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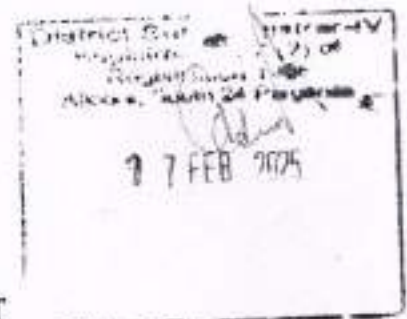


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17/02/2025
Q-2000437691/2025

Certified that the document is subscribed by
the person named in the margin and the
signature is in accordance with the
provisions of the Act of 1908.



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 17th
day of February Two Thousand and Twenty Five (2025) A. D.


BETWEEN

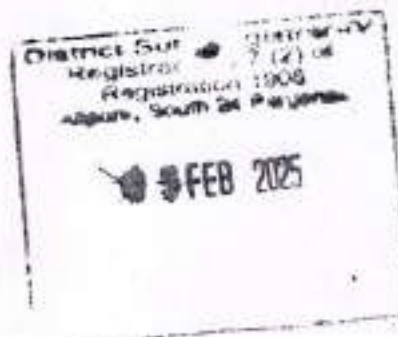
17 FEB 2025

11400

NO. DATE 17 1004 RS. 1000
NAME San Gupta
ADDRESS Alipore Judges Court

ALIPORE JUDGES COURT
A. K. SAMAJPATI


VENDOR SIGNATURE



SRI RANJAN DEBNATH (PAN ADTPD2374A) (Aadhaar No. 9218 2817 7280), son of Late Rabi Debnath, by Religion Hindu, by Occupation Business, by Nationality Indian residing at 2 No. Bachar Para Road, P. O. Thakurpukur, Police Station Thakurpukur, Kolkata 700063, District South 24-Parganas, hereinafter called and referred to as the "**OWNER/VENDOR**" (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**

A N D

SITALA MA CONSTRUCTION (PAN AFJFS4117C) a Partnership Firm having its Office at 54 G No. Bachar Para Road, P. O. Thakurpukur, Police Station Thakurpukur, Kolkata 700063, District South 24-Parganas, represented by its Partners 1. **SRI RANJAN DEBNATH (PAN ADTPD2374A) (Aadhaar No. 9218 2817 7280)**, son of Late Rabi Debnath, by Religion Hindu, by Occupation Business, by Nationality Indian residing at 2 No. Bachar Para Road, P. O. Thakurpukur, Police Station Thakurpukur, Kolkata 700063, District South 24-Parganas 2. **SRI ASHOK DAS, (PAN AHDPD4260B) (Aadhaar No. 6699 9897 9905)**, son of Late Trilakshya Das, by Religion Hindu, by Occupation Business, by Nationality Indian, residing at 159, 2 No. Bachar Para Road, P. O. Thakurpukur, Police Station Thakurpukur, Kolkata 700063, District South 24-Parganas, 3. **SRI MANIK DEY, (PAN AHDPD4261A) (Aadhaar No. 3944 4546 0594)**, son of Pran Gopal Dey, by

Religion Hindu, by Occupation Business, by Nationality Indian, residing at 2 No. Bachar Para Road, P. O. Thakurpukur, Police Station Thakurpukur, Kolkata 700063, District South 24-Parganas, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless otherwise excluded by and/or repugnant to the subject or context mean and include the said Firm, its Partners, its successors-in-office and/or representatives, executors and assigns) of the **OTHER PART**.

WHEREAS one **Wazed Bux** became sole and absolute owner by way of purchase from the then owner namely Badal Chandra Mondal and Kedar Chandra Mondal ALL THAT piece and parcel of land measuring 1.75 Acres more or less in C. S. Dag Nos. 1566 and 1565 comprised in C. S. Khatian Nos. 750 and 1858 of Mouza Paschim Barisha, J. L. No. 19, Touzi No. 1-6, 8-10, 12, 14, 18, Police Station previously Behala now Thakurpukur now under Ward No. 125 of the Kolkata Municipal Corporation, A. D. S. R. Office at Behala, District South 24-Parganas by a registered deed of conveyance dated 26/01/1940 registered in the Office of the Sub-Registrar at Alipore and recorded therein Book No. 1, Volume No. 28 pages 49 to 53 being No. 245 for the year 1940 for a valuable consideration mentioned therein .

AND WHEREAS after the demise of the said **Dr. Wazed Bux** said property was devolved with his the then living wife namely Meherunnisa @ Meherunnechha and Faiz Bux and Mohammad Bux (sons of first wife of Dr.

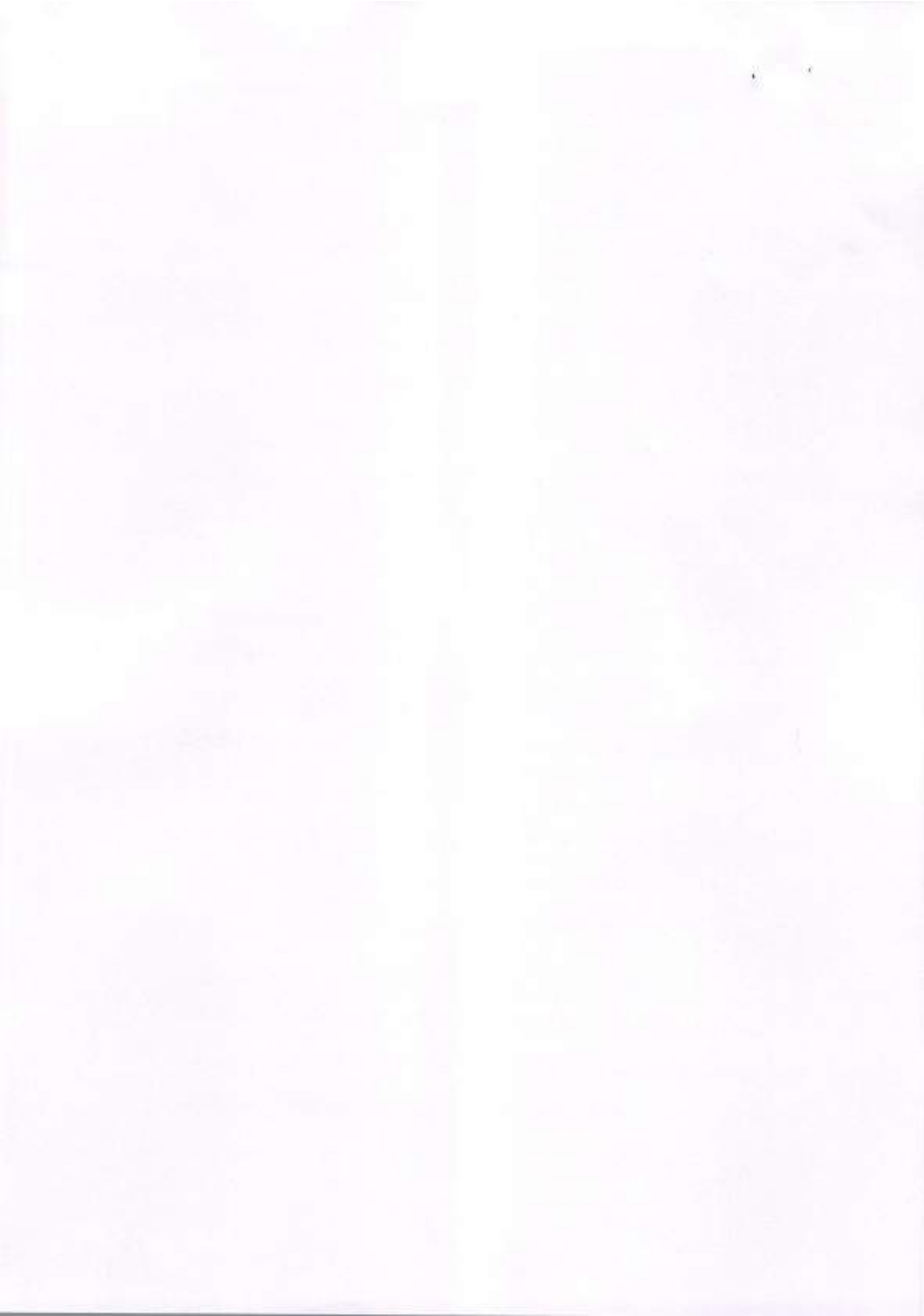


Wazed Bux), Maola Bux and Daulatunnechha (son and daughter of second wife of Dr. Wazed Bux.

AND WHEREAS the said Meherunnisa @ Meherunnechha being the natural guardian mother of the minor sons and daughter of Dr. Wazed Bux for protection of their interest was appointed by the Ld. District Judge at Alipore as Guardian of the person and property of all the minors in Act VIII Case No. 174 of 19477 and having obtained the sale permission from Ld. District Judge at Alipore by deed of conveyance dated 28/09/1956 registered in the Office of the District Registrar Alipore recorded in Book No. 1, Volume No. 124 pages 58 to 65 being No. 7293 for the year 1956 sold the same to Smt. Renuka Bala Debi wife of Jaladhar Bhattacharya and Jaladhar Bhattacharya son of Late Panchanan Bhattacharya and delivered the possession of the same in favour of them.

AND WHEREAS the said Smt Renuka Bala Debi and Sri Jaladhar Bhattacharya as aforesaid took khas possession of their purchased property and duly recorded their names in the Zamindary Sherista and Govt. Office, as well as in the record of the then Municipality and after construction of dwelling house started living therein with their family members.

AND WHEREAS said Smt Renuka Bala Debi and Sri Jaladhar Bhattacharya as aforesaid while seized and possessed of their aforesaid purchased property, on diverse times sold out 2 Bighas 12 Cottahas of land to



different persons out of their total purchased land and retained in their possession as absolute owners in the remaining land under entire Dag No. 1565 and portion of land under Dag No. 1566 total measuring an area of 2 Bighas 11 Cottahas and 7 Chittacks 11 Sq. Ft. of land and had been possessing the same as their dwelling place.

AND WHEREAS the **Smt Renuka Bala Debi** and **Sri Jaladhar Bhattacharya** having felt inconvenient to live at Behala at present Thakurpukur, executed an agreement for sale on 05/01/1964 in favour of **Smt. Maya Bandopadhyay** wife of **Sri Santi Prasad Bandopadhyay** and pursuant to the same they executed and registered a Bengali deed of sale on 18th March 1964 in respect of the said remaining land measuring an area of 2 Bighas 11 Cottahas 7 Chittacks 11 Sq. Ft. with the dwelling house at the agreed marketable consideration price and they delivered possession to the said **Smt. Maya Bandopadhyay** wife of **Sri Santi Prasad Bandopadhyay**. The said Bengali Deed was registered in the office of Sub-Registrar Alipore, District 24-Parganas and recorded in Book No. 1, Volume No 45, Pages 130 to 137, Being No 1948 for the year 1964.

