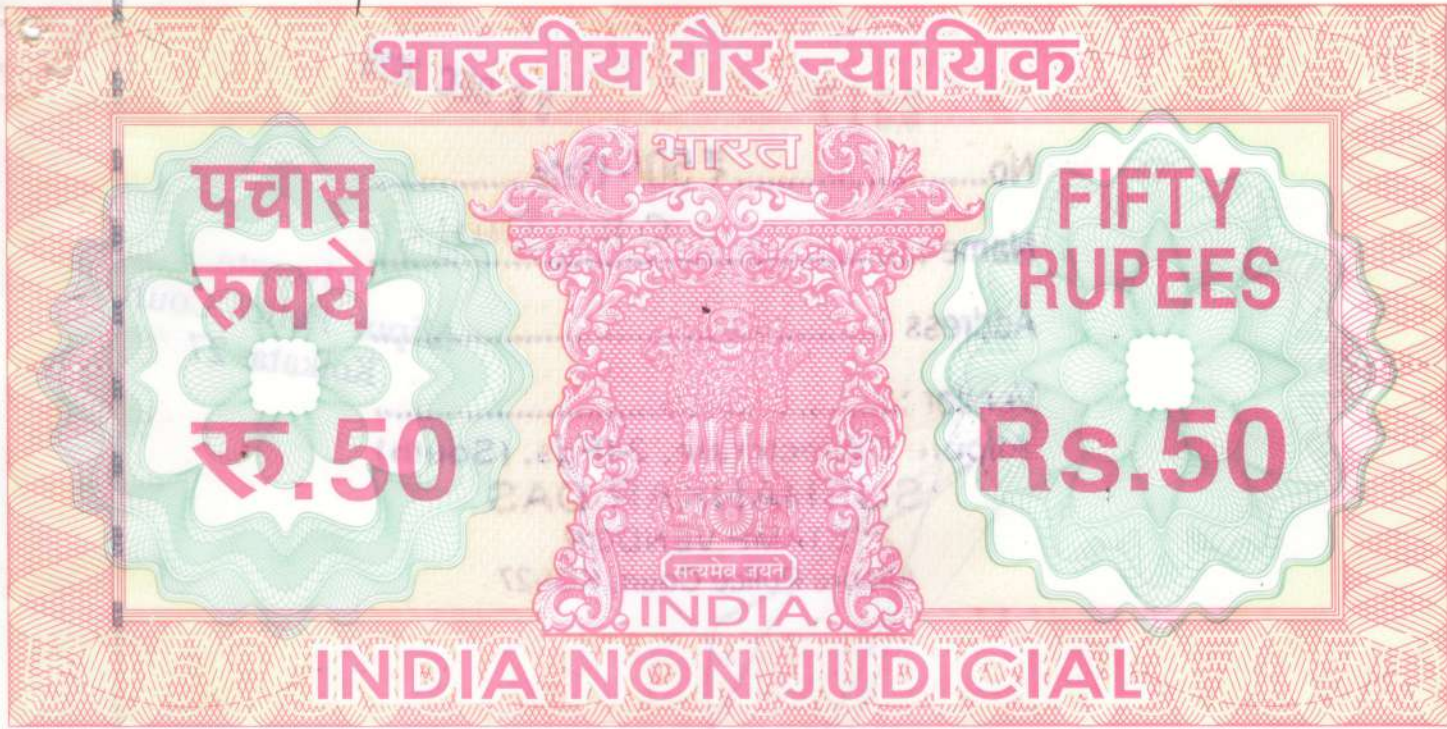


10268/2025

I-09850/2025



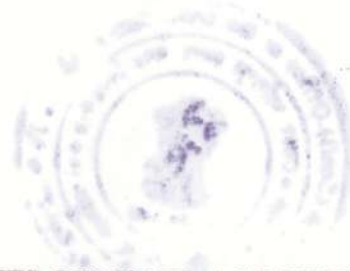
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 240252

Certified that the document is admitted for Registration. The signature sheet and the endroement sheet attached with the document are the part of this document.

3396745  
3, 63, 78, 463/-

3-12-25  
10/11/25



District Sub-Registrar  
Registrar U/S 7 (2) of  
Registration Act  
District, South 24 Parganas

DEVELOPMENT AGREEMENT 19 DEC 2025

THIS DEVELOPMENT AGREEMENT made on this the 19<sup>th</sup> day of December, 2025 BETWEEN (1) SRI SANJAY RAY (PAN- ACIPR9258H) (AADHAAR -3491 9322 0080) son of Late Deb Kumar Ray, by faith Hindu, by Nationality- Indian, by occupation – Retired person , residing at Premises No. 1/286, Gariahat Road, [also known as 286, Jodhpur Park] P.O. Jodhpur Park, under Police Station- Lake, within the limit of Kolkata Municipal Corporation Ward No.93, Kolkata 700068, (2) SRI TUSHAR RAY, (PAN- ACIPR0719F) (AADHAAR -7820 4627 7908) son of Late Deb Kumar Ray by faith - Hindu, by Nationality- Indian, by occupation – Retired person, residing at Premises No. 1/286, Gariahat Road, [also known as 286, Jodhpur Park] P.O. Jodhpur Park, under Police Station- Lake, within the limit of Kolkata Municipal Corporation

2009/2800-2

2009/2800-2

9317

08 DEC 2025

No..... ₹ 50/- Date.....

Name : ..... S.K. Dutta

Address : ..... Advocate  
Alipur Police Court  
Kolkata-27

Vendor : .....

Alipore Collectorate, 24Fgs. (South)  
**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, KOI-27



Handwritten notes in Bengali script.

Vertical text on the right side of the page.

District Sub-Registrar  
Alipore, Dist. 24 Parganas  
Registrar W/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas



19 DEC 2025

19 DEC 2025

THIS DEVELOPMENT AGREEMENT made on this the 19th day of  
December, 2025 BETWEEN (I) SH SANJAY RAY (PAN-ACIR238H)  
(AADHAAR-3491 9322 0080) son of Late Deb Kumar Ray, by this Hindu, by  
Nationality- Indian, residing at Premises No.  
1286, Garishat Road, (also known as 526, Jodhpur Park) P.O. Jodhpur Park,  
under Police Station- Lake, within the limits of Kolkata Municipal Corporation  
Ward No.93, Kolkata 70008. (2) SRI SANKAR RAY, (PAN-ACIR0719P)  
(AADHAAR-7820 4627 7908) son of Late Deb Kumar Ray, by this - Hindu, by  
Nationality- Indian, residing at Premises No.  
1286, Garishat Road, (also known as 526, Jodhpur Park) P.O. Jodhpur Park,  
under Police Station- Lake, within the limits of Kolkata Municipal Corporation

Ward No.93, Kolkata 700068, (3) **SRI SHAUMIK RAY** (PAN-AJCPR8600E) (AADHAAR -7597 9922 8822) son of Sri Sanjay Ray, by faith - Hindu, by Nationality - Non-Resident Indian, by occupation – Service at present residing at Richard Tauber Strasse, Flat-6, 81243, Munich[also known as Richard-Tauber-Straße, Flat-6, 81243, München] Germany previously of - 1/286, Gariahat Road, [also known as 286 Jodhpur Park] P.O. Jodhpur Park, under Police Station - Lake, within the limit of Kolkata Municipal Corporation Ward No.93, Kolkata 700068, (4) **SRI KAUSHIK RAY** (OCI no A2671269), (PAN- AJCPR8661H) son of Sri Sanjay Ray by faith Hindu, by Nationality - British, by occupation – service at present residing at 2 Bays Crescent, Spencer Wood, Reading RG7 1DF, Berkshire, United Kingdom, previously of 1/286, Gariahat Road, [also known as 286, Jodhpur Park] P.O. Jodhpur Park, under Police Station Lake, within the limit of Kolkata Municipal Corporation Ward No.93, Kolkata 700068, hereinafter referred to as **OWNERS/ FIRST PARTY** (which expression shall unless excluded by or repugnant to the context be deemed or to mean their respective heirs/Predecessors-in-interest/representatives and Assigns) of the **FIRST PART**.

