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পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

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M.V-1,46,31/146
 Q-359830
 11/02/2026

Certified that the document is admitted to registration. The original sheets and the endorsement slips attached with this document are the part of this document

11/02/2026

Addl. Dist. Sub Registrar
 Kalyani, Nadia

1 FEB 2026

DEVELOPMENT AGREEMENT

THIS DED OF DEVELOPMENT AGREEMENT
 is made on 11th day of February
 Two Thousand and Twenty Six (2026).

BETWEEN

[Handwritten Signature]
 Adv. etc.

489 1 FEB 2026

S.L. No. Date

Value 1500/-

Name

Address

Signature *Prakash*

Prakash Ch. Sarkar

Stamp Vendor

ADSR Office Kalvani Nadia

Titas *OR*

Kalyan



[Signature]

Addl. Dist. Sub Registrar
Kalyan, Nadia

1 FEB 2026

SRI TITAS CHAKI (PAN NO. AIGPC1031M & AADHAR CARD NO. 850075792987), son of Late Bimal Kumar Chaki, aged about 38 years, residing at A-09/141 at Kalyani P.O. & P.S. - Kalyani, Dist - Nadia, Pin-741235, West Bengal, hereinafter called the **VENDOR / LAND- OWNER** (which expression shall include his heirs, executors, administrators, legal representatives, successors, etc.) of the **ONE PART.**

AND

ANNAPURNA CONSTRUCTION (PAN NO. ACHFA8089L), a Partnership Firm, Office at B-9/50 , P.O. & P.S. – Kalyani, Pin NO. 741235, Dist – Nadia, West Bengal, represent by its **PARTNERS – SMT. TANIYA DEBNATH (PAN NO. AXFPD1829A & AADHAR CARD NO. NO. 3506-5631-3568)**, wife of Mr. Gautam Debnath, residing at Vill. & P.O. - Nagarukhra, P.S. - Haringhata, Dist - Nadia, Pin NO. 741257, West Bengal, & **IMRAN HOSSAIN MALITA (PAN NNO. BYCPM0353B & AADHAR NO. 4674-3940-5876)**, son of Ali Hossain Malita, residing at Malitapara, P.O. - Khaspur, P.S. – Tehatta, Dist- Nadia, Pin NO. 741160, West Bengal, hereinafter referred to as **the “DEVELOPER or PROMOTER”** (which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include his successor-in-office, heirs, executors, administrators, legal representatives and assigns) of the **OTHER-PART.**



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WHERE AS the plot of Schedule Land measuring about **05 (Five) Cottaha 11(Eleven) Chattak & 13(Thirteen) Sq.ft.** was allotted by the Govt. of West Bengal to **Bepin Behari Chaki & Bimal Kumar Chaki** (name of the allottee) and Lease Deed has been executed on **28.08.1979** (date of Execution) by and between **Bimal Kumar Chaki &** the Governor of the state of West Bengal represented through Department of Urban Development and Municipal affairs with and duly registered on **05.09.1979** in the office of the Registrar of Assurance, Calcutta which has been recorded in Book NO. I Volume No.194, Page No.212 to 219, **Being Deed No.4778 in the year of 1979**(hereinafter referred to as the said Principle Lease Deed) of schedule property/ plot/ building lying and situated at (details of land /flat to be incorporated) subject to the limitation, terms and conditions mentioned therein for the purpose erect of house building / commercial, etc. for a period of 999 years.

AND WHERE AS the possession has been handed over to on **15.09.1977** to **Bepin Behari Chaki & Bimal Kumar Chaki** vide Possession Certificate dated **15.09.1977**.

AND WHERE AS the original allottee **Bepin Behari Chaki & Bimal Kumar Chaki** applied to the Governor of West Bengal (hereinafter referred to as the "LESSOR") for a lease of **Plot NO. 141**, in the **Sub-Block No. A-9 of Block No. A** of Kalyani Town (Kanchrapara Development Scheme) of the Government of

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West Bengal in the Sub-Division Kalyani in the District of Nadia hereinafter described in the schedule hereunder written for the period of 999 years and the Governor accepted the proposal of the allottee subject to the payment of the premium or salami and rent and subject to the due and faithful performance, observance and fulfillment of the terms and conditions and covenants embodied in an Agreement for lease dated the **01st day of March, 1974.**

AND WHERE AS the allottee has paid the sum of **Rs. 9,384.39/-** (**Rupees Nine thousand three hundred eighty four and Paisa Thirty nine**) only towards the premium or salami payable by the allottee in terms of the Agreement of Lease dated the **01st day of March, 1974.**

AND WHERE AS after obtaining permission from the Government, leasehold interest plot was transferred to **Bimal Kumar Chaki**, son of Late Benode Behari Chaki, vide **Deed No. 4648 for the year 1979** at the office of the Sub-Registrar, Ranaghat & mutated in the name of Sri Bimal Kumar Chaki vide this office memo No.1783/9A-141/73 dt 12.06.1978.

AND WHERE AS by an Indenture of Lease was executed by between the Lessor and **Bimal Kumar Chaki** son of Late Benode Behari Chaki was registered in Book No.1 Being No.4778 for the year 1979 of the Registrar of Assurance, Calcutta for a lease of Plot No.141 Sub-Block No.A-9 in Block. A of the Kalyani Town (Kanchrapara Development Scheme of the Government of West Bengal)


Advocate



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in the Sub-Division of Kalyani, District Nadia hereinafter described in the schedule hereunder written was granted by the Lessor to the original allottee for a period of 999 years from **01.03.1974** subject to the payment of premium or salami, rent and performance, observance and fulfillment of the terms, conditions and covenants on the part of the Transferor contained in the said lease.