AND WHEREAS after such purchase, the said **Smt. Maya Bandopadhyay** became the owner of her purchased land measuring an area of 2 Bighas 11 Cottahas 7 Chittacks 11 Sq. Ft. with the dwelling house, situate and lying at Mouza Paschim Barisha, Khatian Nos. 1858 and 750, Dag Nos. 1565



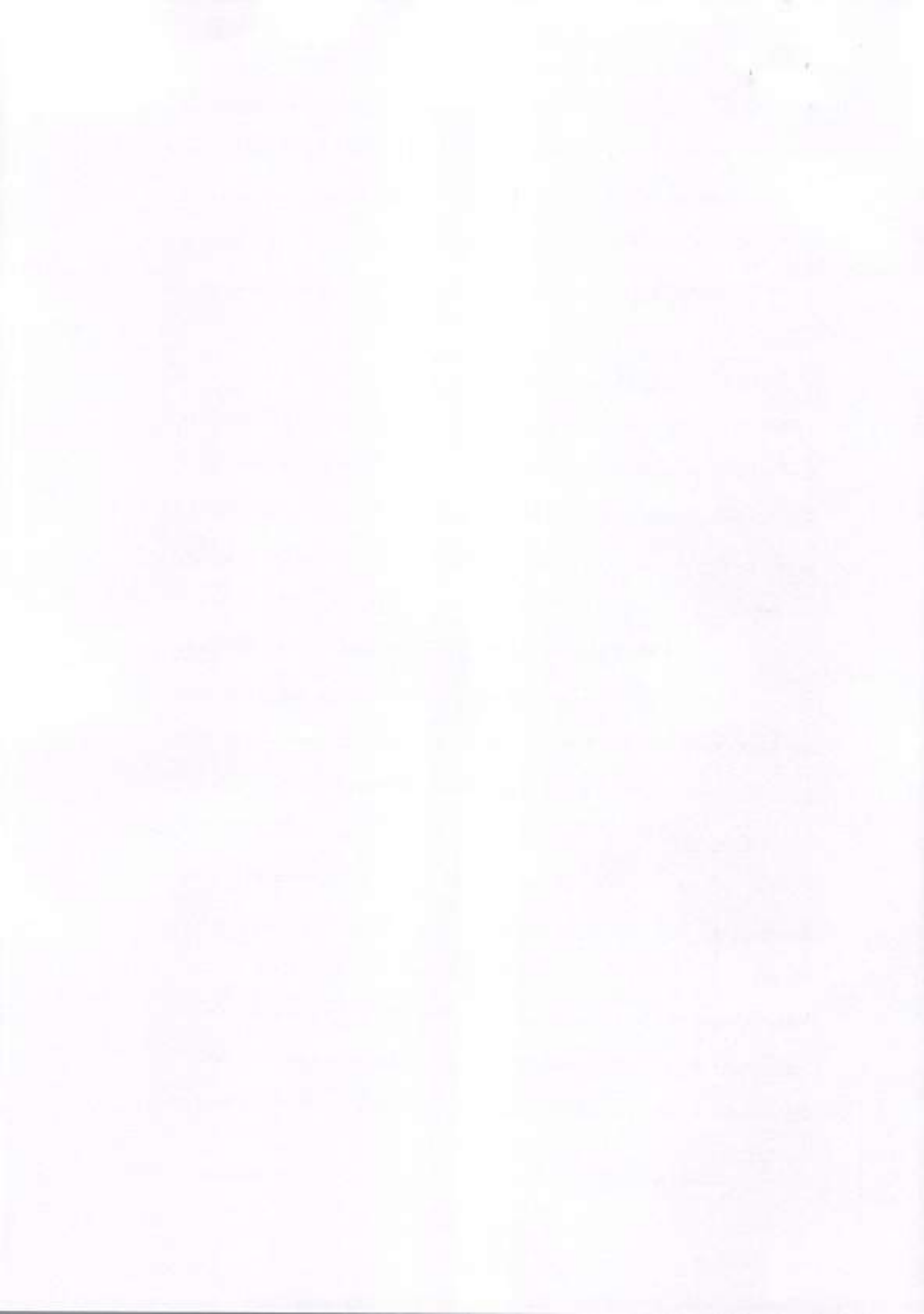
(full) and 1566 (part), Police Station Thakurpukur, District 24-Parganas (South) which has been recorded in the name of said **Smt. Maya Bandopadhyay** in the record of Kolkata Municipal Corporation being known as Holding No. **54, Bachhar Para Road**, having Assessee No 411250200540.

AND WHEREAS the said **Smt. Maya Bandopadhyay** subsequently by an agreement for sale dated 10/01/1990 agreed to sale, transfer and convey the said remaining land unto and in favour of **Gourab Guha Roy** and **Sanjoy Das**, the predecessor in interest of the **Smt. Rina Das and Swastika @ Sawstiak Das**.

AND WHEREAS subsequently on failure on the part of the said **Smt. Maya Bandopadhyay** to execute the deed of sale in favour of **Gourab Guha Roy** and said **Sanjoy Das**, the predecessor in interest of the **Smt. Rina Das and Swastika @ Sawstiak Das**, the Title Suit No. 297 of 1996 was filed in the Ld. 7th Court of Civil Judge, Senior Division Alipore by said **Sanjoy Das** and **Gourab Guha Roy** against the said **Maya Bandopadhyay** also known as **Maya Banerjee** for specific performance of contract and during pendency of the said suit the said **Smt. Maya Bandopadhyay**, died intestate leaving behind **Sri Santi Pada @ Santi Prasad Banerjee** and **Arijit Banerjee @ Abhijit Banerjee** as her only legal heirs, successors and representatives who were duly brought on record in the said suit as substituted defendants.

AND WHEREAS, during pendency of the said suit the aforesaid Sanjoy Das also died intestate leaving behind him his wife namely **Smt. Rina Das**, and daughter **Swastika @ Sawstika Das**, as his legal heirs, successors and representatives and they were duly brought on record in the said suit, as substituted plaintiffs.

AND WHEREAS the aforesaid suit was subsequently disposed of by a decree for specific performance passed by the said Ld. Court on 11/11/2009 in favour of the **Smt. Rina Das, Swastika @ Sawstika Das and Gourab Guha Roy** herein with a direction upon them as plaintiffs to pay the balance amount as per present market value of the suit property to the defendants being the vendors herein who were also directed to execute the Deed of Conveyance in favour of the **Smt. Rina Das, Swastika @ Sawstika Das and Gourab Guha Roy** on getting the balance consideration amount and consequently neither the **Sri Santi Pada @ Santi Prasad Banerjee and Arijit Banerjee @ Abhijit Banerjee** were in a position to sale out the said property involved in the suit ignoring the claim of the **Smt. Rina Das, Swastika @ Sawstika Das and Gourab Guha Roy** nor they could be able to make good the situation to cause any progress over the issue and at that juncture the **Ranjan Debnath** hereinabove, one of the local inhabitants, was approached by both the **Sri Santi Pada @ Santi Prasad Banerjee and Arijit Banerjee @ Abhijit Banerjee** and the **Smt. Rina Das, Swastika @ Sawstika Das and Gourab Guha Roy**, to have a solution in the situation with its agreeing to purchase of land as described



in SCHEDULE A hereunder written, divided and demarcated portion of land measuring 5.5 Cottahs, more or less out of the aforesaid total land measuring 80 Decimals situated and lying at Mouza Paschim Barisha, R. S. Khatian No. 1858, R. S. Dag No. 1565 Police Station Thakurpukur, Within Kolkata Municipal Corporation being a portion of K. M. C. Premises No. 54, Bacharpara Road, in the District of South 24-Parganas free from all encumbrances.

AND WHEREAS after various discussions and bargains, the **Sri Santi Pada @ Santi Prasad Banerjee and Arijit Banerjee @ Abhijit Banerjee** accepted the aforesaid proposal of the **Ranjan Debnth** and have agreed to transfer by way of sale of the said kind in favour of the **Ranjan Debnth** herein and the **Smt. Rina Das, Swastika @ Sawstika Das and Gourab Guha Roy**, have agreed to relinquish their right arising out of the decree dated 11/11/2009 passed in the aforesaid Title Suit No. 297 of 1996 for a valuable consideration price.

AND WHEREAS, to avoid any future controversy and/or dispute the **Sri Santi Pada @ Santi Prasad Banerjee and Arijit Banerjee @ Abhijit Banerjee** being the Vendors and the **Smt. Rina Das, Swastika @ Sawstika Das and Gourab Guha Roy** being the Confirming Parties sold conveyed and transferred ALL THAT the divided and demarcated portion of Danga/Bastu land measuring 5.5 Cottahs more or less, out of the total land measuring 80 decimal situate and lying at Mouza Paschim Barisha, R. S. Khatian No. 1858,



R. S. Dag No. 1565, J. L. No. 19, within Kolkata Municipal Corporation being a portion of K. M. C. Premises No. **54, Bacharpara Road**, Kolkata 700063 now under Ward No 125, Police Station Thakurpukur, A. D. S. R. Behala District of South 24-Parganas free from all encumbrances, charges, attachments, liens, lispendences unto and in favour of the said Ranjan Debnath the Vendor herein by a registered deed of Conveyance duly executed and registered on 14/11/2011 in the Office of the D. S. R. II at Alipore and recorded therein Book No. 1, CD Volume No. 24 pages 7522 to 7545 being No. 11820 for the year 2011.

AND WHEREAS the Vendor herein namely **Ranjaan Debnath** became sole and absolute owner of the said property by way of purchase in the aforesaid manner and subsequently he mutated his name in the L. R. Settlement records and the said property was recorded in L. R. Khatian No. 12487 in L. R. Dag No. 1565 and 1566 and he also mutated his name in the records of the Kolkata Municipal Corporation and the said property was known reputed and numbered as Municipal Premises No. **54G Bachar Para Road**, Kolkata 700063, having Assessee No. 41-125-02-2032-0 and he also got a building plan sanction from the Kolkata Municipal Corporation to construct a G+III storied building over the said property vide Sanction No. 2024160323 dated 19/12/2024 and the said property more fully mentioned and described in the SCHEDULE A hereunder written (hereinafter for the sake of brevity referred to as "the said **PROPERTY**")



AND WHEREAS the Owner/First Party and the Developer discussed the terms and conditions on which the development of the said premises can be undertaken for the purpose of development of the aforesaid property and for beneficial enjoyment.

AND WHEREAS it is agreed between the parties that the Developer shall construct a G+III storied building at its' own arrangement, cost and expenses as per Kolkata Municipal Corporation Rules and Regulations upon the said premises in accordance with the said sanctioned building on the terms and conditions mentioned hereunder.

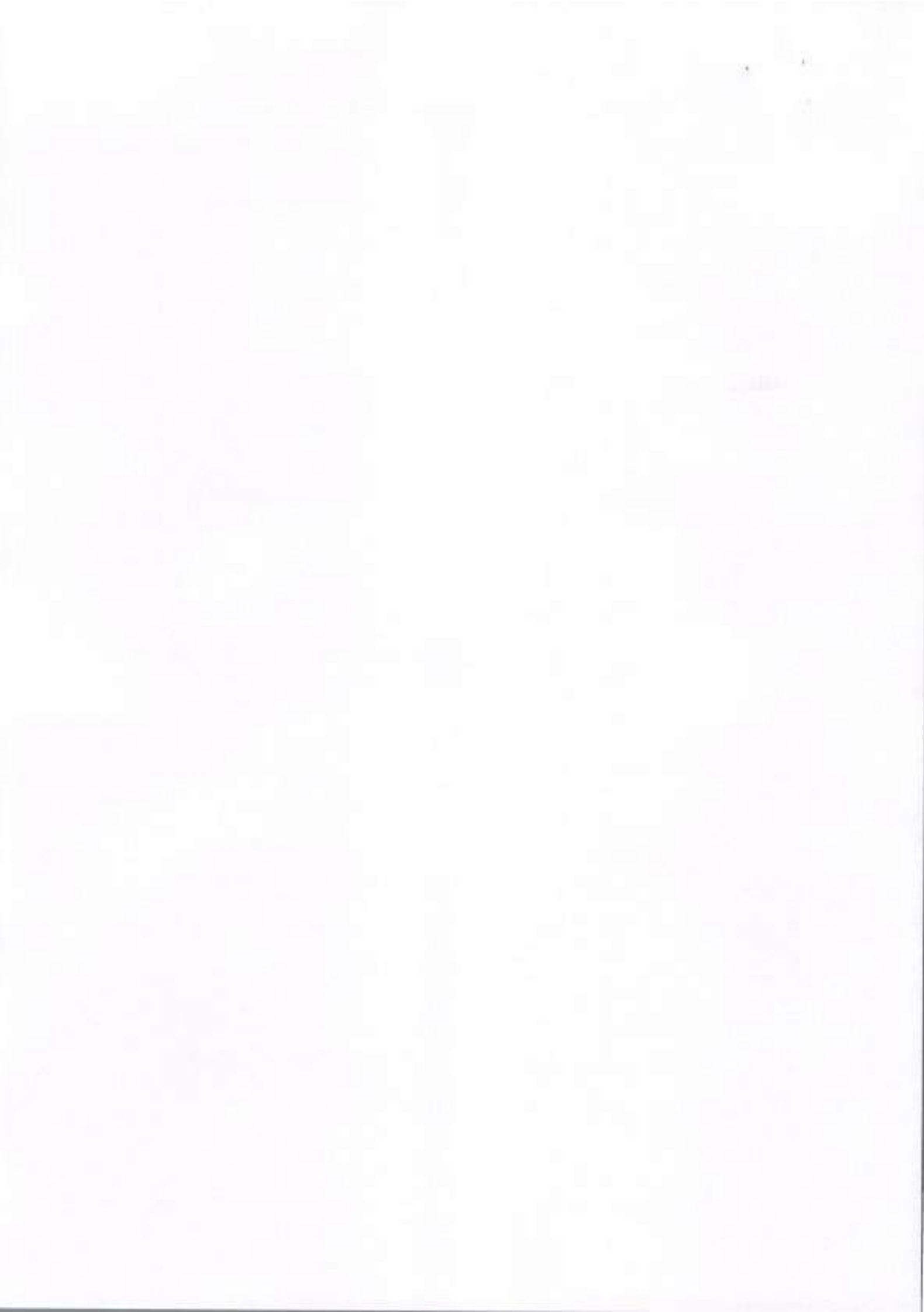
NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO the following terms and conditions:-

ARTICLE-I:

DEFINITIONS

1.1 **LAND OWNER:-** shall mean **SRI RANJAN DEBNATH** son of Late Rabi Debnath, of 2 No. Bachar Para Road, P. O. Thakurpukur, Police Station Thakurpukur, Kolkata 700063, District South 24-Parganas

1.2 **DEVELOPER:-** Shall mean **SITALA MA CONSTRUCTION** a Partnership Firm having its Office at 54 G No. Bachar Para Road, P. O. Thakurpukur, Police Station Thakurpukur, Kolkata 700063, District South 24-



Parganas, represented by its Partners 1. **SRI RANJAN DEBNATH** (son of Late Rabi Debnath, residing at 2 No. Bachar Para Road, P. O. Thakurpukur, Police Station Thakurpukur, Kolkata 700063, District South 24-Parganas 2. **SRI ASHOK DAS**, son of Late Trilakshya Das, residing at 159, 2 No. Bachar Para Road, P. O. Thakurpukur, Police Station Thakurpukur, Kolkata 700063, District South 24-Parganas, 3. **SRI MANIK DEY**, son of Pran Gopal Dey, residing at 2 No. Bachar Para Road, P. O. Thakurpukur, Police Station Thakurpukur, Kolkata 700063, District South 24-Parganas, and its executors, administrators, legal representatives and assigns.