**AND**

**M/S PRATTAY** a Proprietorship business having its office at 32, Old Ballygunge 1<sup>st</sup> Lane, under Police Station- Karaya , Post Office- Ballygunge, Kolkata – 700019 represented by it's Proprietor **SRI PARTHO SARATHI DAS**, (PAN DUBPD5374L), (AADHAAR NO. 8158 5684 8803) son of Sri. Prasanta Kumar Das, by faith - Hindu, by occupation- Business, residing at Premises No. 32, Old Ballygunge 1<sup>st</sup> Lane, under Police Station Karaya, Kolkata – 700019, hereinafter referred to as **DEVELOPER / SECOND PARTY** (which expression shall unless excluded by or repugnant to the context be deemed or to mean his respective heirs/Predecessors-in-interest / representatives and Assigns) of the **SECOND PART**.

**WHEREAS** one Mrs Monika Ray wife of Sri. Deb Kumar Ray, purchased land formerly known as 1, Gariahat Road (South), plot no 286, measuring an area 5 (five) Cottah, 2 (two) Chittacks and 29 (twenty nine) sq. ft. now numbered as premises No. 1/286, Gariahat Road more or less from Bengal Secretariat Co-Operative Land Mortgage Bank and Housing



District Registrar  
Mysore  
Karnataka

**19 DEC 2025**

Society Limited by a Deed of Conveyance which was duly registered in the office of the SR, Alipore, and incorporated in the Book No.1, Volume No.188, Pages ..... to ....., Being No.9227 for the year 1963.

**AND WHEREAS** Mrs. Monika Ray wife of Sri. Deb Kumar Raysince deceased constructed a three storied building as per plan sanctioned by Calcutta Corporation, now known as Kolkata Municipal Corporation being sanction no 319 dated 14-12-1976 uponher purchased land having a built up area 5771 sq feet, [Ground Floor- 1809, 1<sup>st</sup> floor 1981 sq ft 2<sup>nd</sup> floor 1981 sq ft] more or less after obtaining sanction plan from Calcutta Corporation [now known as Kolkata Municipal Corporation]and was residing therein with her family.

**AND WHEREAS** the said [Owner of the land and building described in SCHEDULE A below] Smt. Monika Ray died on 4-01-2013 leaving behind a will she executed on 1-01-2006, bequeathing the aforesaid property being all that three storied building standing thereon on5 (five) Cottah, 2 (two) Chittacks and 29 (twenty nine) sq. ft. being municipal premises no 1/286 Gariahat Road [ also known as 286 Jodhpur Park] Kolkata 700 068, Police station Lake, K.M.C WARD NO 93 in the following manner

Ground floor was allotted/ given to TUSHAR RAY Owner no -2;

First floor was allotted / given to grandsons SHAUMIK.RAY Owner no- 3, and KAUSHIK RAY Owner no-4.

Second floor was allotted / given to SANJAY RAY the Owner no -1;

The said will was probated from the Hon'ble High Court at Calcutta in P.L.A. no 255 of 2014 on 31- 03-2015.

**AND WHEREAS** by virtue of the said probate the aforesaid Owners Mr. Tushar Ray, Mr.Shaumik Ray, Mr. Kaushik Rayand Mr. Sanjay Ray, became the owners of the said land and building being municipal premises no. 1/286 Gariahat Road [ also known as 286 Jodhpur Park] Kolkata 700 068, Police station Lake, K.M.C Ward No 93 and their



7

District Registrar IV  
Registrar (MS) 1919  
Bhopal  
Madhya Pradesh, India

**19 DEC 2025**

name is entered in Assessment Register of K.M.C as "Person Responsible" in the following manner;

TUSHAR RAY Owner no -2 Assessee no-210930403970;

SHAUMIK RAY Owner no- 3, and KAUSHIK RAY Owner no-4 Assessee no 210930462494;

SANJAY RAY the Owner no -1; Assessee no 210930462500.

**AND WHEREAS** though in terms of the last will and testament left behind by Late Smt. Monika Ray the Vendors herein are occupying each floor of the premises at 1/286 Gariahat Road [ also known as 286 Jodhpur Park] but there is no detail of common areas neither there is any mention of as to how the common amenities such as cleaning of sewer, running of water pump cleaning of common areas, general maintenance of the building painting of exterior of the building etc, in fact the three floors have been allocated to individuals which does not amount to distinct separation/partition having separate water supply system, separate drain etc but are owners of individual flats similar to flat/apartment/owners of a multi storied building. It has come to known from The Kolkata Municipal Corporation that for easy payment and recovery of Municipal tax on the application of the Owners their name has been mentioned "as person responsible".

**AND WHEREAS** the aforesaid owners of this present, the Party of the First Part herein jointly decided to develop the property but as fund is not possible to materialize for such a grand project and henceforth declared and proclaimed to appoint a financially sound and skilled Developer **AND** the Second Party herein is in the process of undertaking several promotion/ Development work of properties in the locality having approached the owners and agreed to promote the property under terms, conditions and stipulations so imposed by the parties as well. First Party herein being satisfied on the representation of the DEVELOPER herein and ultimately decide to engage or appoint the DEVELOPER herein to complete the construction of the proposed building.

**AND WHEREAS** the Owners herein from the discussions made with the Developer Second Party had come to understand that until and unless the Owners dilute/ amalgamate their individual separate assessee into one and become a percentage(%) wise Owner/ share



)

District Sub-Registration  
Registrar (S) of  
Registration  
Alwar, Rajasthan

19 DEC 2025

holder, otherwise the Development work cannot be proceeded with, thus to facilitate Development work the Owners herein have on 18/12/2025 executed and registered separate Deed of Gift all registered it before D.S.R.-IV at Alipore South 24 Parganas. The said deeds are entered in Book-1, being nos. 09846/2025, 09848/2025, 09849/2025 all for the year 2025

**AND WHEREAS** All the parties of this present herein entered into this Development Agreement, in order to have their functions as party fully described in this Development Agreement to safeguard their respective right, title and interest in the present Agreement against any future misunderstanding, disagreement or dispute between themselves or their heirs or successors in interest whether during the continuance or at the determination of the present Agreement to any matter whatsoever touching the said Agreement, have agreed between themselves to record in writing the terms and conditions of the aforesaid Agreement between the parties.

**AND WHEREAS** the Owners herein have specifically represented to the DEVELOPER that they are the absolute Owners of the property more fully and particularly mentioned and described in the First Schedule hereunder and the DEVELOPER has bonafide belief that the Owners are absolutely entitled to the said premises in its entirety as the Owners thereof and that they have full right and absolute authority of alienation or transfer of the same or any portion thereof without any let, hindrance, claim, question or demand being raised by anybody in their behalf and the Owners also declared and confirmed that they have not executed any sort of instrument like sale, lease, gift, mortgage, charge or agreement for sale, tenancy and development agreement with regard to the said morefully and specifically described in the Schedule written hereunder, with anybody/bodies, person/persons, concern/concerns, company/companies and authority/ authorities.