AND WHERE AS after demise of lessee Bimal Kumar Chaki, the name of **Sri Titas Chaki** was mutated as legal heirs by virtue of law of inheritance and recorded by the office of the Estate Manager, Kalyani vide office memo No.1078/A-9/141 dated 24.11.2022.

AND WHERE AS, it was under active consideration of the State Government to introduce a scheme for allowing the conversion of leasehold land parcels into freehold for the convenience of lessees on option basis on payment of conversion fee determined on the basis of plot size, type of plot and current market price of the land parcel, from willing lessees/mutated lessees.

AND WHERE AS, the State Government, hereby introduced West Bengal Land Conversion (Leasehold Land to Freehold) Scheme, 2022, and in pursuance of such scheme the Govt. of West Bengal issued a Gazette Notification vide NO. 91-UDMA-22012(11)/1/2023-ESTT-TCP, SEC-DEPTT OF UDMA DATED 17th January,2023 read with Notification No. 1902-UDMA-24011(15)/52/2023 GENL SEC dated 17th day of November, 2023 and

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Notification No. 946/UDMA-22012(11)/13/2024-ESTT-TCP SEC-Dept. of UDMA dated 11/06/2024 the details of which has been mentioned in the said Scheme.

AND WHERE AS representing that the said Lease is still valid and subsisting and the said Vendee/Vendees applied to the Vendor to purchase reversionary right, title and interest of the Vendor in the said demised property leased out to him/her/them under the said Lease Deed to the extent of its permanent, transferable and heritable rights and the Vendor has agreed to sell such right, title and interest of the said demised property subject to payment of applicable fees and the terms and conditions appearing hereinafter.

AND WHERE AS Government of West Bengal through Department of Urban Development and Municipal affairs, after receiving the consideration amount and other applicable charges for conversation lease hold to free hold in terms of the Gazette Notification NO. 1902- UDMA-24011(15)/52/2023 GENL SEC dated 17th day of November, 2023 and after satisfying himself issued a Conversion Permission Certificate for Lease Hold to Free Hold, subject to the terms and condition mentioned therein.

AND WHERE AS said **Sri Titas Chaki** (as the Present Land-Owner), son of Lt. Bimal Kumar Chaki, paid a consideration of the sum of **Rs.10,77,351/- (Rupees Ten lakhs Seventy-Seven thousand three hundred fifty one)** as Conversion Fees vide **GRN No. 192024250192510488 dated 04.09.2024** before




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the execution hereof the receipt where of the Govt. of West Bengal hereby admit and acknowledges and issued a Conversion Certificate subject to the intimation mentioned hereinafter the Govt. of West Bengal hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid **Sri Titas Chaki** (as the Present Land-Owner), son of Lt. Bimal Kumar Chaki, the permanent, transferable and heritable rights in respect of the demised land situated at **Plot No. 141 in Sub-Block No.A-9 of Block No. A** more fully described in the schedule hereunder, through a registered DEED OF CONVEYANCE (Sale Deed) NO. 04925 / 2024, on dt – 27-09-2024, in Book NO. 01, Vol. NO. 1303, registered in the Addl. Dist. Sub-Registerer Office at Kalyani, Nadia, West Bengal.

AND WHERE AS the Land-Owner in such possession, the Land-Owner have decided to construct a G+4 multi storied building with lift facility over the land mentioned in the Schedule – A hereunder. But for the lack of experience for the construction purpose the LAND-OWNER or the First Party approached to **SMT. TANIYA DEBNATH**, wife of Mr. Gautam Debnath, & **IMRAN HOSSAIN MALITA**, son of Ali Hossain Malita, Partners of **ANNAPURNA CONSTRUCTION**, a **Partnership Firm**, as the DEVELOPER or the Second Party to construct a multi Storied Building consisting of several residential flats with lift facility as per Plan to be sanctioned by Kalyani Municipality at the cost, expense & charges of the DEVELOPER and the DEVELOPER agreed for this.

Admit



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AND WHEREAS the Parties hereto made & execute this Agreement for construction of aforesaid G+4 Multi Storied Building in joint venture on the terms and conditions hereunder contained. And also it is to be made clear that the Land-Owner and the DEVELOPER are not partner in the proposed construction work of the said Property. NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer & acceptance, the Parties of both the parts have entered in to this Deed of Agreement to record the terms & conditions as agreed by and between themselves and also bind themselves with the said terms & conditions as hereinafter appearing;

NOW THIS AGREEMENT WITNESSES, RECORDS, GOVERNS AND BINDS THE PARTIES AS FOLLOWS :-

1. DEFINITION : Unless there is anything repugnant to the Subject or Context:

- (a) **The LAND-Owner means** the persons hereinabove named and their heirs, executors, administrators and legal representatives.
- (b) **The DEVELOPER means** the aforesaid Partnership-Firm concern and it's Partners and Partners hereinabove named and their heirs executors, administrators and legal representatives.
- (c) **The LAND means** which described in the below mentioned Scheduled – A Property.
- (d) **The BUILDING means** the building or G+4 Type Residential cum Commercial Multi-Storied Buildings to be constructed on the Schedule Property.


Advocate



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(e) **The BUILDING PLAN means** a plan prepared by the Architect appointed by the Developer for construction of G+4 Type Residential cum Commercial Multi-Storied Buildings on the said property and sanctioned by Kalyani Municipality and/or other competent authorities.