1.3 **PREMISES:-** shall mean **ALL THAT** piece and parcel of land measuring an area of 5 Cottahas 8 Chittaks more or less together with RT Shed structure standing thereon lying and situate in R. S. & L. R. Dag No. 1565/1566, comprised in R. S. Khatian No. 1858, L. R. Khatian No. 12487 of Mouza Paschim Barisha, J. L. No. 19, Touzi No. 1-6, 8-10, 12, 14 and 16, now under the Kolkata Municipal Corporation Ward No. 125, being Municipal Premises No. 54G, Bachar Para Road, Kolkata 700063, Police Station Thakurpukur, A. D. S. R. Office at Behala, District South 24-Parganas together with all right of easements, common facilities and amenities annexed thereto.

1.5 **BUILDING** : - shall mean G+III storied building/s to be constructed upon the said premises as per the building plan of the Kolkata Municipal Corporation as per law. If in near future for any change of any Rule of civic authority as per law to give permission for any further construction at that case the Owners and

Developer shall be entitled to enjoy such benefits mutually as per this Agreement.

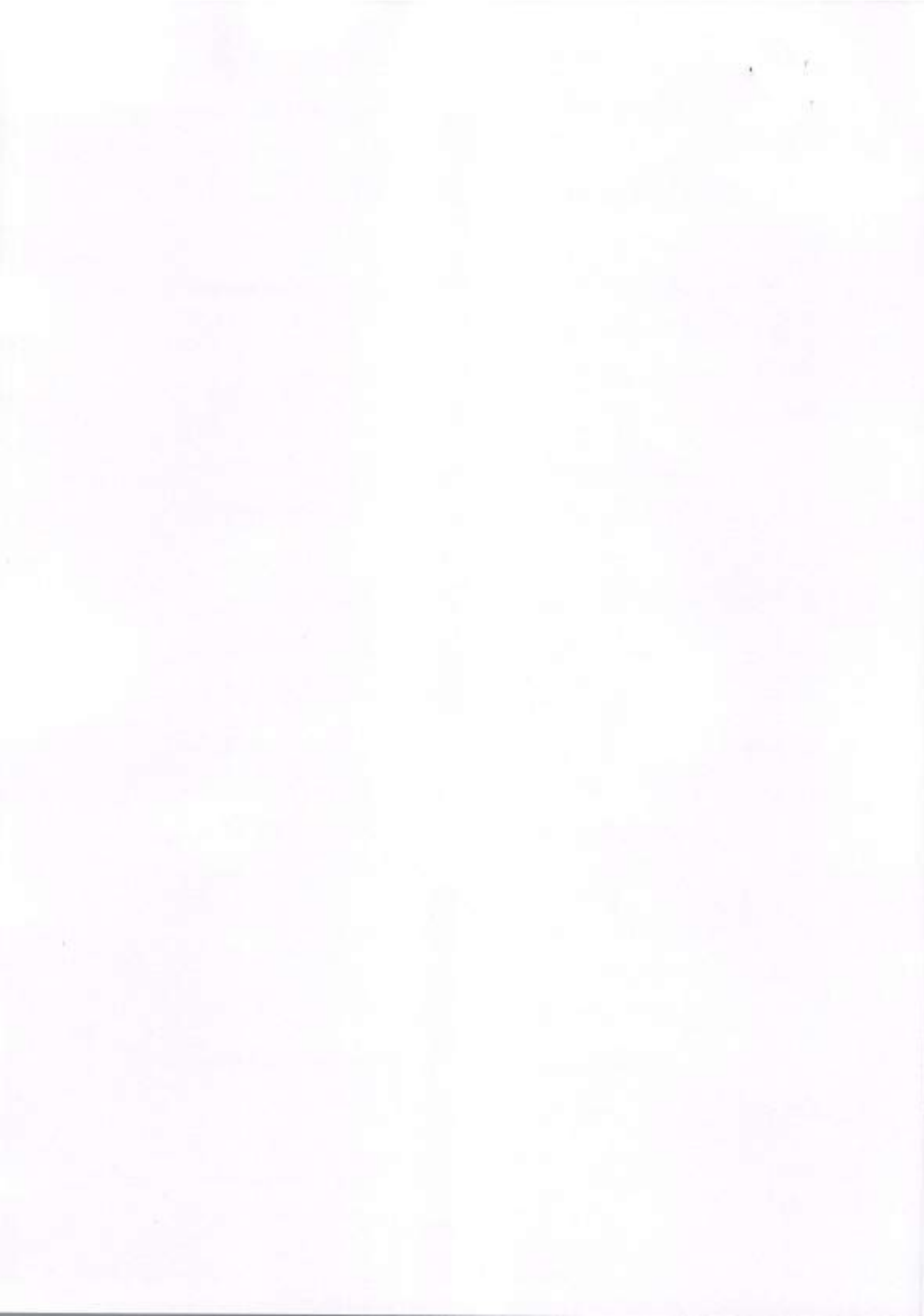
1.6 **OWNERS' ALLOCATION**:- shall mean and has been mentioned in the **SCHEDULE-"B"** hereunder.

1.7 **DEVELOPER'S ALLOCATION**:- Shall mean and has been mentioned in the **SCHEDULE-"C"** hereunder.

1.8 **COMMON FACILITIES & AMENITIES** : Shall include corridors, ways, stair ways, passage way, drive ways, common toilet, roof top, pump space, underground water reservoir, overhead water tank, roof, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and land there under or mutually agreed upon by the Owner of units/floors/flats/car parking spaces/spaces, which has been specifically been mentioned in the **SCHEDULE "D"** hereunder.

1.9 **COVERED AREA**: shall mean the area covered with outer wall and constructed for the unit including fifty Percent area covered by the common partition wall between two units, and cent percent area covered by the individual wall for the unit plus proportionate area share of stair/lobby/other facilities etc. It is applicable for individual unit.

1.10 **SUPRER BUILT UP-AREA** : Shall mean parapet, overhead tank, reservoir, septic tank, boundary wall, Ground Floor gate etc. as specified in the plan sanctioned by the Kolkata Municipal Corporation.



1.11 **SALEABLE SPACE:** Shall mean units/floors/flats/car parking spaces/spaces in the proposed building available for independent use and occupation after making due provisions for common facilities and the space required thereof for better enjoyment against consideration.

1.12 **COMMON EXPENSES:** Shall mean and include the purpose of maintaining the said premises and the proposed building in particular the common parts as also meeting of the common expenses and matters relating to mutual right and obligations of the Developer, the Owners and their nominees including the intending Purchaser/s and the common use and enjoyment thereof, which has been specifically described in the **SCHEDULE-"E"** hereunder.

1.13 **THE ARCHITECT:** Shall mean who would be appointed by the Developer who shall design and plan the proposed building on, the said premises and obtain the required sanction for construction of such building from the appropriate authorities.

1.14 **BUILDING PLAN:** shall mean such plan sanctioned by the Kolkata Municipal Corporation being Plan No. 2024160323 dated 19/12/2024 with such addition, alteration or modification as per law as prescribed and/or made afterwards by the Developer from time to time with consent of the Owner.

1.15 **TRANSFEROR:** Shall mean the Owner and the Developer who intends to sell the units/floors/flats/car parking spaces/spaces, if any allotted to them respectively, to the intending buyer/buyers together with undivided proportionate share of the land and right to use the common areas and common space in the proposed multi-storied building.

1.16 **TRANSFeree**: Shall mean the person/s, Firms, Limited Company/Companies or an Association/s or persons to whom units/floors/flats/car parking spaces/spaces if any in the building has been transferred.

1.17 **TRANSFER**: Shall mean with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is legally a transfer of units/floors/flats/car parking spaces/spaces of the proposed multi-storied building to Purchaser/s thereof.

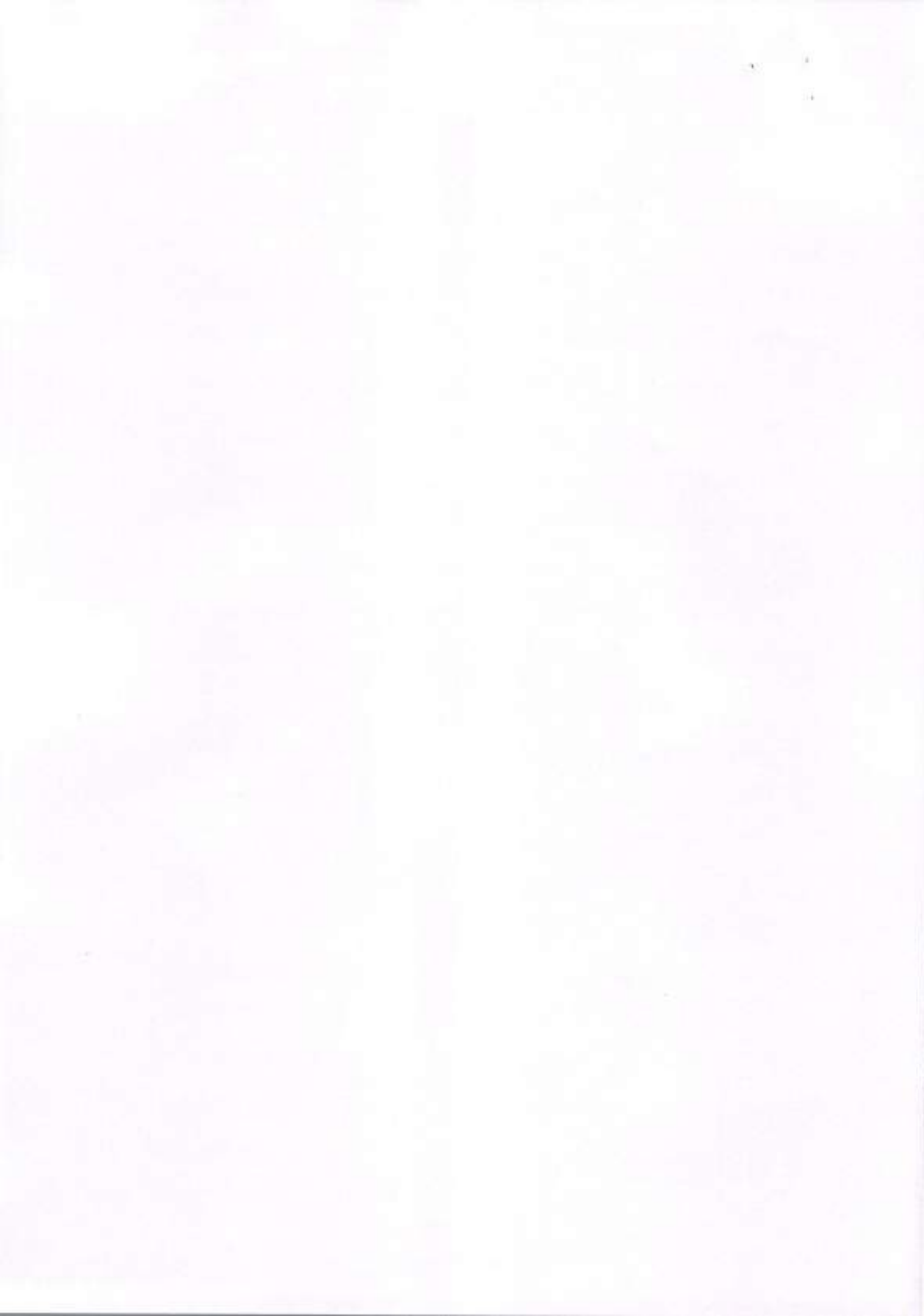
1.18 **NOTICE** :- Shall mean and include all notices to be served hereunder by either of the parties to the other shall be deemed to have been served on the 4th day from the date the same has been delivered for dispatch to the Postal Authority by registered post with acknowledgement due at the last known address of the parties hereto as well as at the address of accommodation of the Owner during construction period.