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

**ARTICLE – I : TITLE AND INDEMNITY**



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration Act, 1908  
Muzaffarpur, South West District

19 DEC 2025

1. The **OWNERS** doth hereby authorize and empower the **DEVELOPER** to construct a multi storied or partly residential and partly commercial on the said plot of land as per building plan prepared by the Architect of the **DEVELOPER**.
2. The **OWNERS** hereby declare that they are the absolute Owners of the property mentioned in **Schedule A** and lawfully entitled to the same and no dispute or any suits, actions or legal proceedings is pending in respect of the said property or any part or portion thereof and they have absolute right, title, interest, authority and possession of the said premises to enter into this agreement with the **DEVELOPER**.
3. The **OWNERS** doth hereby declare that the said premises mentioned in **SCHEDULE A** herein under, is free from all and any manner of lispensens, charges, liens, claims, encumbrances, attachments, trusts, acquisitions, requisitions or mortgages whatsoever and that there is no decree against the property neither there is any suit pending reliant to the said property and the **OWNERS** hereby agree to indemnify and keep the **DEVELOPER** indemnified from and against any and all actions, charges, liens, claims, encumbrances and mortgages.
4. The **OWNERS** hereby also undertake that the **DEVELOPER** shall be entitled to construct the proposed new building on the said land as agreed by and between the parties hereto according to the building plan or revised plan prepared by the architect of the **DEVELOPER** and **SANCTIONED BY KOLKATA MUNICIPAL CORPORATION**.
5. The **OWNERS** shall handover simultaneous to execution of this agreement authenticated copies (certified) of all their original deeds, documents and papers relating to the said property mentioned in **Schedule A** to the **DEVELOPER**.
6. The **OWNERS** shall execute and register a **Development Power of Attorney** in favour of the **DEVELOPER** AND a **General Power Of Attorney** empowering to do act deed and things relating to making of building plan, construction of the building, for receiving the earnest money, booking money, consideration at a time or part payment thereof from the intending purchaser or purchasers in respect of the flats/Car Parking Spaces / commercial spaces allotted to the **DEVELOPER** stated in **SCHEDULE C** hereunder and



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration Act 1908  
Mysore, South India

19 DEC 2025

to be constructed thereon and to receive balance consideration money at the time of registration of the Deed of Conveyances and also to execute deed of conveyance or any deed of transfer in respect of **DEVELOPER's** allocation described in **SCHEDULE B**.

7. The **OWNERS** shall however on request by the Developer if necessary sign and execute the applications, plans and other documents necessary in relation to the said development.

#### ARTICLE – II : DEFINITIONS

**1.OWNERS** shall mean (1) **SRI SANJAY RAY , (PAN- ACIPR9258H) (AADHAAR - 3491 9322 0080)** son of Late Deb Kumar Ray by faith Hindu, by Nationality Indian, by occupation – retired person residing at 1/286, Gariahat Road, [also known as 286 Jodhpur Park] P.O. Jodhpur Park, under Police Station Lake, within the limit of Kolkata Municipal Corporation Ward No. 93, Kolkata 700068, (2) **SRI TUSHAR RAY (PAN- ACIPR0719F) (AADHAAR -7820 4627 7908)** son of Late Deb Kumar Ray by faith Hindu, by Nationality- Indian, by occupation – retired person, residing at 1/286, Gariahat Road, [also known as 286 Jodhpur Park] P.O. Jodhpur Park, under Police Station Lake, within the limit of Kolkata Municipal Corporation Ward No.93, Kolkata 700068, (3) **SRI SHAUMIK RAY (PAN-AJCPR8600E) (AADHAAR -7597 9922 8822)** son of Sri Sanjay Ray by faith Hindu, by Nationality Nonresident Indian, by occupation – service at present residing at Richard Tauber Strasse, Flat-6, 81243, Munich [also known as Richard-Tauber-Straße, Flat-6, 81243, München] Germany permanent resident- 1/286, Gariahat Road, [also known as 286 Jodhpur Park] P.O. Jodhpur Park, under Police Station Lake, within the limit of Kolkata Municipal Corporation Ward No.93, Kolkata 700068, (4) **SRI KAUSHIK RAY (OCI no A2671269) (PAN- +44 7973142536)** son of Sri Sanjay Ray by faith Hindu, by Nationality British, by occupation – service at present residing at 2 Bays Crescent, Spencer Wood, Reading RG7 1DF, Berkshire, United Kingdom, previously at 1/286, Gariahat Road, [also known as 286 Jodhpur Park] P.O. Jodhpur Park, under Police Station Lake, within the limit of Kolkata Municipal Corporation Ward No.93, Kolkata 700068



District Sub-Registrar  
Registrar U/S 7 (a) of  
Registration Act  
District Registrar

19 DEC 2025

2. **DEVELOPER** shall mean M/S PRATTAY\_a Proprietorship business having its office at 32, Old Ballygunge 1<sup>st</sup> Lane, under Police Station Karaya within limit of Kolkata Municipal Corporation, Kolkata – 700019 represented by **Proprietor SRI PARTHO SARATHI DAS**, (PAN DUBPD5374L) (ADHAR no 8158 5684 8803) son of Sri. Prasanta Kumar Das, by faith Hindu, at present residing at 32, Old Ballygunge 1<sup>st</sup> Lane, under Police Station Karaya, Kolkata – 700019
3. **TITLE DEED** shall mean all deeds, documents, papers and writings regarding title of the said property.
4. **PREMISES** shall mean 5 (five) Cottah, 2 (two) Chittacks and 29 (twenty nine) sq. ft. land and an old three storied building being municipal premises no 1/286 Gariahat Road [also known as 286 Jodhpur Park] Kolkata 700 068, Police station Lake, K.M.C Ward no 93 which is morefully and particularly mentioned and described in the **Schedule A**.
5. \* **BUILDING PLAN** shall mean plan or plans or revised thereof to be prepared by the Architect/Engineer for the construction of the new residential / commercial building appointed by the **DEVELOPER** duly signed by all the owners or their attorney.
6. **BUILDING COMPLEX** shall mean include the building to be constructed by the **DEVELOPER** at the said premises.
7. **LAND** Shall mean the Land below and underneath the said building to be constructed on the said premises described in Schedule A
8. **ARCHITECT** shall mean the qualified person or persons as may be appointed by the **DEVELOPER** for designing and planning of the building to be constructed on the said land.
9. **UNIT** shall mean the complete Flat/Unit/Apartment/commercial spaces in the said building to be constructed on the land described in **SCHEDULE A**.



District Sub-Registrar  
Registrar (Jr) District  
Registration Office  
District Sub-Registrar's Office

19 DEC 2020

**10. COVERED AREA OR BUILT UP AREA** Shall mean the measurement of the inside flat together with the thickness of the walls of all the sides and joints of the said flat together with proportionate stair case of the respective floor.

**11. CARPET AREA** shall mean inside clear floor area of the flat in the new constructed building.

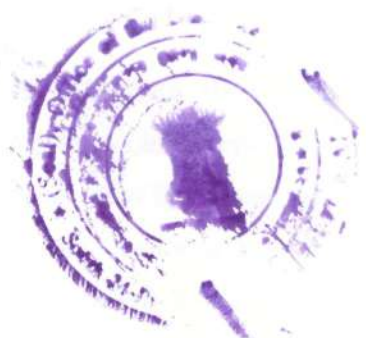
**12. SUPER BUILT UP AREA** shall mean covered area to be added for proportionate common areas, common spaces, staircase, open spaces & other spaces for common enjoyment of the building.

**13. PROPORTIONATE SHARE** shall mean in the case of any flat commercial spaces the portion or portions which to the floor space conveyed together with all other flats/commercial spaces for the time being in the said property including the areas comprising the common parts and the areas thereof in the said property and in the said building.

**14. COMMON FACILITIES AND AMENITIES** shall mean and include corridors, stair cases, passages, shafts, drains, septic tank, overhead water tank and underground water reservoir, pump and motor, meter board and other space or spaces and other facilities and amenities along with the easement attached thereto which may be mutually agreed between the parties or whatever required for the establishment, enjoyment, provisions, maintenance and or management of the said building.

**15. COMMON EXPENSES** shall mean and include proportionate share of the costs, charges and expenses for the management, maintenance, upkeep, repairs and replacement of the common parts relating or connected with the said building and the land thereunto.

**16. SALEABLE SPACE** shall mean residential flats, apartment or apartments or any other saleable space or spaces or portion thereof in the said new residential / commercial building, and for exclusive use of the owners in the building available for independent use and occupation excepting what is due to the owner and after making due provision for common facilities and the space required there.



District Sub-Registrar  
Registrar U/S 7 (2) of  
Registration Act  
Muzaffarpur, Bihar

**19 DEC 2025**

**17. OWNER'S ALLOCATION** shall mean The **DEVELOPER** shall deliver to the **OWNERS(a) entire Third Floor and (b) entire Fourth Floor** of the proposed building **(c) Four car parking spaces at the Ground** of the proposed building to be constructed on the said premises/plot of land described in Schedule A written hereunder, **(d) AND ALSO a non-refundable sum** of Rs 1,45,00,000/- (one crore forty five lakhs only.) will be paid/given by the Second Party Developer in the following manner

- i. Rs 45,00,000/- [forty five lakhs] on the date of signing this agreement;
- ii. Rs 50,00,000/- [fifty lakhs] After Eighteen Months from the signing of this agreement;
- ii. Rs 50,00,000/- [fifty lakhs] After the completion of the building and on receiving of CC and handing over possession of the Owners allocation to the Owners.