2. SUBJECT MATTER OF AGREEMENT :-

Development - Development and Constructing a G+4 Storied Building Structure and Land measuring about more or less **05 (Five) Cottahs 11 (Eleven) Chattaks & 13 (Thirteen) Sq.ft. to be the same little more or less, at Plot NO.141, Sub-Block No. A-9 of Block NO. A, Kalyani Township P.S-Kalyani within the District of Nadia, W.B., described in the Schedule "A" below (hereinafter referred to as the said property) for residential purpose.**

3. LICENSE TO DEVELOP - The Land-Owner hereby entrusts, hand over and gives license to the Developer to develop G+4 Type Residential Multi-Storied Building units and/or flats in accordance with the specification and plans, the rules and regulations in relation there to with the approval and/or sanction of the concerned authorities, at its own cost expenses and arranging own finance and at its own risks & responsibilities of the Developer.

4. SHARING RATIO - The covered area of the flat/flats of this G+4 Type Residential cum Commercial Multi-Storied Building units shall be shared between the Owner and the Developers as the Land-Owner get 02 separate Flats, as – (i) Flat NO. 2-C , on the 02nd Floor, measuring about 1024 Sq.ft. as Super Build-up, 3BHK, (ii) Flat NO.3-B, on the 03rd Floor, measuring about 774 Sq.ft., as Super built-up area, 2BHK, of the said G+4 storied building and also get a sum of Rs. 79,00,000/-. And the DEVELOPER gets other flats & gets entire Ground Floor of this Building.

Arch. cert



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And mention that at the time of execute of this Agreement the DEVELOPER hand over only Rs. 79,00,000/- to the Land-Owner and after complete of the Construction Work Developer hand over said 02 Flats and also hand over rest of the amount.

5. **Construction of the New Building** - After delivering to the vacant possession by the Land-Owner the Developer started to construct the New building for residential cum commercial building. The Developer shall, however, have the right to enter into agreements for transfer and booking of the flats/units under the Developer's allocation, prior to delivering possession of the Owner' allocation.
6. **Commercial Exploitation** - Deal with the Developer's allocation at its free will for making commercial gain for which the Owner shall have no connection whatsoever in respect of any commercial interest, liability etc.
7. **Commencement and Tenure** - This Agreement has come into force as from the date of signing these presents and shall continue till completion of the entirety within the period mentioned in clause 8 (Construction time) below unless terminated earlier.
8. **Construction Time** - The Developer as per the Sanctioned Building Plan will construct, complete and finish the proposed new building within a period of 24 months from the date of taken the possession of the land and handover the Owner allotted portion part by part with in 02 years. Time of construction/execution shall be the essence of the contract.
9. **Owner' Allocation/component** - The Owner allotted part will be decided mutually as per the sanctioned building plan and before starting the construction. The Owner and the Developer part will be properly mentioned and demarcated through this agreement and the agreement should be registered. The flats under Owner' allocation shall be constructed, finished and delivered to the Owner in habitable condition in all respect at the cost and


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expenses of the Developer towards part consideration of the land share of the flats under Developer's Allocation.

10. **Common Portions** - It is clarified that the Owner' allocation also includes undivided proportionate share in the common areas, amenities and facilities made available in the new building.
11. **Developer's Allocation** - After setting apart the Owner' allocation, the Developer shall be entitled to the remaining flats/units/apartments and Car Parking Spaces in the proposed G+4 building. The Developer's allocation shall be constructed and finished by the Developer at its own cost and expense, for and on behalf of itself and/or its constituents and/or nominees. The undivided impartible and singly non-transferable proportionate share in the land of the said property in respect of the Developer's Allocation shall be conveyed by the Owner to the Developer and/or its constituents and/or nominees at its cost of the transferees in lieu of Owner' allocation and cash consideration as above.
12. **Possession** - On signing this agreement and on receipt of the cash consideration the Owner will handover peaceful vacant khas possession of the said property.
13. **Custody of title Documents** - On the date of signing this agreement the Owner shall handover the Original Title Documents & other related documents of the said Land or Property of the said property to the Developer for the purpose of the development work.
14. **DEVELOPMENT POWER OF ATTORNEY** : The Owner shall grant a registered Development Power of Attorney in favour of "**ANNAPURNA CONSTRUCTION**", a Partnership Firm," by it's Partners - **SMT. TANIYA DEBNATH**, wife of Mr. Gautam Debnath, & **IMRAN HOSSAIN MALITA**, son of Ali Hossain Malita, as the Developer, concern for the purpose of necessary permissions from different authorities in connection with the construction of the new building and in other words for all lawful purposes of development and sale of flats/units under Developer's allocation.


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- 15. Further Acts** - Notwithstanding grant of the aforesaid Development Power of Attorney, the Owner hereby undertake that they will execute as and when necessary, all papers, documents, plans etc. for the purpose of development of the said property.
- 16. Certified Copies** - This Agreement and the Power of Attorney will be registered at the cost and expense of the Developer and will be at the custody of the Developer on understanding that the Developer will produce the original documents as and when required by any authority.
- 17. Sanction of building plan** : The Developer shall, at its own costs appoint an Architect of the Project and through the Architect, shall have the plans prepared and submitted to the Kalyani Municipality for sanction. The Developer, at its own costs and expenses shall have the plans for the new building sanctioned by the Kalyani Municipality.
- 18. Extension of time** : In the event of any delay in completion of the project for any unforeseen reason the time may extend up to 6 (six) months. However, the Developer and the Owner shall take a mutual decision and decide an extra time frame if required, which is more than six months.
- 19. Electricity Connection:** For permanent electric connection to the Flats/units/spaces in the New Building all the Flat Owner including the Owner, the Developer and/or the intending purchasers of flats (collectively 'Flat Owner') shall bear and pay all the necessary charges. However, if the Owner wish to install or take any extra electric connection/facility for their own need from the standard facilities given to the other flat Owner by the Developer, the additional cost shall and will be take care by the Owner.
- 20. Utilities** : The Developer at its own costs install and erect in the new building water pump, water storage tank, overhead reservoir, elevator, and shall take sewerage connection and electric connection etc. in the new building. However, DG set and/or Water Purifier may be installed at the request of the


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flat Owner and for that the actual costs and charges are to be borne proportionate by the flat Owner.