1.19 **SINGULAR**: Shall mean plural and vice versa, masculine shall include feminine and vice versa.

ARTICLE- II

COMMENCEMENT

2 This Agreement shall be deemed to have commenced with effect from the date of execution thereof.



ARTICLE- III:

LAND OWNER'S RIGHTS & REPRESENTATIONS

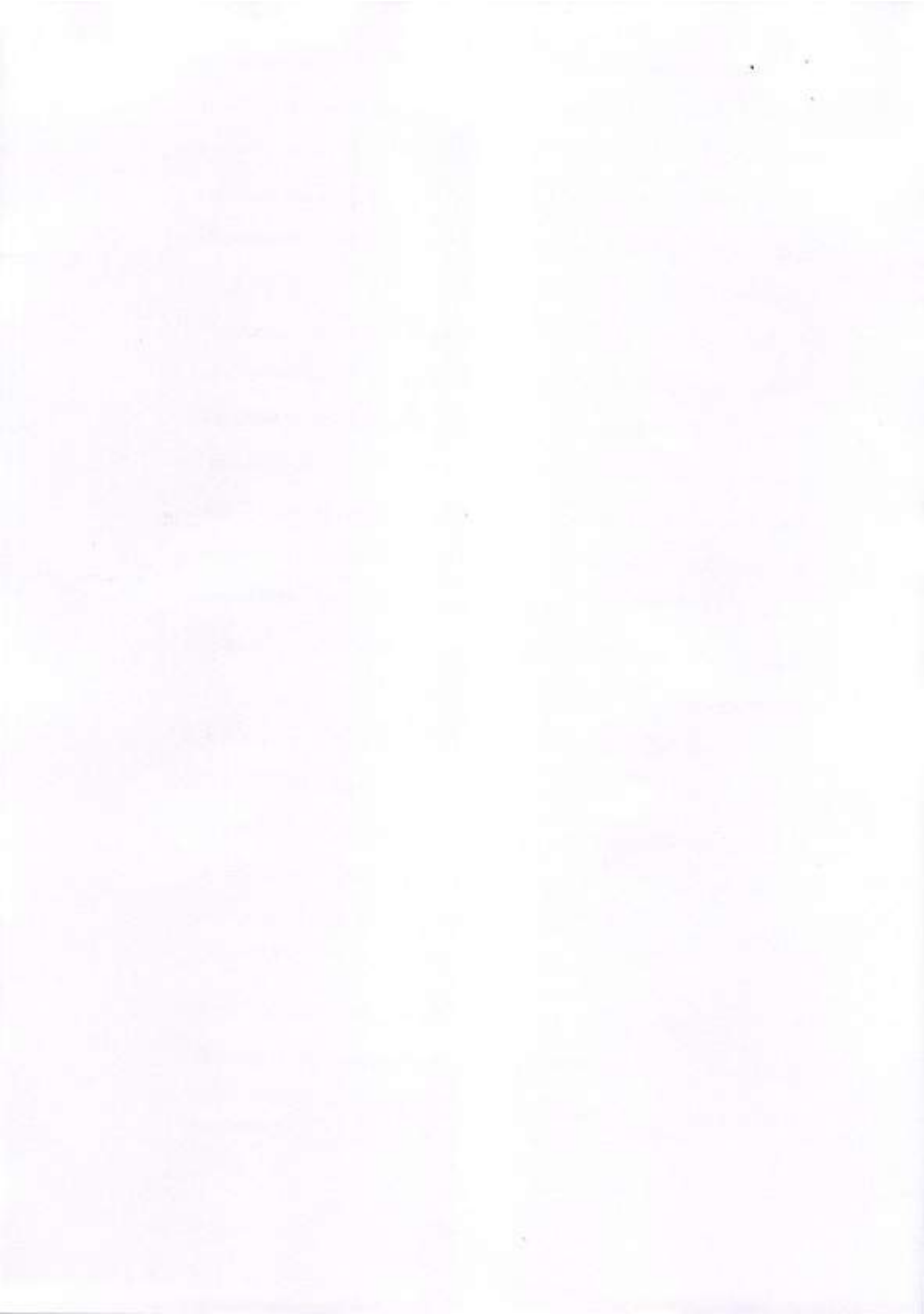
- 3.1. The Land Owner is sole and absolute owner and seized and possessed of and/or well and sufficiently entitled to **SCHEDULE A** property together with all right of easements, common facilities and amenities annexed thereto and/or such other number as to be allotted by the Kolkata Municipal Corporation. The Owner hereby declare that he is absolute owner of the SCHEDULED A property and now seized and possessed of or otherwise well and sufficient entitled thereto without any disturbance hindrance in any manner whatsoever and the said property is free from all encumbrances charges, attachments, acquisition or requisition whatsoever or howsoever and the owners have good and marketable title over the said property.
- 3.2 Save and except the Owners, nobody else have any right, title, interest, claim and demand whatsoever or howsoever and in respect of the said property.
- 3.3 The said property is free from all encumbrances, charges, liens, attachments, mortgage, power of attorney, trusts whatsoever or howsoever.
- 3.4 The Owner has not sold, entered into any agreement for sale, and/or Development Agreement or any other Agreement in respect of the said property prior to execution of this agreement.
- 3.5 That the Owner hereby agreed that he will not grant lease, mortgage, charge or encumber the SCHEDULED A property in any manner whatsoever during



the existing/substance of this agreement as well as during the construction of the building without prior written consent of the Developer and also undertakes that for the betterment of the Project shall acquire and to produce all the relevant papers documents and copy of the order if any from the competent Court Authority Concern.

3.6 That the Owner hereby giving exclusive license to the Developer to commercially exploit the same as per terms and condition contained in this Agreement and hereby authorized the Developer to enter into agreement for sale, deed of conveyance/s, deed of lease, transfer, deed of mortgage and to dispose of only the Developer's Allocation together with right to assignment of all the rights title interest of this agreement to any third party and the Land Owner will give necessary consent for betterment of this project without raising any objection to that effect save and except the Owners' Allocation as mentioned herein.

3.7 The Owner hereby agree to execute a Registered Development Power of Attorney in favour of the Developer herein and on the basis of the said Power of Attorney the Developer shall sign and execute Building Plan on their behalf and submit the same before the Kolkata Municipal Corporation or any other competent authority for the purpose of sanctioned, also for completion of the construction works as per terms and conditions of the Development Agreement and also sign and execute on their behalf in the Deed of conveyance/s, Agreement/s for sale in favour of the intending Purchaser/s in respect of Developer's Allocation only and present the same before the District



Registrar, Additional District Sub-Registrar or other Registrars, who has authority to register same

ARTICLE-IV:

(DEVELOPER'S RIGHTS & REPRESENTATION)

- 4.1. The Land Owner hereby grant exclusive right to the Developer to develop the said premises mentioned in SCHEDULES "A" herein under by way of constructing a multi-storied building thereon in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or caused to be made by the parties thereto as per law.
- 4.2 All applications, plans, papers and documents as may be required by the Developer for the purpose of B. L. & L. R. O. and K. M. C. mutation, sanction of building plan, Revise building plan, Addition/Alteration of the building Plan as per law shall be submitted by the Developer with due signature of the Owner or on behalf of the Owner as may be required and all costs expenses and charges for building plan sanction and construction of the building to be paid by the Developer herein.
- 4.3 The Developer hereby agreed to complete the construction of the multi-storied building over the property as per building plan to be sanctioned by the Kolkata Municipal Corporation with due modification and/or amendment of the sanction plan as made or caused to be made by the Architect/Engineer/L.B.S. of the Developer. The Land Owner will co-operate

regarding acts of applications, plans, other paper and documents etc. as may be required by the Developer for the purpose of obtaining sanction plan from the appropriate authority as per law and the Developer shall bear all cost and expenses for such acts including Architect's Fees.

4.4 That the Developer shall pay and bear all expenses towards sanction plan, building material, lawyer fees and expenses for registration of the Agreement for Development and all construction charges of the new building and to complete it in all respects at its own costs or at the cost of the intending Purchaser or Purchasers including architect fees, charges, expenses required to be paid or deposited for the purpose of development of the said premises.

4.5 It is made clear that save and except the allocation of the Land Owner in the proposed G+III storied building as mentioned in **SCHEDULE-"B"** herein under written, all other units/floors/flats/car parking space/spaces and other spaces if any, as mentioned in **SCHEDULE-"C"** herein under written will be the property of the Developer herein and if the Developer so desires, it can be disposed of by itself to the prospective buyer/s at any consideration or price at the sole discretion of the Developer but only after handing over possession of the Land Owners' Allocation to the Land Owner.

4.6 The Developer shall bear and pay all costs and expenses for preparing the building plan of the building including Architect's fees and all fees, taxes, duties payable in connection with the sanction of the building plan, sewerage line, water line, etc. It is mutually agreed all cost & expenses including stamp duty and registration fees payable in connection with the Development

Agreement and Power of Attorney shall be borne by the Developer.

4.7 That the Developer at all material times hereunder after starting the construction of the new multi-storied building or even before commencement of the construction works of the new building can take booking money and/or earnest money from the intending Purchaser/Purchasers in respect of propose sale of any of the units/flat/car parking space/s of the Developer's share or allocation as its own discretion and risk. The Land Owner shall not be liable for any contingency arising there from.

ARTICLE-V:

PROCEDURE

5.1 The Land Owner herewith also grant proper authority to the Developer by executing and registering General Power of Attorney in favour of the Developer for the purpose of construction of the proposed building upon the said property mentioned in the SCHEDULE- "A" hereunder as per plan to be sanctioned by the Kolkata Municipal Corporation and for development of the said property through construction and selling out the units/floors/flats/car parking spaces/other spaces of Developer's Allocation together with undivided proportionate share of the land to the intending Purchaser/s through Deed of Conveyance/s and Agreement for Sale/s and sign and execute all necessary papers, deeds, documents, plans etc. in respect of Developer's Allocation only and for the purpose of development of the said premises and represent the Land Owner for all purpose in connection with necessary and appropriate works



