVELOPER

DRAFTED BY :
SUBRATA KARMAKAR
ADVOCATE
JUDGES' COURT, ALIPORE,
KOLKATA - 700 027