- 21. Modification :** Any amendment or modification to the plans may be made or caused to be made by the Developer within the permissible limits of the Kalyani Municipality Rules. Provided however, alternation or modification to the interior part of the building may be made in the flats under Owner' allocation on request of the Owner in writing and for that the Owner shall bear the costs and expenses.
- 22. No Obstruction :** The Owner shall not do any act, deed or thing whereby the Developer is obstructed or prevented from construction and completion of the new building.
- 23. Owner' Allocation / component :** The Owner shall be entitled to transfer or otherwise deal with the Owner' allocation in any manner the Owner deems appropriate.
- 24. Developer's Allocation :** Subject to handing over the physical possession of the Owner' Allocation, the Developer shall be exclusively entitled to the Developer's Allocation with exclusive right to transfer or otherwise deal with the same without any right, claim or interest therein whatsoever of the Owner and the Owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation. It is however, understood that the dealings of the Developer with regard to the Developer's allocation shall be entirely at the risk and responsibility of the Developer and shall not in any manner fasten or create any financial liabilities and/or any other responsibilities or legal liability upon the Owner and shall be subject to the provisions of this agreement.
- 25. Transfer of Developer's Allocation :** In consideration of the Developer constructing and handing over possession of the Owner' Allocation to the Owner, the Developer shall sale and transfer (on the basis of Developer Power of Attorney to be given by the Owner to the Developer) the saleable


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areas under the Developer's allocation together with undivided proportionate share in the land with right to use the common service areas amenities and facilities of the new building in favour of the prospective purchasers of the Developer's allocation in such part or parts be required by the Developer and shall execute such number of Deeds of conveyance as may be required.

- 26. Cost of Transfer :** The costs of such conveyances including stamp duty and registration expenses and all other expenses incidental or related thereto shall be borne and paid by the Transferees.
- 27. Relating to period prior to Possession:** All rates, taxes and outgoings in respect of the said property relating to the period prior to this agreement will be paid by the Owner.
- 28. Relating to period after Possession :** On and from the date of signing of this agreement the Developer will bear and pay the property taxes of the said property till completion of the project.
- 29. On Completion of Project :** From the date of making over possession of the Owner' allocation to the Owner in written, the Owner shall become liable and responsible for the proportionate rates and taxes and other outgoings with regard to the Owner' allocation. On the other hand the Developer and/or its transferees shall become liable and responsible for rates and taxes and other outgoings with regard to the Developer's allocation proportionately till new assessment from the end of the Kalyani Municipality.

30. COMMON RESTRICTIONS :

- 30 - 1 - Applicable to Both :** The Owner' Allocation and the Developer's Allocation in the new building shall be subject to the same restrictions as are applicable to Ownership buildings, intended for common benefit of all occupiers of the new building. Such restrictions shall be duly incorporated in the transfer deeds of the Owner' allocation to third parties and the Developer's allocation to third parties (all such third parties collectively Transferees).


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30 - 2 - No Illegal Activity : No Transferee/Occupant of the flats/units in the new building shall use or permit to be used their units or any portion thereof other than residential purpose and for any obnoxious, illegal and immoral trade or activity or for any purpose which may cause any nuisance or hazard to the other occupiers of the new building.

30 - 3- No Demolition or Alteration : No transferee/occupant of the new building shall demolish or permit demolition of any wall or other structure in their respective units or any portions, major or minor, without the written consent of the Association. However, internal modification within the unit without creating any effect on the structure of the new building or the common portions can be made by the respective Transferee/Occupant subject to the compliance of all existing rules including the building rules of the concerned authority. No Transferee/ Occupant of the new building shall alter the other elevation of any unit or the common portions without written permission of the Association, first had and obtained.

30 - 4 - No transfer without Compliance : Neither the Owner nor the Transferees shall transfer or permit transfer of their respective units or any portions thereof unless all terms and conditions to be observed and/or performed have been observed and performed and the proposed transferee gives a written undertaking to the Association to the effect that such transferee shall remain bound by the terms and conditions of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the concerned unit.


 **30 - 5 - Compliance with Rules :** The Owner and the Transferee/ Occupant shall abide by all laws, bye laws, rules and regulations of the Government and local bodies and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye laws rules and regulations.



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- 30 – 6 - Interior Maintenance** : The Owner and the Transferee/Occupant shall keep the interior walls, sewers drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective units in good working condition and repair and in particular so as not to cause any damage to the new building or any other space or accommodation therein and shall keep the other occupiers of the new building indemnified from and against the consequences of any breach.
- 30 – 7 - Validity of Insurance** : Neither the Owner nor the Transferee/ Occupants shall do or cause or permit to be done any act or thing which may render void and/or voidable any insurance of the new building or any part thereof and shall keep the other Transferee/Occupant of the new building harmless and indemnified from and against the consequences of any breach.
- 30 – 8 - No Obstruction on Common Areas** : Neither the Owner nor the Transferee/Occupant shall leave or keep any goods or other items for display or otherwise in the corridors or at other places of common use and enjoyment in the new building and no hindrance shall be caused in any manner in the free movement and use of the corridors and other places for common use and enjoyment in the new building.
- 30 - 9 – Cleanliness** : Neither the Owner nor the Transferees shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the new building or in the compound, corridors or any other portion or portions of the new building.
- 30 - 10 - Rights of Entry** : For the purpose of enforcing the common restrictions and ancillary purpose and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and good condition any common portions and/or for any purpose of similar nature, the Owner and the Developer shall permit each other, with or without workmen, at all reasonable times, to enter into and upon the Owner' allocation.