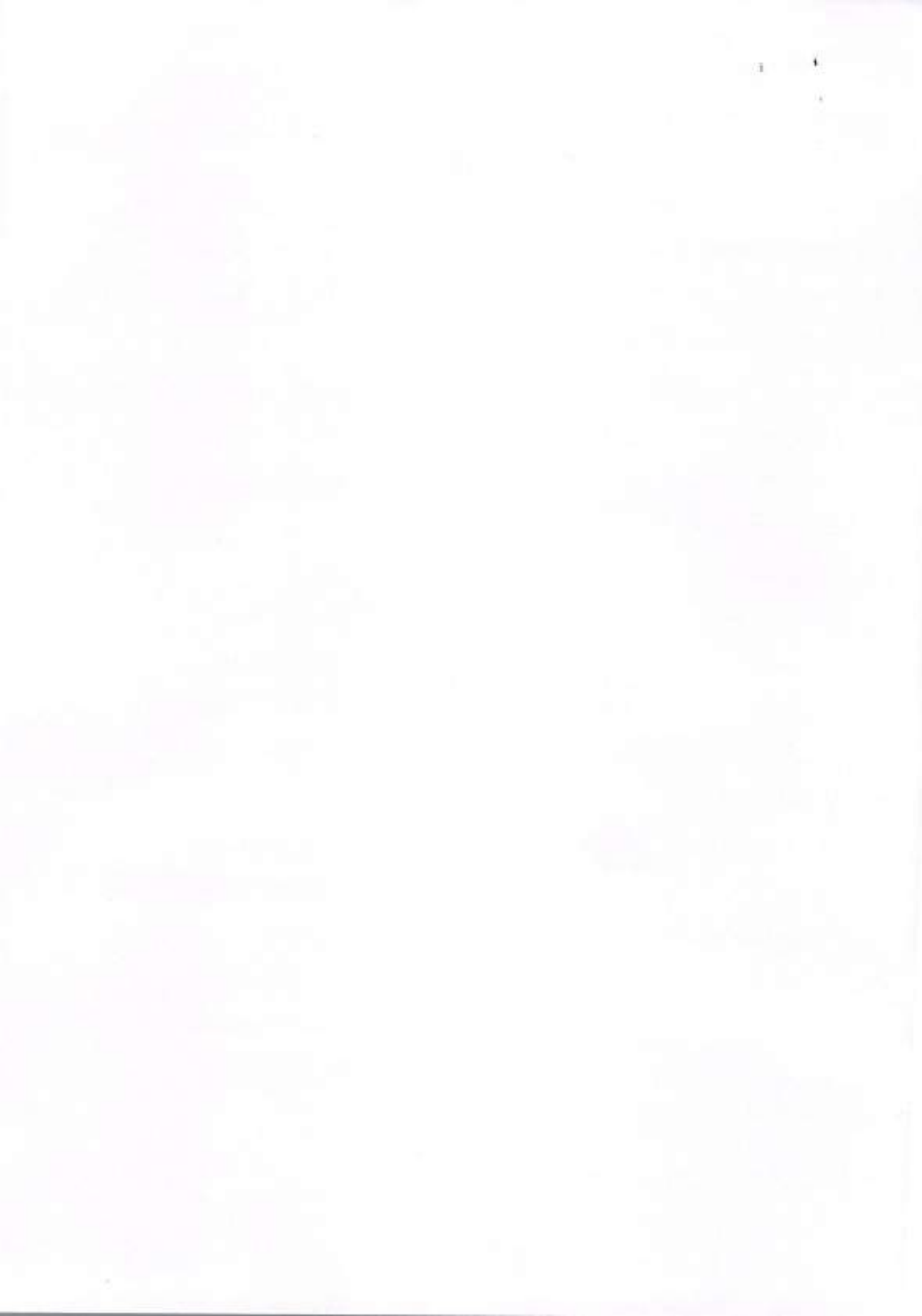
before the appropriate authorities provided however the same shall not create financial liabilities upon the Land Owner in any manner.

5.2 The Developer shall keep parties copy of the sanctioned Architectural Plan and Structural Plan in its' custody for the purpose of construction of the building.

5.3 The Developer shall execute and register the Agreement for Sale and Deed of Conveyance in respect of the allocated portion of the Developer mentioned in SCHEDULE "C" hereunder in favour of the intending Purchaser/s or their Nominee/s to be selected by the Developer, on the basis of the registered Power of Attorney.

5.4 That the Land Owner thus hereby indemnified that in case of any sudden demise of Land Owner, the legal heirs of the said Land Owner herein shall continue the work accordingly to the terms of this agreement and conditions of these presents and shall jointly execute the registered Develop Agreement and registered Power of Attorney in favour of the Developer on whose favour it is previously given by their predecessor-in-interest.

5.5 That the Developer thus hereby indemnified that in case of any sudden demise of the Developer the Legal heirs of the said Developer herein shall continue the work according to terms and conditions of these presents and the Land Owner shall jointly execute the registered Development Agreement and registered Power of Attorney in favour of the Developer on whose favour it is previously given by Land Owners.



ARTICLE- VI :

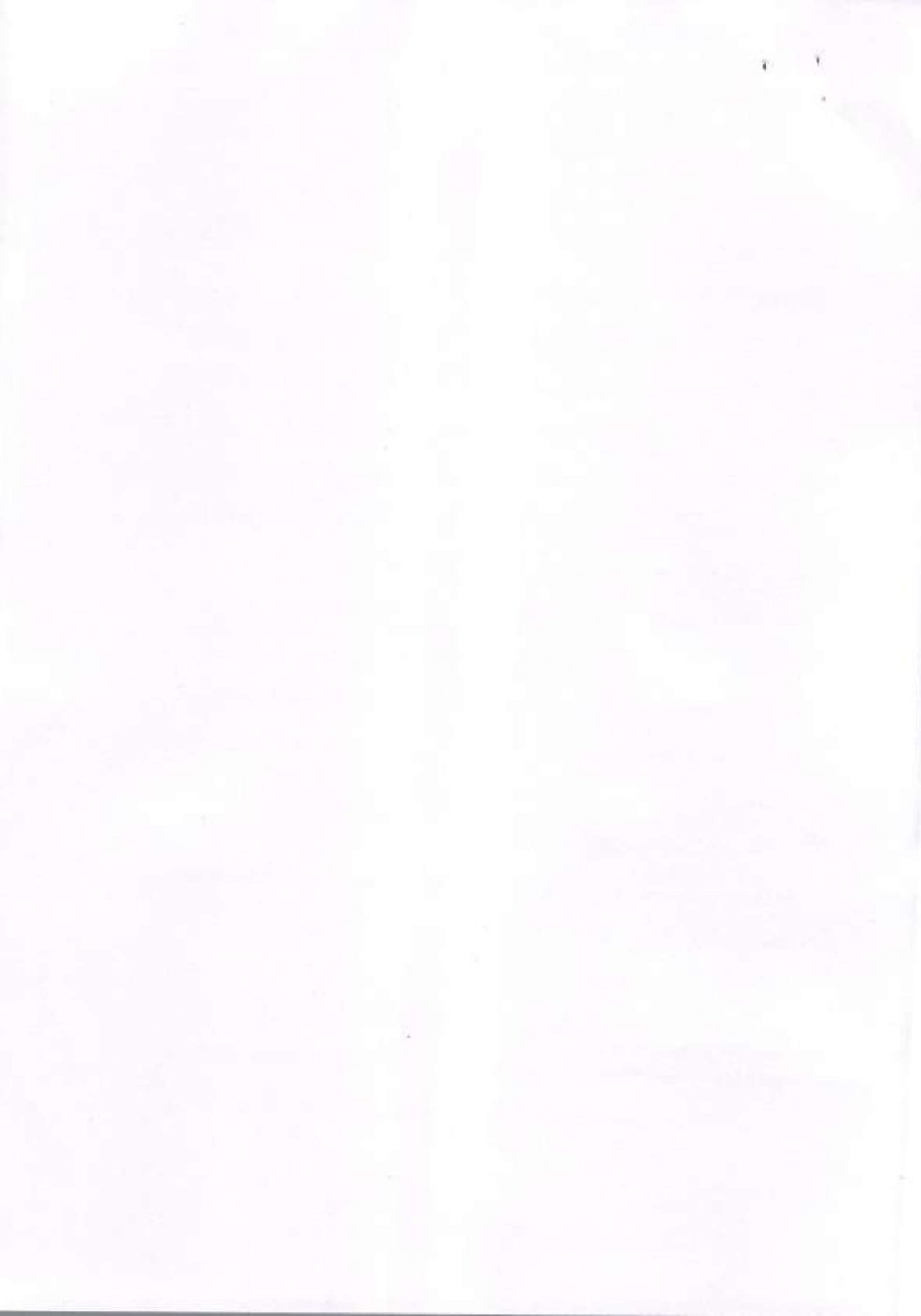
DEALINGS OF SPACES IN THE BUILDING

6.1 The Developer shall on completion of the building/s handover the physical possession of Land Owner's Allocation to the Land owner herein.

6.2 The Land Owner will be entitled to transfer or otherwise deal with his allocated units/floors/flats/car parking spaces in the proposed building in favour of any intending Purchaser/s of his own choice through Agreement for sale and the Deed of Conveyance and if asked for, the Developer will sign as Confirming Party and but the Land Owner shall have no right, title interest and/or authority to deal with Developers' Allocation in the proposed building and vice versa.

6.3 The Developer being the party of the Other Part shall be at liberty with exclusive right and authority to negotiate for sale of units/floors/flats/car parking spaces/other spaces together with undivided proportionate share of land being the Developer's Allocation with any prospective buyer/s on or before or in course of the construction work of the said building/s at such consideration and on such terms and conditions as the Developer shall think fit and proper and the Developer shall receive advance/earnest money from the intending Purchaser/s for the Developer's Allocation.

6.4 The Developer shall be entitled to enter into agreements for sale and Deeds of Conveyance in respect of Developer's Allocation on the basis of the registered General Power of Attorney and entitled to sign and execute all necessary documents on behalf of the Land Owner. However, such dealing



shall not in any manner fasten or create any financial and/or legal liability/responsibility upon the Land Owners herein.

6.5 The Developer shall receive advance/earnest money from the intending Purchaser/s and shall execute and register Agreement for sale/s in favour of intending Purchaser/s, and after receiving full consideration price shall execute and register Deed of Conveyance/s in favour of the intending Purchaser/s of the Developer's Allocation only of the proposed building/s and to transfer the undivided proportionate share of the land on behalf of the Land Owners, save and except the Land Owners' Allocation, on the strength of the Registered General Power of Attorney. The costs of conveyance or conveyances including non-judicial stamps and registration expenses and all other legal expenses shall be borne and paid by the intending Purchaser or Purchasers thereof.

ARTICLE- VII:

BUILDING

7.1 The Developer shall at its own costs construct, erect and complete the building entirely including the Land Owners' Allocation and Developers' Allocation as a whole at the said premises in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation with such materials and with such specification as are mentioned in the SCHEDULE-"E" hereunder written and as may be recommended by the Architect of the Developer from time to time.

7.2 Subject to as aforesaid, the decision of the Developer's Architect regarding

the quality of the materials shall be final and binding on the parties hereto provided they are of high standard & best quality in accordance with the Corporation Building Laws, will be used by the Developer.

7.3 The Developer shall install in the said buildings at the Developer's own costs standard pump set, water storage tanks, overhead reservoirs, electric wiring fittings and other facilities for the entire building as are required to be provided in a building having self-contained units/floors/flats/car parking spaces and other spaces and constructed for sale of units/floors/flats/car parking space/s herein on Ownership basis and as mutually agreed.

7.4 The Developer shall be authorized in the name of the Land Owners in so far as is necessary to apply for and obtain quotas, entitlements and other allocations of or for cement, all types of steels, bricks other building materials and accessories allocable to the Land Owners for the construction of the building and to similarly apply for and obtain temporary and permanent connections of water, drainage sewerage, electricity and/or other facilities, if any available to the new building and other inputs and facilities required for the construction of enjoyment of the building.

7.5. All costs, charges and expenses including architect's fees shall be discharged and paid by the Developer and the Land Owners will have no responsibility in this context.



ARTICLE-VIII:
COMMON FACILITIES

8.1 The Developer shall pay and bear all rates, taxes and out goings in respect of the building accruing due and as and from the date of execution of the Development Agreement subject to handing over peaceful khas possession of the premises and deeds and documents of the said premises to the Developer for purpose of promoting and/or developing the proposed building as per sanctioned building plan by the Developer as per law.

8.2 As soon as the building is completed in conformity with the sanctioned plan and all connections with respect to water, sewerage individual electric connections are the Developer shall give written notice to the Land Owners requiring the Land Owners to take possession of the Land Owners' Allocation at the address where the Land Owners are staying during construction of the proposed multi-storied building.

8.3 The Land Owners shall not do any acts deeds or things whereby the Developer shall be prevented from construction and completion of the said building, as per approved plan sanction by the Kolkata Municipal Corporation.

8.4 Both the Developer and Land Owners herein shall enjoy their respective allocations/portions in the said building under their occupation forever with absolute right of alienation, transfer, gift etc. and such rights of the parties in no way could be taken off or infringed by either of the party under any circumstances.

ARTICLE-IX:

COMMON RESTRICTION

The Land Owners' Allocation in the proposed building shall be subject to the same restrictions and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building/s which shall include the follows: -

9.1 Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity not to use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

9.2 Neither party shall demolish or permit for demolition of any outer wall or other structure in their respective allocation or any portion thereof or make any structural alteration except minor changes therein without the previous written consent of the other in this behalf.

9.3 The respective Allottees 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 allocation in the building in good working condition and repair and in particularly so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other or them and/or the occupiers of the building indemnified from or, against the consequence of any breach.

9.4 Neither party shall do or cause or permit to be done any act or thing



which may render void and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.