**The aforesaid amount paid herein shall paid less T.D.S. as applicable in respect of each individual Owner**

- (f) The Second Party Developer shall give 2 (Two) nos. alternate accommodation to the owners from the date of receipt of vacant possession of the said property by the Developer till handing over possession of Owners' allocation to the Owners / First Party.

**18. DEVELOPER'S ALLOCATION** shall mean **entire First Floor (Commercial), and Second Floor** consisting of two flats in the floor along with **4 (four) Nos Car parking space in the ground floor** to be constructed on the said premises/plot of land with proportionate share of land **excluding the Owners allocation** more fully mentioned in the **SCHEDULE C** written hereunder.

**19. TRANSFER** shall mean with its grammatical variations 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.



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration Act  
Almora, Uttarakhand

19 DEC 2025

20. **TRANSFEEE** shall mean individual or a group of person, firm, limited company or Association of persons to whom any saleable space in the building has been transferred under law.
21. **FORCE MAJEURE** shall mean flood, earth quake, riot, war, tempest, civil commotion, strike, lock-out, break out of pandemic like Covid, and/or any other acts or commission beyond the control of parties hereto affected thereby and also non-availability of essential materials like cement, steel etc.

**ARTICLE – III**

**COMMENCEMENT:** This **Development Agreement** shall be deemed to have commenced from the date of signing this agreement.

**ARTICLE – IV :**

**DEVELOPER'S RIGHT AND OBLIGATIONS**

1. **THE OWNERS** grant exclusive right to the **DEVELOPER** to develop the said land in such manner as the **DEVELOPER** deems fit in accordance with the provisions herein contained strictly as per plan sanctioned by Kolkata Municipal Corporation.
2. **THE Developer** shall get entire the salvaged value of the existing structure standing upon **SCHEDULE A** after demolition.
3. **THE OWNERS** and the **DEVELOPER** shall take all such permission and approval in compliance with the prevailing laws as are legally required for the purpose of construction of new multi-storied building upon the said land described in **SCHEDULE A**.
4. **THE OWNERS** are agreeable if necessary to execute and register deed of conveyance in respect of the flats/commercial space/car parking spaces to be constructed in the said premises in favour of the **DEVELOPER** or his nominee as and when will be called upon to do so or in favour of the prospective buyers of proposed flats / car parking spaces/ commercial spaces.



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

19 DEC 2025

5. **THE DEVELOPER** shall exclusively be entitled to receive, realize and appropriate the sale proceeds and or the construction cost from any organization 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.
6. **THE DEVELOPER** shall start the construction of newbuilding within 10 days of thereceipt of approval/ sanction of building plans by the concerned government authorities and or Kolkata Municipal Corporation and shall complete the construction work as per time schedule of RERA ACT and Rules. In case there is delay in completion of the building on the expiry of such time fixed; then the Developer is entitled to extra six months to complete. It is however made clear that the calculation of time shall not include the time lost by reason of force majeure.
7. **THE DEVELOPER** shall at his own cost construct and complete the building and the common facility and amenities at the said property in accordance with good and standing materials as per the guidance of the Architect and Civil engineer from time to time, for construction of the said building.
8. **THE DEVELOPER** shall be authorized in the name of the **OWNERS** in so far as it is necessary to apply for and obtain quotas, entitlements and other allocation and /or for cement, steel, brick 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 and other inputs and facilities required for the construction or enjoyment of the building for which purpose the **Owners** shall execute in favour of the **DEVELOPER** Development Power of Attorney as shall be required by the **DEVELOPER**.
9. **THE Developer** shall be entitled to make advertisements, hung up advertisement boards upon the said property and do such other things as might be required for the



District Sub-Registrar, 43  
Registrar U/S 7(12) of  
Registration 1908  
Alluvy, South 2<sup>nd</sup> Bangalore

19 DEC 2025

purpose of sale of the flats/ car parking spaces being the Developer's allocation in the said premises to be constructed without in any way prejudicing the interests of the **OWNERS**.

10. **THE Developer** shall be entitled to raise finances from Banks, Financial Institutions, Finance Companies, Private Financers etc. for the purpose of construction of the said Project.
11. **THE DEVELOPER** shall handover peaceful possession of the **OWNERS allocation** to the owners hereinbefore stated, before transferring any possession to any other purchasers or occupiers of **DEVELOPER'S** allotted portion and the **DEVELOPER** shall serve notice to the **Owners** to take/receive their allocation. In respect of serving notices to one party to another party of this deed, address mentioned in this deed should be considered, if any change of address properly intimated by the parties to each other, then changed address should be considered. **ALL** notices shall either have to be sent by registered post with A/D or delivered by hand.
12. The Developer shall construct and complete the building in all respects including Completion Certificate, the Owners' Allocation and common areas and facilities in accordance with the specification mentioned in this agreement within 30 (thirty) months from date of hand over of the possession by the Owners. Time in this regard shall be the essence of the contract. If the Developer fails to complete the construction within stipulated time herein mentioned in that event Owners will extend the time further period of 6 (six) months as grace period.
13. That the Developer fails to deliver the possession of the said flat and car parking space as per sanction within stipulated time mentioned above then the developer shall pay a sum of Rs.20,000/- p.m as demurrage charges to the Land Owners for the defaulting period.



District Sub-Registrar  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

9 DEC 1975

14. That the developer agrees to do the Kitchen Cabinets and the C.B Cabinets for both the Flats of the Landowner's portion on the Third and Fourth floor.

**ARTICLE – V :**

**OWNER'S RIGHT AND OBLIGATIONS**

1. That the **OWNERS** shall handover the vacant possession of the said property which is mentioned in the **SCHEDULE** A below to the **DEVELOPER** for construction of the building after receipt of intimation from him that he has received sanction of the building plan and right to start construction.
2. That the **OWNERS** if needed for approval of the proposed water and drainage plan of the said building to be constructed on the said property shall sign all the documents which may be required for obtaining the sanction of drainage/water plan.
3. That the **OWNERS** shall pay the statutory dues including Ground Rent (land revenue), Holding Tax, Land Development Tax, Water Bills, Electricity bills, Gas Bills, etc. in respect of the **SCHEDULE A** property up to the date of this agreement. The **DEVELOPER** shall pay all taxes, bills and charges of the Govt. and Non-Govt. organizations like Land Revenue Department, and other concerned authorities from the date of this Agreement or to be collected from the purchasers and the Owners at prorate basis until their separation and mutation with taxation is made individually.
4. The **OWNERS** hereby declare that they are the absolute Owners of the property and lawfully entitled to the same and no dispute or any suits, actions or legal proceedings is pending in respect of the said property or any part or portion thereof and have absolute right, title, interest, authority and possession of the said premises to enter into this agreement with the **DEVELOPER**.
5. The **OWNERS** shall simultaneously execute and register a **Development Power of Attorney** in favour of the **DEVELOPER** AND a **GENERAL POWER OF**

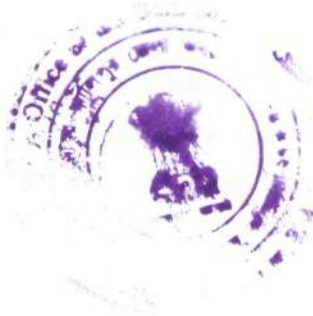


District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

19 DEC 2025

**ATTORNEY** empowering to do act deed and things relating to making of building plan, construction of the building, for receiving the earnest money, booking money, consideration at a time or part payment thereof from the intending purchaser or purchasers in respect of the Flats/Car Parking Spaces / commercial spaces allotted to the **DEVELOPER** slated in schedule C hereunder and to be constructed thereon and to receive balance consideration money at the time of registration of the Deed of Conveyances and also to execute deed of conveyance or any deed of transfer in respect of **DEVELOPER's** allocation described in **SCHEDULE B**.