Adv. S. K. Singh



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31. OWNER' OBLIGATION :

31. 1 - No Obstruction in Dealing with Developer's Allocation :

The Owner covenant not to do any act, deed of thing whereby the Developer may be prevented from selling and/or disposing of any part or portion of the Developer's Allocation till that time the Developer abides and maintains the parameters prescribed and agreed mutually and / or in this Agreement.

31. 2 - No Obstruction in Construction :

The Owner hereby covenant not to cause any interference or hindrance in the construction of the New Building till that time the Developer abides and maintains the parameters prescribed and agreed mutually and / or in this Agreement.

31. 3 - No Dealing with Premises :

The Owner hereby covenant not to mortgage and/or charge the premises or any portions thereof without the consent in writing of the Developer, save the Owner' Allocation.

32. DEVELOPER'S OBLIGATION :

32. 1 - No Assignment : The Developer shall not transfer and/or assign the benefits of this Agreement or any portion thereof, without the consent in writing of the Owner. However, the Developer, on consent in writing of the Owner, shall have the right to take financial partner into the project or take financial assistance from any Bank without infringing any right of the Owner.

32. 2 - Statutory Obligation : All persons employed by the Developer for compliance of its obligations hereunder will be deemed to be employees of the Developer who shall be solely responsible for their emoluments and other statutory obligations and the Developer hereby agrees to keep the Owner indemnified in this regard. The Developer shall follow and maintain the

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statutory obligations like Income Tax, Service Tax, Labour Licence, Workmen Compensation Coverage, Safety Measures, etc. and is liable to produce those documents as and when the Owner demands for..

32. 3 - No Violation of Law : The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions of the rules applicable to construction of the New Building.

32. 4 - No Obstruction in Dealing with Owner' Allocation :

The Developer covenants not to do any act, deed or thing whereby the Owner may be prevented from selling and/or disposing the flat/unit under the Owner' allocation.

32. 5 - Parting with Possession after Delivery of possession of the Owner' component :

The Developer hereby agrees and covenants with the Owner not to part with possession of the Developer's Allocation or any part or portion thereof until possession of the Owner' allocation is provided. However, this will not prevent the Developer from entering into any agreement for sale or transfer or to deal with the Developer's Allocation.

33. Owner' Indemnity :

33. 1 – Title : Subject to whatever is mentioned in this Agreement, the Owner shall always be responsible for giving good and marketable title to the Developer and the Transferees and the Owner hereby indemnifies and agrees to keep indemnified the Developer and the Transferees in this regard.

33. 2 - Developer's Allocation : The Owner hereby undertakes that the Developer shall always be entitled, to the Developer's Allocation and shall enjoy the same without any interference or disturbances by the Owner and to this effect the Owner hereby indemnified and agrees to keep indemnified the Developer.


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- 34. Additional Authority :** It is understood that from time to time to facilitate the uninterrupted construction of the new building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owner. Further, various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been made herein. The Owner hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for such purpose and the Owner also undertakes to sign and execute all additional applications and other documents, at the costs and expenses of the Developer. Provided that all such acts, deeds, matters and things do not in any way infringe, on the rights of the Owner and/or go against the spirit of this Agreement.
- 35. Further Acts :** In view of successful and desired execution and completion of the said project the Parties herein shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- 36. Taxation and Legal issues :** The Owner shall not be liable for any Income Tax, Wealth Tax, Service Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Owner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. Similarly, the Developer shall not be liable for any income tax, wealth tax, service tax or any other taxes in respect of the Owner' Allocation and the Owner shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.


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37. Name of New Building : The name of the building shall be decided by the Developer in consultation with the Owner and the same shall not be changed on any later date by any of the parties or their assigns.

38. FORCE MAJEURE :

38.1- Meaning and Effect : Force majeure or Act of God shall mean and include the circumstances to which the parties hereto have no control that is storm, earthquake, civil commotion, riots, natural calamities etc. for which the progress of the construction may be held up in that case the time for completion of the building may be extended by mutual consent of the Owner and the Developer.

38.2 - No Liability : The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of such obligation is prevented by the existence of Force Majeure and the performance of such obligation shall be suspended during the duration of Force Majeure.

39. AMENDMENT OR MODIFICATIONS :

39. 1 - Express Documentation : No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the parties and expressly referring to the relevant provision of this Agreement.

39. 2 - GOVERNING LAWS : The Parties shall abide by the laws of India and all applicable local laws with respect to the subject matter of this agreement, to ensure that there is no contravention. If there is any contravention, either party may, by written notice, call upon the other to ensure compliance with requirements as per applicable laws. Any penalties levied by the Government, State or Central, Municipal Body, etc. as a result of non-compliance by either party, will be borne by the defaulting party.