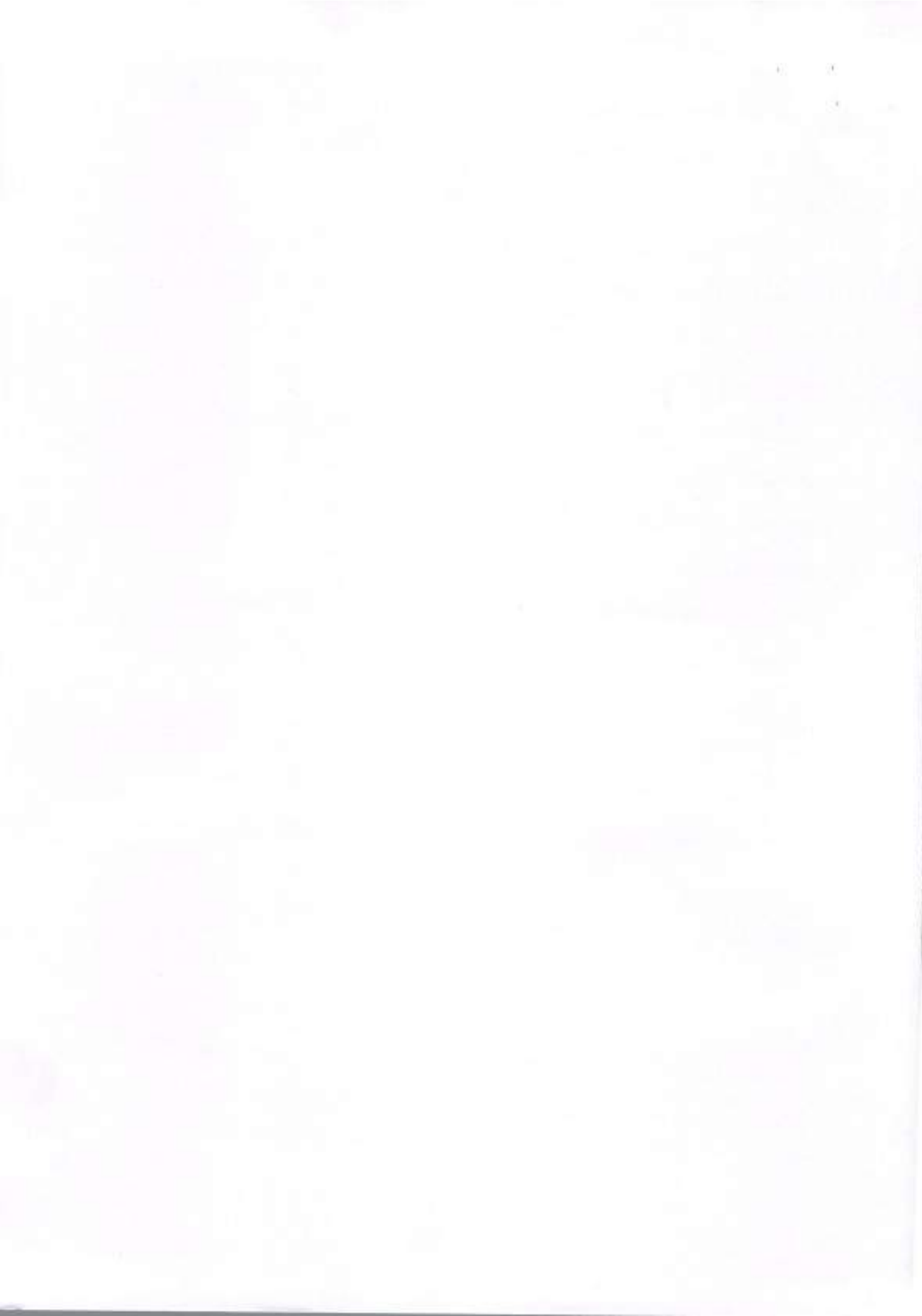
9.5 Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.

9.6 Either of the parties shall permit other's agents with or without workmen and others at all reasonable times to enter into any upon the each party's allocation and each party thereof for the purpose of maintenance or repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains gas and water pipes and electric wires and for any similar purpose.

ARTICLE-X:

LAND OWNERS' OBLIGATIONS

10.1 The Land Owners hereby agree and covenant with the Developer not to cause any interference or unlawful hindrance in the lawful construction of the said multi-storied building at the said premises by the Developer as per specification of the sanctioned building plan by the Kolkata Municipal Corporation. If any unreasonable interference or hindrance is caused by the Land Owners or their agents, servants, representatives, causing hindrance or impediment to such construction the Land Owners will be liable for damages.



10.2 The Land Owners hereby covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's Allocated portion only in the building/s at the said premises in favour of the intending buyers of units/floors/flats/car parking spaces in the said building. The Land Owners further give undertaking for and on behalf of their agents, servants, representatives for similar act at their own liability and responsibility.

10.3 The Land Owners hereby agree and covenant with the Developer not to let out, grant, lease mortgage and/or charge or part with possession of the said property or any portion thereof before the construction is completed.

10.4 The Land Owners herein undertake not to create any kind of charges or mortgages including that of equitable mortgage by depositing the title deeds of the said premises/lands or any portion thereof at any time during the subsistence of this agreements.

10.5 The Land Owners hereto without being influenced or provoked by anybody do hereby categorically state that as the Developer starts the construction of the said proposed building exclusively at its own cost arrangement and risk in as much as without having any financial participation and/or involvement on the part of the Land Owners hereto, the Land Owners henceforth for all times to come shall not raise any claim and/or press for any extra benefits and/or amount in terms of the General Power of Attorney although otherwise mentioned therein and the Developer shall be at liberty to receive any amount from any intended Purchaser/Purchasers in its own name



and to appropriate the said sale proceeds of the units/floors/flats/car parking spaces/spaces of the said building/s at its sole discretion in respect of the Developers' Allocation only without having any attachment and/or share thereon of the Land Owner hereto.

10.6 The Land Owner or on their behalf the Developer herein, shall sign and execute all papers and documents towards mutation, conversion and no objection to obtain Certificate from the authority KIT, KMDA etc.

ARTICLE-XI:

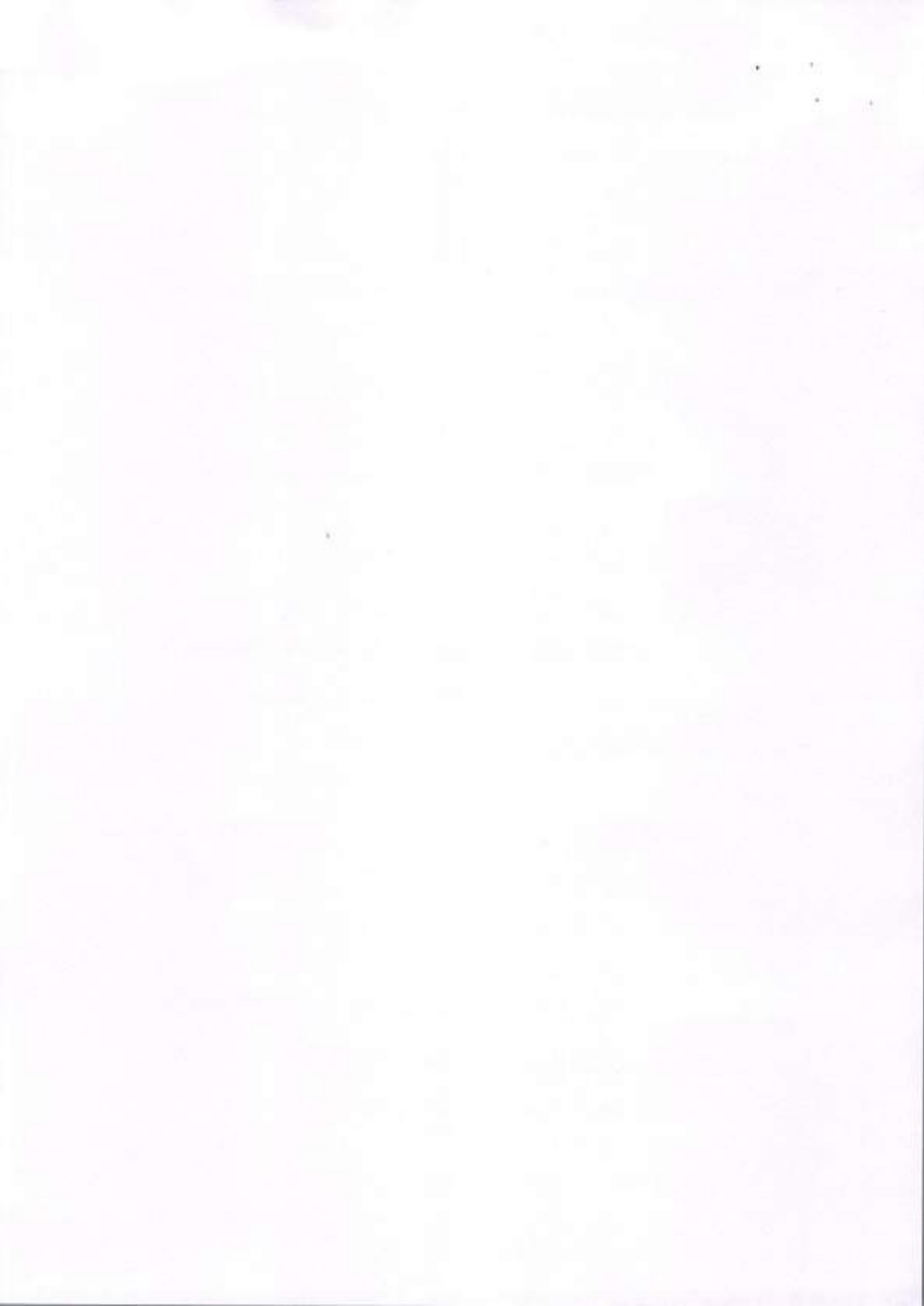
DEVELOPER'S OBLIGATIONS

11.1 The Developer doth hereby agrees and covenants with the Land Owners to complete the construction of the building after getting building plan from the authorities concerned to be done by the Developer on behalf of the Land Owner and the Developer shall handover the complete habitable peaceful vacant possession of the Owner's Allocation within **24 months** from the date of sanction of the building plan.

ARTICLE-XII:

LAND OWNER'S INDEMNITY

12.1 The Land Owner hereby undertake that the Developer shall be entitled to the said construction lawfully and shall enjoy its allocated space which is under Developer's Allocation only without any interference or disturbances on the part of the Land Owner provided the Developer performs and fulfills all the



terms and conditions herein contained and/or in its part to be observed and performed.

12.2 That the Land Owner thus hereby indemnifies that in case of any sudden demise of Land Owner the legal heirs of the said Land Owner herein shall continue the work according to the terms and conditions of these presents and the legal heirs of the deceased Land Owner and Developer shall jointly execute the registered Development Agreement and the Legal heirs of the deceased Land Owners shall execute and register Power of Attorney in favour of the Developer.

ARTICLE- XIII:

DEVELOPER'S INDEMNITY

13.1 The Developer shall abide by all the laws, bye laws and regulations of the government, local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye laws and regulations

13.2 The Developer hereby undertakes to keep the Land Owner indemnified against all third party claims and actions arising out of the any sort of act or accident or omission or commission of the Developer in relation to the making of construction of the said building/s and the Developer also fully responsible and liable if the construction falls down due to use of inferiority of the materials and other patent defects thereto..

13.3 The Developer hereby undertakes to keep the Land Owner indemnified

against all actions, suits, costs, proceedings and claims that may arise out of the Developer's action with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect there in.

ARTICLE-XIV:

MISCELLANEOUS

14.1. The Land Owner and the Developer have entered into this Development Agreement purely as a contract on the basis of this joint venture agreement and under any circumstances this shall not be treated as Partnership and/or Associations or persons in between the Land Owner and the Developer.

14.2 As and from the date of completion of the building and transfer of possession to Land Owner, the Developer and/or its transferees and the Land Owner and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth taxes and other taxes and maintenance charges payable in respect of their respective spaces.

14.3 The proposed building to be constructed by the Developer shall be made in accordance with the specifications morefully and particularly mentioned and described in the **SCHEDULE "F"** hereunder written.

ARTICLE-XV:

FORCE MAJEURE

15.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative objections prevented by the existence of the "**Force Majeure**" and shall be suspended from the

obligation during the duration of the "Force Majeure".