6. That the **OWNERS** or any of their duly authorized representatives shall take inspection of their allotted flats / car parking spaces during the course of construction of the proposed building but in no case they shall be entitled to disturb or interfere with the construction of the proposed building or any part thereof.
7. The **OWNERS** shall not create any obstacle or make any disturbance during the time of construction of the proposed building under any circumstances. That it has also been agreed, if owners want to construct anything beyond the work schedule, it will be treated as "**Extra work**" and shall be charged extra. However, it has also been settled that the Owners will intimate the type and volume of extra work to be done which has to be approved by the Architect of the **DEVELOPER** and the **Owners** shall inform to the **DEVELOPER** well in advance to facilitate the progress of extra work. [preferably before brick work of internal walls]
8. The **OWNERS** hereby confirms and declares that they shall not transfer, sell, mortgage encumber and/or deal with in any manner with the said plot of land described in **SCHEDULE A** in any manner whatsoever so as to prejudice, affect or hamper the said project.
9. The **DEVELOPER** and the **OWNERS** will be responsible for paying Income Tax on their respective shares.



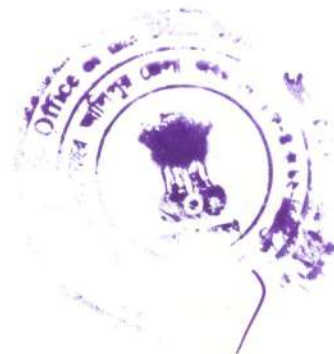
District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
New B. Road, 24, Bangalore

19 DEC 2025

10. That the **OWNERS** shall co-operate with the **DEVELOPER** in all respects whatsoever and vice-versa.
11. The Developer shall pay necessary G.S.T as assessed under GST Council's rule as applicable for both Owners' allocation and Developers' Allocation but can realize the amount so paid in respect of the Developer's allocation from the intending Purchasers.

**ARTICLE – VI : BUILDING**

1. **THE DEVELOPER** shall at his own costs or by raising funds from the prospective transferees out of **DEVELOPER'S** allocation or in the manner he consider necessary for which it is hereby agreed between the parties hereto that the **DEVELOPER** shall be at liberty to invite applications from the prospective transferees for transfer out of the total built up area excepting the **OWNERS ALLOCATION** in the building to be constructed on the land described in Schedule-A.
2. **THE DEVELOPER** shall also install and provide in the said building at his own costs the pumps, water storage tanks, overhead reservoirs, septic tanks, if necessary inside electrifications and or other facilities required to be provided in the building in terms of the plan or regulations relating to the construction of the building on the said land described in **SCHEDULE A**.
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.



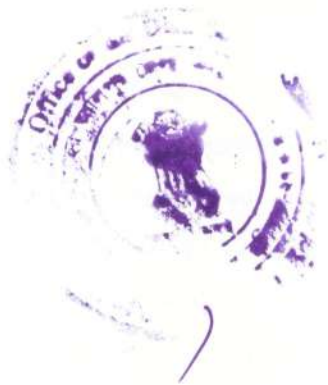
District Sub-Registrar  
Registrar U/S 7 (b) of  
Registration 1908  
Alibore, South 24 Parganas

19 DEC 2025

5. 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 accordance with the building plan prepared by the Architect and sanctioned by K.M.C.
6. All costs, charges and expenses including architects fees shall be discharged and paid by the **DEVELOPER** and the **OWNERS** shall bear no responsibility in this context.

**ARTICLE – VII : AUTHORITY**

1. The **DEVELOPER** shall be entitled to transfer or otherwise deal with the flat/flats/ commercial spaces, and/or apartment/apartments and/or car parking spaces and/or any other saleable space or spaces in respect of the **DEVELOPER'S** allocation of the proposed building including proportionate share of land along with 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 by executing a Development Power of Attorney, 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, correspondences and to apply to the authorities, to sign and execute all application to the Government and/or authority, to appoint architects, engineers and other persons to construct the building as per sanction of the authority, to enter into and sign agreement for sale and to sign sale deeds, conveyances in favour of the prospective transferees in respect of the **DEVELOPER'S** allocation, to make affidavits and declaration, to apply for allotment for cement, iron and steel and other materials, to apply for electric connection, sewerage and drainage, to apply for and obtain refund of any amount receivable from the authorities in respect of the said premises, to make all taxes, rates, impositions in respect of the said premises, to commence proceedings



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Bangalore, South Co. Bangalore

19 DEC 2025

to settle any suit or proceedings, to sign plan, verifications, 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 stipulated and agreed that the **DEVELOPER** shall have the authority to negotiate for and/or sale flat/or apartment/apartments/ car parking spaces and/or any other saleable space or spaces or any portion of the said proposed building in respect of the **DEVELOPER'S** allocation.

#### ARTICLE – VIII : COMMON FACILITIES

1. **The DEVELOPER** shall pay and bear all ground rent, other dues and outgoings in respect of the said premises accruing due as and from the date of this agreement up to the date of receiving of the completion certificate.
2. **AFTER** completion of the **Owners** allocated portion of the said building, including completion certificate from KMC, the **DEVELOPER** shall give notice in writing to the **OWNERS** requiring the **Owners** to take possession of the **OWNERS allocation** in the said newly constructed building agreed to be provided as consideration of the land and as per terms of this agreement, to the full satisfaction of the owners and after 15 days from the date of service of such notice and at all times thereafter the **Owners** shall be exclusively responsible for payment of all property taxes, rates, duties, maintenance charges due 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 apportioned pro-rata basis 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 taxes to the concerned authorities.

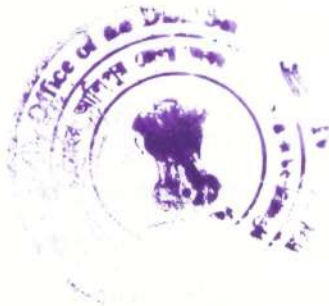


District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration, 1908  
Alipore, South 24 Parganas

19 DEC 2025

**ARTICLE – IX : MISCELLANEOUS**

1. It is understood that from time to time facilitate the uninterrupted construction of the building by the **DEVELOPER**, various acts, deeds, matters and things not herein specified may be required to be done by the **DEVELOPER** for which **DEVELOPER** may require 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 undertakes to do all such acts, deeds, matters and things which do not in any way infringe the rights of the **OWNERS** and or against the spirit of these presents.
2. If at any time the **OWNERS** shall held liable for the wealth tax and or income tax and or any other rates, taxes, impositions and outgoings in respect of the **DEVELOPER'S** allocation then in that event the **DEVELOPER** shall indemnify and keep the **OWNERS** indemnified from all such rates, taxes, impositions and outgoings and or in all actions, claims, costs and or proceedings in respect thereof.
3. In the event of the **OWNERS** committing breach of any of the terms and conditions herein contained the shall be entitled to and the **OWNERS** shall be liable to pay such losses and compensations as shall be settled between the parties **PROVIDED HOWEVER** in addition to any other right which the **DEVELOPER** may have against the **OWNERS** the **DEVELOPER** shall be entitled to sue the **OWNERS** for specific performance of this agreement or to rescind or cancel this agreement and claim refund of all of the moneys paid and or incurred by the **DEVELOPER** with interest and such losses and damages the **DEVELOPER** may suffer.
4. 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** if delivered by hand (acknowledgement is required) or sent by registered post to the **OWNERS** and shall likewise be deemed to have been served on the **DEVELOPER** if delivered by hand or sent by registered post to the office of the **DEVELOPER**.



District Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

9 DEC 2025

5. The terms, conditions and stipulations of this presents shall also be applicable and shall remain in force upon the legal heirs and/or successor-in-interest of both the parties hereto.
6. 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 rules and regulations to be framed by any Society/Association and or any other organization that will be in charge of such management of the affairs of the building and/or common parts thereof and the parties hereto hereby give their consent to abide by such Rules and Regulations.
7. That this agreement shall remain valid till the date of completion of the construction work and sale of Developer's allocation. In case of necessary a supplementary agreement may be executed to make the agreement a total and full-fledged one.
8. That after the delivery of the possession of the **Owners Allocation** the **OWNERS** shall mutate their name in the official records in respect of the said flat/flats. Car parking space separately and also install individual electric meter in their own name at their own costs and expenses and shall regularly and punctually pay the maintenance charges in respect of the said flat/flats /car parking space/ space.
9. Nothing in these presents shall be construed as an assignment or conveyance in law of the **Owners Allocation** in the said building on the plot or as part of the **DEVELOPER** or as creating any right title or interest in respect thereof on the **DEVELOPER** other than an exclusive license to the **DEVELOPER** to commercially exploit the same in terms thereof.
10. On and within 15 days from the date of service of notice of taking possession to the **OWNERS** of their **Allocation**, the **OWNERS** shall also be responsible to pay and bear and shall forthwith pay on demand to the Association of the flat owners to be formed by the flat owners, the proportionate service charges for the common facilities in the newly



District Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration Act  
Atharva, South 24 Patana

19 DEC 2025

constructed building payable in respect of the Owners Allocation and such charges are to include proportionate share of water tax, fire insurances and maintenance charges,, lights, sanitary and occasional repair of the portions to be used in common and its renovation, replacement, repair and maintenance charges and expenses for the building to be used in common and of all common wiring pipes, electricity and mechanical installations and equipments, pumps motors and other electrical and mechanical installations and equipments including lift ,stairways, corridors, halls, passages, ways and other facilities hereunder written.

11. Any changes required to be made in this agreement post signing of the agreement can be done by exchange of letters

#### **ARTICLE – X : FORCE MAJEURE**

1. Force Majeure shall mean any pandemic like Covid, flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock-out and/or any other acts or commission beyond the control of the parties hereto affected thereby and also non-availability of essential materials like cement, steel etc.
2. The parties hereto shall not be considered to be liable for any obligations here to above to the extent that the performance of the relative obligations prevented by the existence of the 'Force Majeure' and shall be suspended from the obligation during the period of the 'Force Majeure'.

#### **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



District Sub-Registrar's  
Registrar U/S 7 (2) of  
Registration Act, 1908  
Alipore, South 24 Parganas

19 DEC 2025

**SCHEDULE 'A' ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring 5 (five) Cottahs, 2 (two) Chittacks and 29 (twenty nine) sq. ft. more or less and an old three storied building of 55 years of age having built up area of 5771 Sq. feet. (ground floor 1809 sq feet, first floor 1981 sq feet second floor 1981 sq feet) more or less being Municipal Premises No. 1/286 Gariahat Road [ also known as 286 Jodhpur Park] Kolkata 700 068, Police station Lake, K.M.C Ward no 93, Sub-Registry at Alipore, in the District South 24-Parganas vide **KMC ASSESSEE NO. 210930462500** which is butted and bounded as follows :

- ON THE NORTH** : By Premises no 1/ 267 Gariahat Road  
**ON THE SOUTH** : By 60 feet wide K.M.C. Road  
**ON THE EAST** : By Premises No 1/ 287, Gariahat Road  
**ON THE WEST** : By Premises No 1/ 284, Gariahat Road

**SCHEDULE 'B' (OWNER'S ALLOCATION)**

**OWNERS ALLOCATION: ALL THAT** a) entire Third floor (b) entire Fourth floor of the proposed G+4 storied building. (c) **Four car parking spaces at the Ground Floor** of the proposed building to be constructed on the said premises/plot of land described in Schedule written hereunder.(d) **AND ALSO a non-refundable sum of Rs 1,45,00,000/- (one crore forty five lakhs only.)** will be paid/given by the Second Party Developer in the following manner

- i. Rs 45,00,000/- [forty five lakhs] on the date of signing this agreement;
- ii. Rs 50,00,000/- [fifty lakhs] After Eighteen Months ~~from the signing~~ of this agreement;
- ii. Rs 50,00,000/- [fifty lakhs] After the completion of the building and on receiving of CC and handing over possession of the Owners allocation to the Owners.

The aforesaid amount paid herein shall paid less T.D.S. as applicable in respect of each individual Owner

- (f) Second Party Developer shall give 2 (Two) nos. alternate three bedroom accommodation of the owners from the date of receipt of vacant possession of the said property by the



District Sub-Registrar  
Registrar U/S 7 (a) of  
Registration Act  
Alipore, South 24 Parganas

19 DEC 2025

Developer till handing over possession of Owners' allocation to the Owners / First Party within the vicinity of 2kms from the said property.

**SCHEDULE 'C'**  
**(DEVELOPER'S ALLOCATION)**

**ALL THATentire First Floor (Commercial), and Second Floor** consisting of two flats in the floor along with **4 (four) Nos Car parking space in the ground floor** to be constructed on the said premises/plot of land with proportionate share of land **excluding the Owners allocation** , described herein as **DEVELOPER'SAllocation**.

**SCHEDULE 'D' ABOVE REFERRED TO**  
**[COMMON PARTS OF AREAS]**

1. The proportionate share of Land on which the building is situated and the ultimate roof shall be common for all unit holders/flat owners.
2. All appurtenances, easements, attached to the land and building.
3. The foundations, columns, girders, beams, support, main wall, lobbies, stair, stairways boundary wall, entrances and exits of the building.
4. All common passages to and from the building; security room.
5. Drains, pipes sewerage etc.
6. Water reservoirs – both under Ground and over head.
7. Water pipe lines from the Corporation's main underground reservoir and thereafter to the overhead tank and pipes from the overhead tank to the different flats.
8. Electric installation and Installation of Common Services.
10. Pump motors for lifting water to the overhead tank
11. Fully Automatic Lift – 5/6 Persons with requisite License.
12. Intercom connection from security to the flat
13. The side passages of the building and common areas in the building will be provided with adequate LED light.



District Sub-Registrar  
Registrar U/S 7 (2) of  
Registration Act  
Allpore, South 24 Parganas

19 DEC 2025

**SCHEDULE E ABOVE REFERRED TO**

**(Specification)**

**BUILDING:**

1. The building is R.C.C. framed building with attractive human centric design elevation with concrete grade M25 (Cement- Ultratech, Ambuja, ACC, L&T, Rashmi).
2. 10" and 8" Outside walls, 5" inside bathroom, staircase and balcony walls, 3" inside room partition walls high class work with (1:6) and (1:4) mortar respectively.

**3. PLASTERING:**

- i. Inside 3/4 " thick plaster with (1:6) mortar (with chemical mixing).
- ii. Outside 1" double plaster with (1.:5) mortar (with chemical mixing).
- iii. Ceiling and concrete surface 3/4" thick plaster with (1:4) mortar ( with chemical mixing).

**4. ROOF TREATMENT:**

- i. Anti-skid (Kajaria/Nitco/Johnson). Tiles over chemically, water proof and heat proof roof.

**5. FLOORING:**

- i. At all floors of flats including toilet and kitchen double charged vitrified tiles (Kajaria/Nitco/Johnson).
- ii. GRANITE at staircase, landing and tiles risers.
- iii. Car parking floor tiles at ground (Kajaria/Nitco/Johnson).

**6. DOOR AND WINDOWS:**

**i. Door frame:**

- a. 4" x 2.5" Sal Wood Frame at all doors.

**ii. Main door:**

35 mm hot press phenol bonded flush door shutter with decorative laminates.

3nossteel hinges 1 no.8" steel tower bolt, 1 no Godrej ultra lock three-in-one steel handle and 1 no. eye piece at main door, with 1 steel stopper and rubber buffer.

**iii. All door shutters:**



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1906  
Alipore, South 24 Parganas

**19 DEC 2025**

All 32mm thick hot pressed phenol bonded flush door shutters will be fitted with M.S. hinges and all godrej cylinder lock and buffer and duly printed on both sides.