Admin. cut



Addl. Dist. Sub Registrar
Kalyani, Nadia

11 1 FEB 2026

39. **3 – NOTICE** : Any notice, consent, approval, demand, waiver or communication required or permitted hereunder shall be in writing and shall be deemed given/effective if delivered to the person personally, at the time of delivery or if sent by registered mail, with postage and registration fees thereon prepaid, on the 5th business day following delivery of such notice to the postal service or by express courier, on the 3rd business day following delivery of such notice to express courier, addressed as follows, unless any change in address is communicated in writing by the either party to the other.
40. **PROOF** : The Developer has satisfied itself about prima facie title to the said land belonging to the Owner and the Developer reserves its right to further verify the title to the said land belonging to the Owner and also whether the said property is free from all encumbrances, charges, liens, trusts, lis pendens and/or any execution or attachment proceeding and/or prohibitory orders and/or any acquisition or requisition proceeding or scheme of any authority.
41. **COMPENSATION FOR BREACH** : Either of the parties herein committing any breach of these presents or any of the terms hereof or unduly delays performance of his obligations herein shall be liable to pay compensation to the party agreed.
42. **RULES OF INTERPRETATION** :
42. 1 - **Headings** : Headings have been inserted to various places merely for convenience of reference and are not intended to impact the interpretation or meaning of any clause.
42. 2 – **Definitions** : In this Agreement, the words put in brackets and in bold prints define the word, phrase or expression immediately proceeding.
43. **ARBITRATION** :
43. 1 - All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein



Adarsh



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Addl. Dist. Sub Registrar
Kalyani, Nadia

11 1 FEB 2026

contained or touching these presents or determination of any liability save and except those specifically defined herein, shall be referred to the arbitration of SRI SUBHANKAR PAUL, Advocate, Kalyani Court, Nadia or any person nominated by his and that shall be deemed to be a reference within the meaning of the Arbitration & Conciliation Act, 1996 or any statutory modification or new enactment therein.

43. 2 - The place of Arbitration will be at Kalyani.

43. 3 - The parties hereto shall not commence any legal proceedings or to have any Receiver appointed in the 'said property' or the said 'new building' unless the same is first referred to Arbitration and the Arbitrator has given his award.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of areas of land measuring about **05 (Five) Cottahs 11 (Eleven) chattaks & 13 (Thirteen) Sq.ft. to be the same little more or less, at Plot NO.141, Sub-Block No. A-9 of Block NO. A, Kalyani Township P.S. - Kalyani within the District of Nadia, West Bengal, which has butted and bounded by;**

North : Plot No. 12(S) & 13(S)1/A-9
South : 30'-00" wide Road
East : Plot No. 142/A-9
West : Plot No. 140/A-9

SCHEDULE- B

Description of LAND-OWNER's Allocation & Developer's Allocation

That the Land-Owner get 02 Flats - (i) Flat NO.2-C , on the 02nd Floor, measuring about 1024 Sq.ft. as Super Build-up area, 3BHK, & (ii) Flat NO.3-B, on the 03rd Floor, measuring about 774 Sq.ft as Super built-up area, 2BHK, as per the demarcation of the Sanction Plan and also get a sum of Rs. 79,00,000/-.

And mention that at the time of execute of this Agreement the DEVELOPER hand over only Rs. 79,00,000/- to the Land-Owner and after



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Addl. Dist. Sub Registrar
Kalyani, Nadia

1 1 FEB 2026

complete of the Construction Work Developer hand over said 02 Flats and also hand over rest of the amount.

And the DEVELOPER gets the Other FLATs & also get entire Ground Floor of the said G+4 storied building as per the demarcation of the Sanction Plan.

SCHEDULE - C
(Common portions)

1. Areas :

- a) Entrance and exists to the Premises and the New Building.
- b) Boundary walls and main gate of the Premises.
- c) Staircase, stair head room and lobbies on all the floor of the New Building.
- d) Vertical Shaft.
- e) Entrance lobby, electric/utility room, water pump room, generator room (if any).
- h) Intercom Facility
- i) Covered sitting space for watchmen and ward staff for 24 hours.

2. Water supply, Plumbing and Drainage :

- a) Drainage and sewage lines and other installation for the same (except only those as are installed within the exclusive area of any unit and/or exclusively for its use).
- b) Water supply system, Water pump, underground and overhead water reservoir together with all common plumbing installations for carriage of water (save only those as are within the exclusive area of any unit/or exclusively for its use)

3. Electric Installation :

- a) Electrical wiring and other fittings excluding only those as are installed within the exclusively any unit and/or exclusively for its use)
- b) Lighting of the common portions.
- c) Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.
- d) Elevator & Generator.

Advocate



Addl. Dist. Sub Registrar
Kalyani, Nadia

1 1 FEB 2026

4. **Others** : Such other common parts, areas, equipment, installations, fittings, fixtures and spaces in or about the premises and the new building as are necessary for passage to and/or user of the units in common by the Co-owner.

SCHEDULE - D
(SPECIFICATION OF THE NEW BUILDING)

Construction to be made and equipments, fittings and fixtures to be installed and provided in the building shall be standard quality and according to the plans and advice of the architect and including the following :-

- | | | |
|--------------------------|---|---|
| Structure | - | Earthquake resistant R.C.C framed Structure. |
| Walls | - | Conventional |
| Wall Finish | - | Interior : Putty finish
Exterior : Weather coat paint |
| Flooring - | | tiles |
| Bed room | - | Vitrified tiles |
| Living/Dining | - | Vitrified tiles |
| Kitchen | - | Counter granite top, kitchen Dado-ceramic tiles
(2 ft above counter) |
| Toilet | - | Ceramic tiles and Dado up to 7' vitrified tiles
Ground floor lobby Well decorated Lobby with marble / vitrified tiles |
| Stairs | - | Marbel |
| Door-Window & Door frame | - | Malaysian sal wood duly seasoned & treated. Shutters of
good quality |
| Window | - | Aluminum sliding |
| Electrical | - | Adequate numbers of light, fan, T.V. Telephone and plug points of AC
points in bed rooms, living/dining room, geyser points in toilet &
Kitchen |
| Switches | - | Modular switches of Anchor/MK/Legrand or equivalent make, concealed
copper wiring of FR grade of ISI made |
| Sanitary Plumbing - | | CP fittings of Jaquar or equivalent make in Kitchen &
Toilets, Ceramic fitting of Hindware / Parryware or equivalent make. |
| Elevator | - | High speed Elevator of reputed make. |

Adh. recd.