15.2 "Force Majeure" shall mean and include an event preventing either Party from performing any or all of its obligations under this Agreement, which does not arise from and is not attributable to any act, omission, breach or violation by such Party of any of its obligations under this Agreement but which arises from, or is attributable to Acts of God, natural calamities, accidents, unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented, including, without limitation, any abnormally inclement weather, flood, tightening, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, non-availability/shortage of construction material or skilled labour, any legislation, regulation, ruling or omissions (including delay or failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any Government or Court orders.

ARTICLE- XVI:

JURISDICTION

16.1. All dispute and differences arising out of this Agreement or in relation to determination of any liability of the parties hereto or to the construction and interpretation of any of the terms herein and the meaning thereof the parties

shall have liberty to take recourse of law by instituting Civil and Criminal Proceeding before the Competent Court of Law, where jurisdiction lies.

THE SCHEDULE ABOVE REFERRED TO

SCHEDULE - "A"

(Description of the said premises)

ALL THAT piece and parcel of land measuring an area of **5 Cottahas 8 Chittaks** more or less together with 200 Sq. Ft. RT Shed structure standing thereon lying and situate in R. S. & L. R. Dag No. **1565/1566**, comprised in R. S. Khatian No. **1858** L. R. Khatian No. **12487** of Mouza **Paschim Barisha**, J. L. No. 19, R. S. No. 43 Touzi No. 1, 6, 8, 10, 12, 14, 16, now under the Kolkata Municipal Corporation Ward No. 125, being Municipal Premises No. **54G Bachar Para Road**, Kolkata 700063, Police Station Thakurpukur, A. D. S. R. Office at Behala, District South 24-Parganas having Assessee No. 411250220320, and the said property is butted and bounded by:

ON THE NORTH	: Land of Santi Pada @ Santi Prasad Banerjee
ON THE SOUTH	: 17 Ft wide Bachar Para Road.
ON THE EAST	: 17 Ft wide Bachar Para Road.
ON THE WEST	: Land of Santi Pada @ Santi Prasad Banerjee.

SCHEDULE - "B"

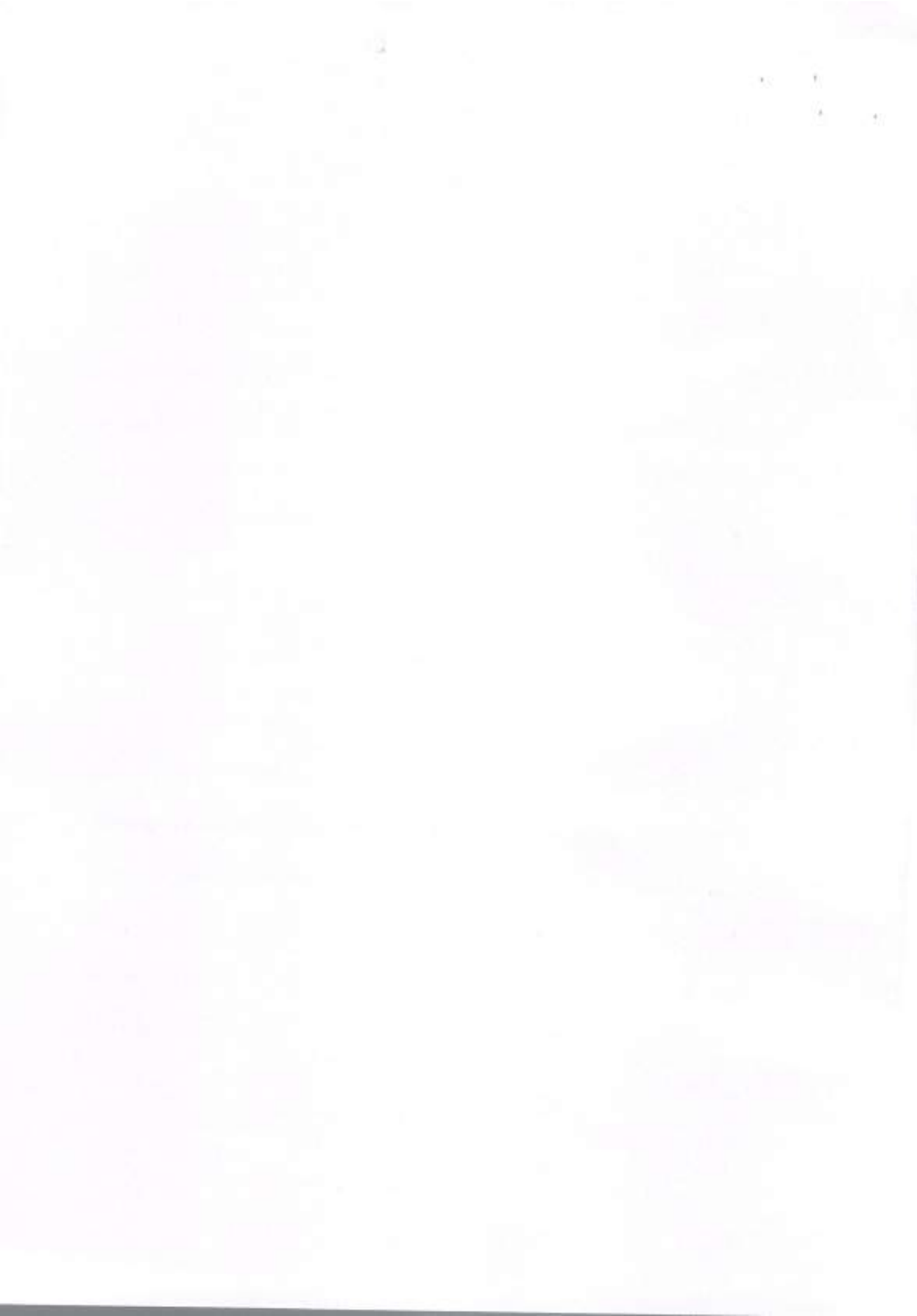
(Land Owners' Allocation)

The Land Owners herein will be entitled to get 50% of F.A.R./constructed area as Owner's Allocation in the proposed G+III storied building as per building plan sanctioned by the Kolkata Municipal Corporation including the common facilities together with all amenities thereto as consideration for permitting the Developer to develop the said property and commercially exploit the same.

SCHEDULE- "C"

(Developer's Allocation)

Developers Shall be entitled to get the remaining 50% of the F.A.R./constructed areas after providing Owner's Allocation to the Owners herein of the proposed G+III storied building, as Developer's Allocation save and except land Owners' Allocations mentioned herein above together with undivided impartible and proportionate share of the land of the said premises including all right of easements common facilities and amenities annexed thereto.



THE SCHEDULE "D" ABOVE REFERRED TO

(Common Areas/Portions)

1. Entrance and exits to the said premises and the proposed building.
2. Boundary walls and main gate of the said premises and proposed building.
3. Drainage and sewerage lines and other installations for the same (except only those as are installed within the exclusive area of any Flat and/or exclusively for its use).
4. Space underneath the stairs of the ground floor where pumps & motors, lift and lift room will be installed and electrical wiring and other fittings, (excluding only those as are to be installed within the exclusive area of any flat and / or exclusively for its use).
5. Electric room where meters will be installed and electric wiring and other fittings.
6. Staircase and staircase landings, lobbies on all the floors, entrance lobby, darwan's room, if any.
7. Water supply system water pump & motor, water reservoir together with all common plumbing installations for carriage of water (save only those as are to be exclusively within and for the use of any unit) in the said Building.
8. Such other common parts, equipment, installations, fittings, fixtures and space in or about the said Premises and the said Building as are necessary for passage and user of the flats/ units in common by the co-Owners.
9. Roof top of the building.

10. Land underneath of the proposed building.
11. Septic Tank.

THE SCHEDULE "E" ABOVE REFERRED TO

(Common expenses)

On completion of the building, the Land Owners, the Developer and their nominees including the intending Purchaser/s shall regularly and punctually pay proportionate share of the common expenses as fully described herein below:-

- a) All costs for maintaining, operating, repairing, whitewashing, painting, decorating, redecorating, rebuilding, reconstructing, lighting in regarding to the common portions of the said Building including the outer and external walls of the said Building;
- b) The salary of all persons employed for the common purposes including security personnel, sweepers, etc.;
- c) All charges and deposits for supplies of common utilities to the co-Owners in common;
- d) Municipal Tax, water tax and other levies in respect of the said Premises and the proposed Building save those separately assessed on the Purchasers;
- e) Costs of formation and operating the Association;
- f) Costs of running, maintenance, repairing and replacement of pumps and other common installations including their license fees, taxes and other levies, if any;
- g) Electricity charges for the electricity energy consumed for the operation of common services;

- h) All other expenses, taxes, rates and other levies as are deemed by the Association as the case may be necessary if incidental or liable to be paid by the co-Owners in common.

THE SCHEDULE "F" ABOVE REFERRED TO

Work Schedule/Specification

(Details of fixture, fittings, standard materials etc. to be provided in the flats within Owners' Allocation)

1. Earth cutting and base cutting as per sanction plan.
2. Brick works : 1st Class picket with 6:1 motor
3. R. C. C. work : As per sanction plan (structural drawings)
4. Doors : Frame 3"X2 $\frac{1}{2}$ " sal wood and palla commercial flash door.
5. Windows : Aluminum sliding glass palla.
6. Grill : 18/5 mm steel with simple design.
7. Plaster : 1/2 inch thick sand cement plaster inside and outside walls ceiling, chaja etc. of the building.
8. Plaster of Parish : all rooms inside.
9. Color : outside snowcem
10. Electric works: concealed wiring with Standard Switches and wire with normal and necessary points. No extra charges for one A. C. points, MCB/Cable line, exhaust, Telephone line.
11. Plumbing Works : Concealed wiring with Esco fittings with normal and necessary points

- 12.Toilet : Glazed tiles fittings upto 6'-00" height with white commode/pan, 2 nos of tab esco, 1 no. of shower, no extra charges for hot water line and geyser line
- 13.Septic tank, water reservoir, water tank and stair head room, as per sanction plan
- 14.No electric connection charges of every flat will pay by the developer.
- 15.Passage area pavement with grey net cement finished.
- 16.All floors shall have made by floor tiles.
- 17.Kitchen : To be provided with cooking table with black stone and walls with glazed tiles fittings upto 6'-0" height.
- (b)Toilet ; 1 light point, 1 Plug Point (15 amp), 1 exhaust fan point, 1 geyser, washing machine.
- (c)Kitchen : 1 light point, 3 plug point (two 5 Amp. ± one 15 Amp.), 1 chimney point.
- (d)Drawing & dining : 3 light points, 2 fan points, 2 plug points one 5 Amp. + one 15 Amp. (e) Balcony: 1 light point and 1 plug point.
18. Electric Meter : Only mother meter will be provided by the Developer from their own cost and other independent meter will be provided by the flat Owner for their own allocation area from their own cost.
19. Lift of reputed company

IN WITNESS WHEREOF the **PARTIES** have put their respective signatures on this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the **PARTIES**

at Kolkata in the Presence of :-

WITNESSES :-

1. Sujoy Chakrabarty,
Malepali,
Jharkhand.

2. Sujoy Chakrabarty
Malepali, Jharkhand
U 104

Ranjana Debbarth

SIGNATURE OF THE LAND OWNER

Ranjana Debbarth

Pratik Das

Anok Das

SIGNATURE OF THE DEVELOPER

Drafted by

Arna Sanyal
Advocate,

Enrolment No. F/1456/2008












Alipore Criminal Court,

Kolkata 700027.