**iv. Window:**

All branded Aluminum/UPVC window (Veka) with 5mm clear glass with MS Grill.

v. One basin at living / Dining

**7. KITCHEN COUNTER:**

i) 16mm Granite slab.

ii) 24' x 18" size stainless steel sink.

iii) 1 nos. tap over the sink and 1 nos. tap under the sink

iv) 3'-0" ht glazed tiles (Kajaria/Nitco/Johnson) over counter.

v) One Aqua guard point over sink.

vi) 1 Chimney point, 1 light point, one 5 Amp point for mixture grinder, one 15 Amp micro oven.

vii) All kitchen cabinets as per owners' specification.

**8. Toilet:**

i) One white hanging commode with concealed cistern (Parry/Hindware/Jaquar) with toilet paper holder.

ii) one wall hanging or Pedestal white basin 20" x 16" with bottle trap.

iii) one overhead shower (Hot & Cold),

iv) one Commode shower beside commode.

v) one tap over basin hot and cold.

vi) one light point over basin.

vii) one Geyser point (15 Amp)

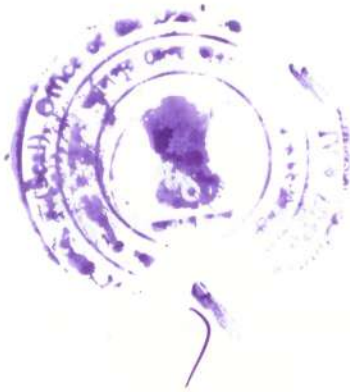
viii) one exhaust-fan point.

ix) All inside water lines will be concealed.

x) one towel rod (C.P.) one soap dish.

xi) Hand shower and sliding glass for bathroom.

xii) Glazed tiles (Kajaria/Nitco/Johnson) up to lintel height from the door.



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Adilnora, South 24 Parganas

**19 DEC 2025**

**9. ELECTRICAL:**

Separate main switch (440V) for each flat in meter room.

Havells / Anchor/ Finolex wire and cover switch for each flat.

**i. Bed Rooms:**

- a. Point for AC in all bed rooms.
- b. 2 light points.
- c. 1 fan point.
- d. 5A plug point.
- e. Foot lamp.
- f. Table lamp point.

**ii. Living/Dining:**

- a. 3 lights point.
- b. 2 no's AC point.
- c. 2 fan points.
- d. 1 TV point.
- e. 1 intercom point.
- f. 5 AMP on main switch board.
- g. 1 Telephone

**iii. Toilet:**

- a. 1 Nos. light point at wall.
- b. 1 Nos. light point basin.
- c. 1 Nos. 15 Amp. Plug.
- d. Exhaust-fan point.

**iv. Kitchen**

- a. 2 Nos. light points.
- b. 1 Nos. 5Amp. Plug for Mixi.
- c. 1 Nos. 5 Amp. Plug for Aqua Guard.



District Sub-Registrar's  
Registrar U/S 7 (2) of  
Registration Act  
Alkore, South 24 Parganas

19 DEC 2025

- d. 1 Nos. 5 Amp plug for Chimney.
- e. 1 Nos. 15 Amp. Plug for Micro Oven.
- f. 1 Nos. 15 Amp. Plug point for Fridge.
- g. 1 No. Fan point at ceiling.
  
- v. Washing machine point with necessary fittings.
- vi. One calling bell point at outside of the main door.
- vii. Common light points at stair landing, roof, and at ground Floor.
- viii. 1 light point at Balcony and one fan point.
- 10. All inside walls putty (Berger/Asian Paints/Opus) of Flats.
- 11. Weather coat paint at outside wall & Car Parking area (Asian Paints/Berger/Birla Opus).
- 12. Tank O.H.W. over stair roof (R.C.C.).
- 13. S.U.G.R. at ground.
- 14. Rain water pipes from roof (P.V.C.).
- 15. One No. (5/6 pass) lift with fully automatic doors (Schindler/Otis/Kone).
- 16. Intercom system flat to flat and from Security Guard room.
- 17. Close Circuit TV.

DEC 2011



7

District Sub-Registrar's  
Registrar U/S 7 (2) of  
Registration 1908  
Alibore, South 24 Parganas

19 DEC 2025

IN WITNESS WHEREOF the parties after reading and understanding the contents of this agreement have put respective hand and sealed on this the day, month and year first above written.

WITNESSES:

1. Sanjay Roy  
18, Moore Avenue  
Kolkata - 700040
2. Gaurtans Khan  
Alipore police court  
K-01-27



Signature Of First Party/ Owner No-1



Signature Of First Party/ Owner No-2



Signature Of First Party/ Owner No-3



Signature Of First Party/ Owner No-4

For PRATTAY



Signature Of Second Party/ Developer

Proprietor



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Paraganas

19 DEC 2025

MEMO OF CONSIDERATION

RECEIVED the sum of Rs. 45,00,000/- (Forty Five Lakhs Rupees) only less T.D.S.in the manner following:-

Date	Bank name & Br.	Cheque /draft no/cash	Amount
18/12/2015	HDFC	RTGS to	13,49,900/- 100/-
18/12/2015	HDFC	RTGS to	13,49,900/- 100/-
18/12/2015	HDFC	RTGS to	6,74,900/-
18/12/2015	HDFC	RTGS to	6,74,900/-
By way of TDS			450,000/-

Total 45,00,000/-  
(Forty five Lakhs only)

Shamini Das

SIGNATURE OF THE FIRST PARTY/ OWNERS

WITNESSES:

- I. Samir Roy  
18, Merre Avenue  
Kolkata - 700040
- II. Gautam Khan  
Alipore police court  
1001-27

Samir Roy  
Gautam Khan

Prepared by me  
Subir Kumar Dutta  
SUBIR KUMAR DUTTA  
Advocate  
Alipore Civil & Criminal Court,  
Kolkata- 700027. WB2165/99



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

19 DEC 2026

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name :- **SANJAY RAY**

Signature :-

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name :- **TUSKAR RAY**

Signature :-

7  
District Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration 1906  
Alipore, South Calcutta

19 DEC 2025

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name : - **SHAUMIK RAY**

Signature : - *Shaumik Ray*

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name : - **KaUSHIK RAY**

Signature : - *Kaushik Ray*



District Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

19 DEC 2026

Thumb   Fore   Middle   Ring   Little



Left Hand |  
Finger Prints



Right Hand |  
Finger Prints



Name:

Signature

*Partho Samathi*



District Sub-Registrar-V  
Registrar U/S 7 (2) of  
Registration Act  
Alanya, Antalya Province

19 DEC 2025



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



192025260396918518

**GRN Details**

GRN:	192025260396918518	Payment Mode:	SBI Epay
GRN Date:	19/12/2025 11:28:03	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	3594524939915	BRN Date:	19/12/2025 11:28:24
Gateway Ref ID:	2535318362599	Method:	HDFC Bank - Retail NB
GRIPS Payment ID:	191220252039691849	Payment Init. Date:	19/12/2025 11:28:03
Payment Status:	Successful	Payment Ref. No:	2003396519/2/2025

[Query No\*/Query Year]

**Depositor Details**

Depositor's Name:	Mr PARTHO DAS
Address:	32, OLD BALLYGUNGE 1ST LANE
Mobile:	8240997464
EMail:	prattaygroup@gmail.com
Period From (dd/mm/yyyy):	19/12/2025
Period To (dd/mm/yyyy):	19/12/2025
Payment Ref ID:	2003396519/2/2025
Dept Ref ID/DRN:	2003396519/2/2025

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003396519/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2003396519/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	45600
3	2003396519/2/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
			<b>Total</b>	<b>120921</b>

IN WORDS: ONE LAKH TWENTY THOUSAND NINE HUNDRED TWENTY ONE ONLY.