Addl. Dist. Sub Registrar
Kalyani, Nadia

1 FEB 2026


The annexed two self-attested passport size photographs and impression of Ten fingers of the respective hands of **THE OWNER AND THE DEVELOPER or THE PROMOTER** annexed here with in separate sheet, which do form the part and parcel of this Deed.

The site plan of the said Property/Land along with the structure, which attached with the Development Agreement and it's marked with red colour pen/marker. And this site plan part of the Development Agreement.

IN WITNESS WHEREOF the parties herein have signed sealed and delivered these presents on the day, month and year first above written.

WITNESSES :

1. Subhankar Paul,
at - B-1/199, Tripty Apartment,
P.O. & P.S. - Kalyani, Nadia.

2. 
P.O. / P.S - Kalyani, Nadia



(Signature of the LAND-OWNER)

Annapurna Construction
Taniya Debnath


Partner

Annapurna Construction


Partner

(Signature of the DEVELOPER)

Drafted By,



SUBHANKAR PAUL,
ADVOCATE.

Enrolment NO. F-1947/09.
Kalyani Court, Nadia, W.B.

Annaburno Construction

Partner

Annaburno Construction

19 19





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Addl. Dist. Sub Registrar
Kalyani, Nadia





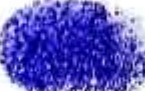






11 1 FEB 2026

SIGNATURE & IMPRESSION OF TEN FINGERS

						
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FOR FINGER	THUMB	
RIGHT						



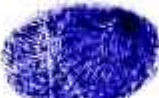








MY PHOTO & SIGNATURE ATTESTED BY ME:

Tulas Chaki

						
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FOR FINGER	THUMB	
RIGHT						



MY PHOTO & SIGNATURE ATTESTED BY ME:

Toniya Debnath

						
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FOR FINGER	THUMB	
RIGHT						

MY PHOTO & SIGNATURE ATTESTED BY ME:

Imran Hossain Malita

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB	
RIGHT						

MY PHOTO & SIGNATURE ATTESTED BY ME:



Addl. Dist. Sub Registrar
Kalyani, Nadia

1 FEB 2026

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



192025260470270468

GRN Details

GRN:	192025260470270468	Payment Mode:	SBI Epay
GRN Date:	11/02/2026 12:57:10	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0366721639839	BRN Date:	11/02/2026 12:57:32
Gateway Ref ID:	IGATTXTGT0	Method:	State Bank of India NB
GRIPS Payment ID:	110220262047027043	Payment Init. Date:	11/02/2026 12:57:10
Payment Status:	Successful	Payment Ref. No:	2000359830/4/2026

[Query No* Query Year]

Depositor Details

Depositor's Name:	Mr Shubhankar Paul
Address:	kalyani
Mobile:	9830567949
Period From (dd/mm/yyyy):	11/02/2026
Period To (dd/mm/yyyy):	11/02/2026
Payment Ref ID:	2000359830/4/2026
Dept Ref ID/DRN:	2000359830/4/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000359830/4/2026	Property Registration- Stamp duty	0030-02-103-003-02	19021
2	2000359830/4/2026	Property Registration- Registration Fees	0030-03-104-001-16	79600
3	2000359830/4/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
			Total	98921

IN WORDS: NINETY EIGHT THOUSAND NINE HUNDRED TWENTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1303-00732/2026	Date of Registration	11/02/2026
Query No / Year	1303-2000359830/2026	Office where deed is registered	
Query Date	09/02/2026 11:07:47 PM	A.D.S.R, KALYANI, District: Nadia	
Applicant Name, Address & Other Details	SUBHANKAR PAUL KALYANI COURT, Thana : Kalyani, District : Nadia, WEST BENGAL, Mobile No. : 9477269687, 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 : 79,00,000/-]		
Set Forth value	Market Value		
Rs. 79,00,000/-	Rs. 1,46,34,746/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 79,600/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Nadia, P.S:- Kalyani, Municipality: KALYANI, Road: Block-A9(R) Arterial Road, Mouza: Block-A9(R), JI No: 0, Pin Code : 741235

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-141	RS-9	RentFree Viti/Bastu (Freehold)	RentFree Viti/Bastu (Freehold)	5 Katha 11 Chatak 13 Sq Ft	79,00,000/-	1,46,34,746/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					9.4142Dec	79,00,000 /-	146,34,746 /-	

Land Lord Details :



















Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr TITAS CHAKI (Presentant) Son of Mr BIMAL KUMAR CHAKI Executed by: Self, Date of Execution: 11/02/2026 , Admitted by: Self, Date of Admission: 11/02/2026 ,Place : Office		 Captured	
		11/02/2026	LTI 11/02/2026	11/02/2026

A-9/141, KALYANI, City:- Kalyani, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: AIxxxxxx1M, Aadhaar No: 85xxxxxxxx2987, Status :Individual, Executed by: Self, Date of Execution: 11/02/2026 , Admitted by: Self, Date of Admission: 11/02/2026 ,Place : Office



Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ANNAPURNA CONSTRUCTION A-9/141, KALYANI, City:- Kalyani, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Date of Incorporation:XX-XX-2XX4 , PAN No.:: ACxxxxxx9L, Aadhaar No: 35xxxxxxxx3568, 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> Mrs TANIYA DEBNATH Daughter of Late MANARANJAN DEBNATH Date of Execution - 11/02/2026 , Admitted by: Self, Date of Admission: 11/02/2026, Place of Admission of Execution: Office </td> <td>  Feb 11 2026 2:48PM </td> <td>  Captured LTI 11/02/2026 </td> <td>  11/02/2026 </td> </tr> </tbody> </table> <p>NAGARUKHRA, HARINGHATA, City:- Not Specified, P.O:- NAGARUKHRA, P.S:-Haringhata, District:-Nadia, West Bengal, India, PIN:- 741257, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: AXxxxxxx9A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANNAPURNA CONSTRUCTION (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mrs TANIYA DEBNATH Daughter of Late MANARANJAN DEBNATH Date of Execution - 11/02/2026 , Admitted by: Self, Date of Admission: 11/02/2026, Place of Admission of Execution: Office	 Feb 11 2026 2:48PM	 Captured LTI 11/02/2026	 11/02/2026			
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Imran Hossain Malita Son of Mr Ali Hossain Malita Date of Execution - 11/02/2026 , Admitted by: Self, Date of Admission: 11/02/2026, Place of Admission of Execution: Office </td> <td>  Feb 11 2026 2:49PM </td> <td>  Captured LTI 11/02/2026 </td> <td>  11/02/2026 </td> </tr> </tbody> </table> <p>Maltipara, Khaspur, Tehatta, City:- Not Specified, P.O:- Khaspur, P.S:-Tehatta, District:-Nadia, West Bengal, India, PIN:- 741160, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: byxxxxxx3b,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANNAPURNA CONSTRUCTION (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr Imran Hossain Malita Son of Mr Ali Hossain Malita Date of Execution - 11/02/2026 , Admitted by: Self, Date of Admission: 11/02/2026, Place of Admission of Execution: Office	 Feb 11 2026 2:49PM	 Captured LTI 11/02/2026	 11/02/2026			
Name	Photo	Finger Print	Signature									
Mr Imran Hossain Malita Son of Mr Ali Hossain Malita Date of Execution - 11/02/2026 , Admitted by: Self, Date of Admission: 11/02/2026, Place of Admission of Execution: Office	 Feb 11 2026 2:49PM	 Captured LTI 11/02/2026	 11/02/2026									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHANKAR PAUL Son of Mr S PAUL KALYANI COURT, NADIA, City- Not Specified, P.O.- KALYANI, P.S:-Kalyani, District.-Nadia, West Bengal, India, PIN:- 741235		 Captured	
	11/02/2026	11/02/2026	11/02/2026
Identifier Of Mr TITAS CHAKI, Mrs TANIYA DEBNATH, Mr Imran Hossain Malita			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr TITAS CHAKI	ANNAPURNA CONSTRUCTION-9.41417 Dec

Endorsement For Deed Number : I - 130300732 / 2026

On 11-02-2026

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 : 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 14.46 hrs on 11-02-2026, at the Office of the A.D.S.R. KALYANI by Mr TITAS CHAKI ,Executant.

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 1,46,34,746/-

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

Execution is admitted on 11/02/2026 by Mr TITAS CHAKI, Son of Mr BIMAL KUMAR CHAKI, A-9/141, KALYANI, P.O: KALYANI, Thana: Kalyani, , City/Town: KALYANI, Nadia, WEST BENGAL, India. PIN - 741235, by caste Hindu, by Profession Business

Indetified by Mr SUBHANKAR PAUL, , , Son of Mr S PAUL, KALYANI COURT, NADIA, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-02-2026 by Mrs TANIYA DEBNATH, PARTNER, ANNAPURNA CONSTRUCTION (Partnership Firm), A-9/141, KALYANI, City:- Kalyani, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235

Indetified by Mr SUBHANKAR PAUL, , , Son of Mr S PAUL, KALYANI COURT, NADIA, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

Execution is admitted on 11-02-2026 by Mr Imran Hossain Malita, PARTNER, ANNAPURNA CONSTRUCTION (Partnership Firm), A-9/141, KALYANI, City:- Kalyani, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235

Indetified by Mr SUBHANKAR PAUL, , , Son of Mr S PAUL, KALYANI COURT, NADIA, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 79,600.00/- (B = Rs 79,000.00/- ,E = Rs 600.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 79,600/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/02/2026 12:57PM with Govt. Ref. No: 192025260470270468 on 11-02-2026, Amount Rs: 79,600/-,
Bank: SBI EPay (SBlePay), Ref. No. 0366721639839 on 11-02-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-, by online = Rs 19,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 489, Amount: Rs.1,000.00/-, Date of Purchase: 11/02/2026, Vendor name: P C Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/02/2026 12:57PM with Govt. Ref. No: 192025260470270468 on 11-02-2026, Amount Rs: 19,021/-,
Bank: SBI EPay (SBlePay), Ref. No. 0366721639839 on 11-02-2026, Head of Account 0030-02-103-003-02



Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KALYANI
Nadia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1303-2026, Page from 23946 to 23978

being No 130300732 for the year 2026.



[Handwritten signature]

Digitally signed by Abhijit chatterjee
Date: 2026.02.18 10:35:24 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 18/02/2026

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. KALYANI

West Bengal.