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PHOTO	left hand					
	right hand					












Name _____

Signature _____

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	left hand					
	right hand					

Name MANIK DEY

Signature Manik Dey

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	left hand					
	right hand					












Name RANJAY DEBNATH

Signature Ranjay Debnath

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PHOTO	left hand					
	right hand					

Name

Signature

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	right hand					

Name Arshok Das

Signature Arshok Das

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PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1604-01452/2025	Date of Registration	17/02/2025
Query No / Year	1604-2000437691/2025	Office where deed is registered	
Query Date	12/02/2025 8:49:10 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BIKROM ROY ALIPURE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433207122, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 10,30,000/-	Rs. 33,04,887/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

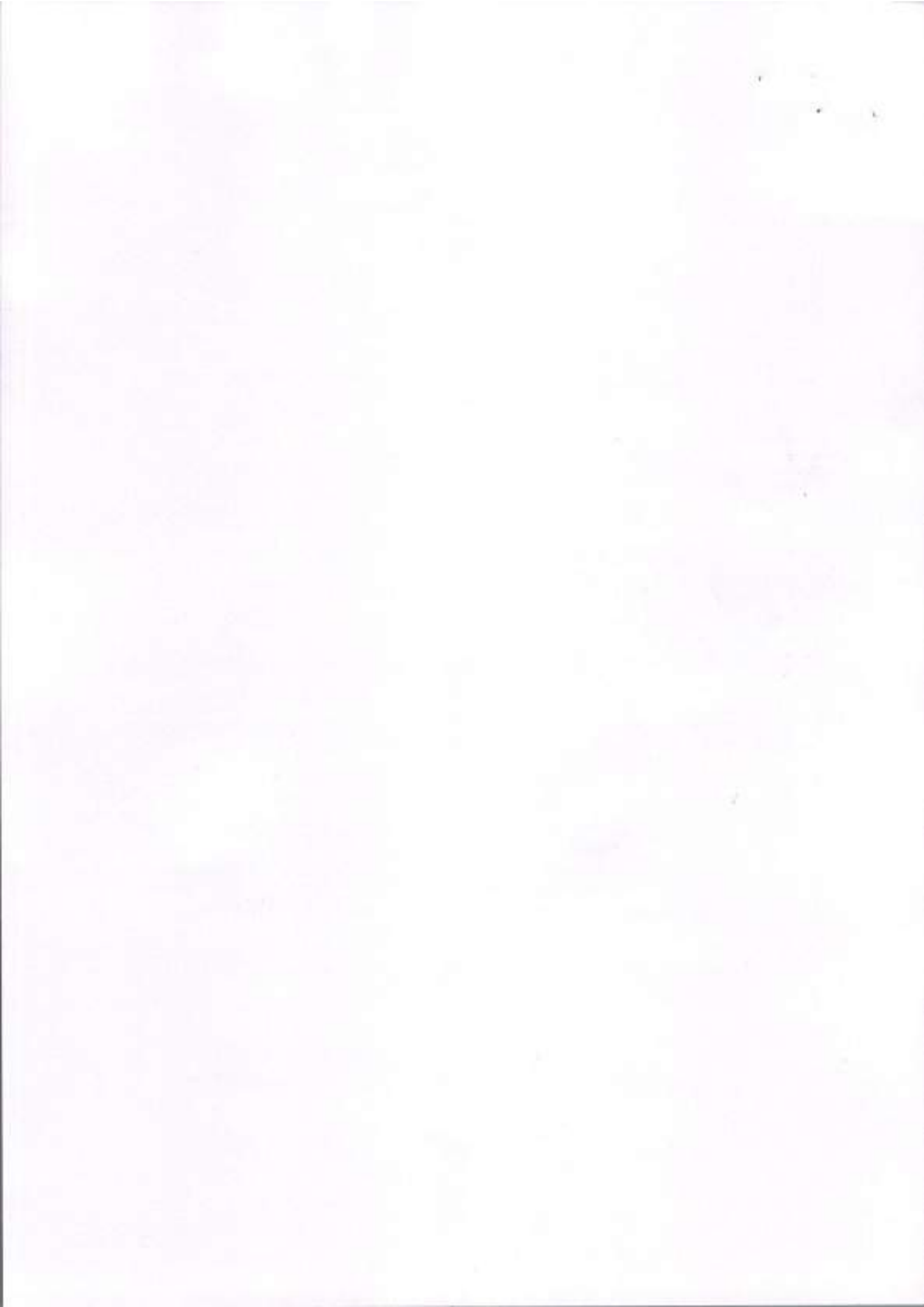
Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bachharpara Road, , Premises No: 54G, , Ward No: 125 Pin Code : 700063



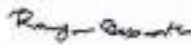
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 8 Chatak	10,00,000/-	32,44,887/-	Property is on Road
Grand Total :				9.075Dec	10,00,000 /-	32,44,887 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	30,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		200 sq ft	30,000 /-	60,000 /-	






Land Lord Details :







Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	RANJAN DEBNATH Son of Late RABI DEBNATH Executed by: Self, Date of Execution: 17/02/2025 , Admitted by: Self, Date of Admission: 17/02/2025 ,Place : Office		 Captured	
	17/02/2025		LTI 17/02/2025	17/02/2025
2 NO. BACHAR PARA ROAD, City:- Not Specified, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-2XX5 , PAN No.: ADxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/02/2025 , Admitted by: Self, Date of Admission: 17/02/2025 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SITALA MA CONSTRUCTION 54G NO. BACHAR PARA ROAD, City:- Not Specified, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Date of incorporation:XX-XX-2XX5 , PAN No.: AFxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	RANJAN DEBNATH Son of Late RABI DEBNATH Date of Execution - 17/02/2025, , Admitted by: Self, Date of Admission: 17/02/2025, Place of Admission of Execution: Office		 Captured	
	Feb 17 2025 11:45AM		LTI 17/02/2025	17/02/2025
2 NO. BACHAR PARA RAOD, City:- Not Specified, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX5 , PAN No.: ADxxxxxx4A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SITALA MA CONSTRUCTION (as PARTNERSHIP)				

Name	Photo	Finger Print	Signature
2 ASHOK DAS (Presentant) Son of Late TRILAKSHYA DAS Date of Execution - 17/02/2025, Admitted by: Self, Date of Admission: 17/02/2025, Place of Admission of Execution: Office	 Feb 17 2025 11:45AM	 Captured LTI 17/02/2025	 17/02/2025
159, 2NO. BACHAR PARA ROAD, City:- Not Specified, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX5, PAN No.:: AHxxxxxx4A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SITALA MA CONSTRUCTION (as PARTNERSHIP)			
Name	Photo	Finger Print	Signature
3 MANIK DEY Son of PRAN GOPAL DEY Date of Execution - 17/02/2025, Admitted by: Self, Date of Admission: 17/02/2025, Place of Admission of Execution: Office	 Feb 17 2025 11:45AM	 Captured LTI 17/02/2025	 17/02/2025
2 NO. BACHAR PARA ROAD, City:- Not Specified, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX5, PAN No.:: AHxxxxxx1A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SITALA MA CONSTRUCTION (as PARTNERSHIP)			

Identifier Details :

Name	Photo	Finger Print	Signature
BIKROM ROY Son of SWARAJ CHANDRA ROY ALIPORE JUDGES COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 17/02/2025	 Captured 17/02/2025	 17/02/2025
Identifier Of RANJAN DEBNATH, RANJAN DEBNATH, ASHOK DAS, MANIK DEY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	RANJAN DEBNATH	SITALA MA CONSTRUCTION-9.075 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	RANJAN DEBNATH	SITALA MA CONSTRUCTION-200.00000000 Sq Ft



Endorsement For Deed Number : I - 160401452 / 2025

On 17-02-2025

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 11:24 hrs on 17-02-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by ASHOK DAS ,

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 33,04,887/-

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

Execution is admitted on 17/02/2025 by RANJAN DEBNATH, Son of Late RABI DEBNATH, 2 NO. BACHAR PARA ROAD, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Business

Identified by BIKROM ROY, , Son of SWARAJ CHANDRA ROY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 17-02-2025 by RANJAN DEBNATH, PARTNERSHIP, SITALA MA CONSTRUCTION (Partnership Firm), 54G NO. BACHAR PARA ROAD, City:- Not Specified, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Identified by BIKROM ROY, , Son of SWARAJ CHANDRA ROY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 17-02-2025 by ASHOK DAS, PARTNERSHIP, SITALA MA CONSTRUCTION (Partnership Firm), 54G NO. BACHAR PARA ROAD, City:- Not Specified, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Identified by BIKROM ROY, , Son of SWARAJ CHANDRA ROY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 17-02-2025 by MANIK DEY, PARTNERSHIP, SITALA MA CONSTRUCTION (Partnership Firm), 54G NO. BACHAR PARA ROAD, City:- Not Specified, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Identified by BIKROM ROY, , Son of SWARAJ CHANDRA ROY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/02/2025 10:20AM with Govt. Ref. No: 192024250403383568 on 14-02-2025, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 3677862744012 on 14-02-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,920/-

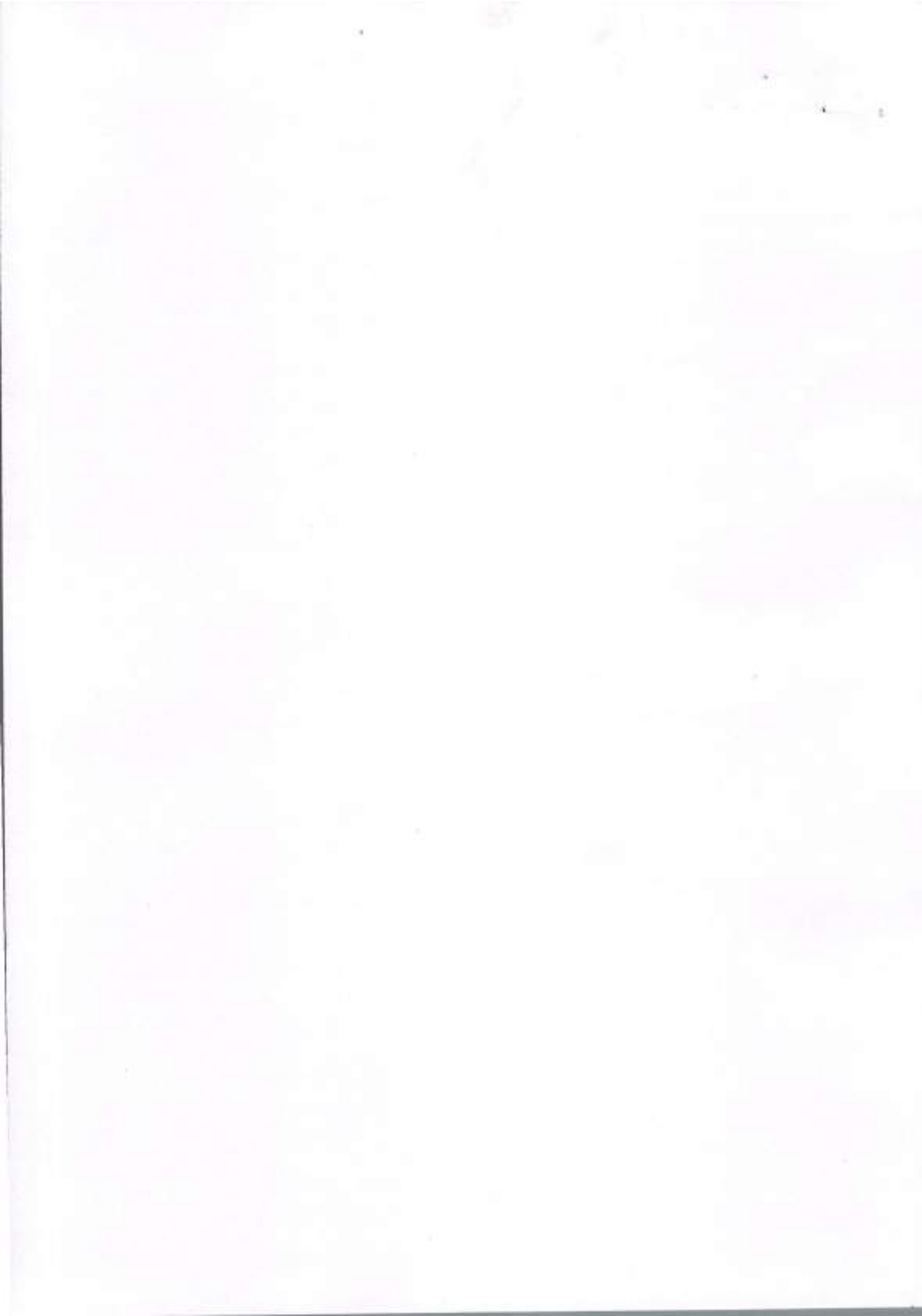
Description of Stamp

1. Stamp: Type: Impressed, Serial no 11400, Amount: Rs.100.00/-, Date of Purchase: 17/02/2025, Vendor name: A K Samajpati

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/02/2025 10:20AM with Govt. Ref. No: 192024250403383568 on 14-02-2025, Amount Rs: 6,920/-, Bank: SBI EPay (SBIEPay), Ref. No. 3677862744012 on 14-02-2025, Head of Account 0030-02-103-003-02



Anupam Halder
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 48606 to 48655
being No 160401452 for the year 2025.



(Signature)

Digitally signed by Anupam Halder
Date: 2025.02.28 11:18:27 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 28/02/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