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

CFZ1387018



নির্বাচকের নাম : গৌতম কুমার খাঁ  
Elector's Name : Gautam Kumar Khan  
পিতার নাম : সাক্ষীগোপাল খাঁ  
Father's Name : Sakshigopal Khan  
লিঙ্গ / Sex : পুং / M  
জন্ম তারিখ : 05/01/1980  
Date of Birth

CFZ1387018

ঠিকানা:  
সেহাই মাজী পাড়া রানিয়া নোদাখালী দক্ষিণ 24 পরগনা  
743318

Address:  
Sehai Maji Para Raniya Nbdakhal South  
24 Parganas 743318

Date: 05/08/2007  
117-সাতগাছিয়া নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুকৃতি  
Facsimile Signature of the Electoral  
Registration Officer for  
117-Satgachia Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটারে লিটে নাম  
তোলা ও এই নম্বরের মতুন সঠিক পরিচয়পত্র পাওয়ার  
জন্য নিবিষ্ট করে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

1302018

### Major Information of the Deed

Deed No :	I-1604-09850/2025	Date of Registration	19/12/2025
Query No / Year	1604-2003396519/2025	Office where deed is registered	
Query Date	17/12/2025 7:17:18 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subir Kumar Dutta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830034264, 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 : 45,00,000/-]	
Set Forth value		Market Value	
Rs. 13,00,000/-		Rs. 3,65,82,439/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,071/- (Article:48(g))		Rs. 45,632/- (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 (Jodhpur Park), Premises No: 1/286, , 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 2 Chatak 29 Sq Ft	10,00,000/-	3,35,74,306/-	Property is on Road
<b>Grand Total :</b>				<b>8.5227Dec</b>	<b>10,00,000 /-</b>	<b>335,74,306 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5771 Sq Ft.	3,00,000/-	30,08,133/-	Structure Type: Structure,Status of Completion : Completed
Gr. Floor, Area of floor : 1809 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 48 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1981 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 48 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1981 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 48 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>5771 sq ft</b>	<b>3,00,000 /-</b>	<b>30,08,133 /-</b>	

Land Lord Details :










Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SANJAY RAY</b> Son of Late DEB KUMAR RAY Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office		 Captured	
	19/12/2025	19/12/2025	LTI	19/12/2025
1/286, GARIAHAT ROAD, 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.: ACxxxxxx8H, Aadhaar No: 34xxxxxxxx0080, Status :Individual, Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office				
2	<b>Name</b> <b>Mr TUSHAR RAY</b> Son of Late DEB KUMAR RAY Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office		 Captured	
	19/12/2025	19/12/2025	LTI	19/12/2025
1/286, GARIAHAT ROAD, 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-1XX7 , PAN No.: ACxxxxxx9F, Aadhaar No: 78xxxxxxxx7908, Status :Individual, Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office				
3	<b>Name</b> <b>Mr SHAUMIK RAY</b> Son of Mr SANJAY RAY Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office		 Captured	
	19/12/2025	19/12/2025	LTI	19/12/2025
1/286, GARIAHAT ROAD, 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: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: AJxxxxxx0E, Aadhaar No: 75xxxxxxxx8822, Status :Individual, Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	<b>Mr KAUSHIK RAY</b> <b>(Presentant)</b> Son of Mr SANJAY RAY Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office		 Captured	
		19/12/2025	LTI 19/12/2025	19/12/2025
2 BAYS CRESCENT, SPENCER WOOD, READING RG7 1DF, BERKSHIRE, UK, City:- , P.O:- SPCNCER WOOD, United Kingdom, PIN:- RG7 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office				




**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>PRATTAY</b> 32, OLD BALLYGUNGE 1ST LANE, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-1XX9 , PAN No.:: DUxxxxxx4L.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> <b>Mr PARTHO SARATHI DAS</b>            Son of Mr PRASANTA KUMAR DAS            Date of Execution - 19/12/2025, , Admitted by: Self, Date of Admission: 19/12/2025, Place of Admission of Execution: Office         </td> <td>  </td> <td>             Captured         </td> <td>  </td> </tr> <tr> <td></td> <td>Dec 19 2025 3:38PM</td> <td>LTI 19/12/2025</td> <td>19/12/2025</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr PARTHO SARATHI DAS</b> Son of Mr PRASANTA KUMAR DAS Date of Execution - 19/12/2025, , Admitted by: Self, Date of Admission: 19/12/2025, Place of Admission of Execution: Office		 Captured			Dec 19 2025 3:38PM	LTI 19/12/2025	19/12/2025
Name	Photo	Finger Print	Signature										
<b>Mr PARTHO SARATHI DAS</b> Son of Mr PRASANTA KUMAR DAS Date of Execution - 19/12/2025, , Admitted by: Self, Date of Admission: 19/12/2025, Place of Admission of Execution: Office		 Captured											
	Dec 19 2025 3:38PM	LTI 19/12/2025	19/12/2025										
32, OLD BALLYGUNGE 1ST LANE, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: DUxxxxxx4L, Aadhaar No: 81xxxxxxxx8803 Status : Representative, Representative of : PRATTAY (as PROPRIETOR)													

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr GAUTAM KHAN</b> Son of Mr SAKHI GOPAL KHAN ALIPORE POLICE COURT, KOLKATA, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	19/12/2025	19/12/2025	19/12/2025
Identifier Of Mr SANJAY RAY, Mr TUSHAR RAY, Mr SHAUMIK RAY, Mr KAUSHIK RAY, Mr PARTHO SARATHI DAS			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr SANJAY RAY	PRATTAY-2.13068 Dec
2	Mr TUSHAR RAY	PRATTAY-2.13068 Dec
3	Mr SHAUMIK RAY	PRATTAY-2.13068 Dec
4	Mr KAUSHIK RAY	PRATTAY-2.13068 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr SANJAY RAY	PRATTAY-1442.75000000 Sq Ft
2	Mr TUSHAR RAY	PRATTAY-1442.75000000 Sq Ft
3	Mr SHAUMIK RAY	PRATTAY-1442.75000000 Sq Ft
4	Mr KAUSHIK RAY	PRATTAY-1442.75000000 Sq Ft

**Endorsement For Deed Number : I - 160409850 / 2025**

**On 19-12-2025**

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

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

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

Presented for registration at 15:32 hrs on 19-12-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr KAUSHIK RAY , 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 3,65,82,439/-

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

Execution is admitted on 19/12/2025 by 1. Mr SANJAY RAY, Son of Late DEB KUMAR RAY, 1/286, GARIAHAT ROAD, P.O: JODHPUR PARK, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Retired Person, 2. Mr TUSHAR RAY, Son of Late DEB KUMAR RAY, 1/286, GARIAHAT ROAD, P.O: JODHPUR PARK, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Retired Person, 3. Mr SHAUMIK RAY, Son of Mr SANJAY RAY, 1/286, GARIAHAT ROAD, P.O: JODHPUR PARK, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Service, 4. Mr KAUSHIK RAY, Son of Mr SANJAY RAY, 2 BAYS CRESCENT, SPENCER WOOD, READING RG7 1DF, BERKSHIRE, UK, P.O: SPCNCER WOOD, United Kingdom, PIN - RG7, by caste Hindu, by Profession Service

Identified by Mr GAUTAM KHAN, , Son of Mr SAKHI GOPAL KHAN, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 19-12-2025 by Mr PARTHO SARATHI DAS, PROPRIETOR, PRATTAY (Sole Proprietorship), 32, OLD BALLYGUNGE 1ST LANE, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Mr GAUTAM KHAN, , Son of Mr SAKHI GOPAL KHAN, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 45,632.00/- ( B = Rs 45,000.00/- ,E = Rs 600.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 45,600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 19/12/2025 11:28AM with Govt. Ref. No: 192025260396918518 on 19-12-2025, Amount Rs: 45,600/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 3594524939915 on 19-12-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by , by Stamp Rs 50.00/-, by online = Rs 75,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 9317, Amount: Rs.50.00/-, Date of Purchase: 08/12/2025, Vendor name: Subhankar Das

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

Online on 19/12/2025 11:28AM with Govt. Ref. No: 192025260396918518 on 19-12-2025, Amount Rs: 75,021/-,

Bank: SBI EPay ( SBlePay), Ref. No. 3594524939915 on 19-12-2025, Head of Account 0030-02-103-003-02

*Bdasgupta*

**Baishali Dasgupta**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 307042 to 307083

being No 160409850 for the year 2025.



*Baishali Dasgupta*

Digitally signed by Baishali Dasgupta  
Date: 2025.12.22 15:27:40 +05:30  
Reason: Digital Signing of Deed.

**(Baishali Dasgupta) 22/12/2025**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS**

**West Bengal.**