

7543/26

I-7270/26

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

AS 415523

24/04/26
21/025590/26

certified that the document is admitted in
registration. The signature sheets and
the endorsement sheets attached with the
document are the part of this document.

Signature
District Sub-Register-III
Alipore, South 24-parganas

24-04-26

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made on 24th
day of April Two Thousand and Twenty Six BETWEEN SMT.
JAYATI PAUL (PAN No. AKEPP6359B, D.O.B. 07.09.1972, Aadhaar
No. 315531651768, M-9836968333), wife of Sri Madhab Ch. Paul, by
faith Hindu, by nationality Indian, residing at 17, Suren Tagore Road,
P.S. Gariahat, P.O. Ballygunge, Kolkata - 700 019, hereinafter called and
referred to as the "OWNER" (Which term or expression shall unless
excluded by or repugnant to the context be deemed to mean and include
her heirs, executors, administrators, legal representatives, and/or
assigns) of the **FIRST PART**.

25/07/22

25/07/22

402419

To : A. K. DAS, Advocate
Address : High Court, Calcutta
Pin : 700001

1 MAR 2026
Collectorate
Netaji Subhas Rd.,
Kolkata-1

Asstt. Secy. to Govt.
Land Revenue
Deptt.



25/07/22
25/07/22

(Deputy Registrar) 28/04/2026
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. SOUTH 24 PARGANAS
West Bengal

AGREEMENT made on 24th April 2026 between Smt. Jayati Paul (PAN No. AKEP6359B, D.O.B. 07.09.1973, Address: 17, Suren, Tagore Road, Kolkata - 700 019, hereinafter called and referred to as the "OWNER") and her heirs, executors, administrators, legal representatives, and/or assigns) of the FIRST PART.

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
24 APR 2026

per,
A. K. DAS,
Advocate

AND

M/S. DEEPAJ CONSTRUCTION PVT. LTD. (PAN No. AACCD5069P, D.O.I. 07.07.2006), a company duly registered and incorporated under the provision and meaning of the Companies Act, 1956 having its registered office at 18, Suren Tagore Road, P.O. Ballygunge, P.S. Gariahat, Kolkata - 700 019, represented by its Director **SMT. JAYATI PAUL (PAN No. AKEPP6359B, D.O.B. 07.09.1972, Aadhaar No. 315531651768, M-9836968333)**, wife of Sri Madhab Ch. Paul, by faith Hindu, by nationality Indian, residing at 17, Suren Tagore Road, P.S. Gariahat, P.O. Ballygunge, Kolkata - 700 019, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office, and/or assigns) of the **SECOND PART**.

WHEREAS By an indenture of mortgage made on and bearing date the 1st day of August 1928 and registered in book no. 1, volume no. 26, pages 230 to 251 being no. 2353 for the year 1928 of the Behala Sub-Registry office and a further deed of Agreement made in the year 1931 and registered in book no. 1, volume no. 80, pages 174 to 184 being no. 4059 of 1931 of Behala Sub-Registry office and executed by the vendors in favour of the mortgagee among others the hereditaments and premises comprising 20 Bighas 13 Cottahs 3 Chittacks 14 Sq.Ft. of land (of which 15 Bighas is held in Mourashi tenure under Maharaja Sir Prodyut Kumar Tagore at the fixed yearly rental of Rs.11-4-7 and the rest is rent-free) and situated in Tanupukur Road Dhakuria fully described in the said mortgage (a portion whereof hereinafter described is intended to be hereby conveyed) were granted and conveyed by the vendors unto and to the use of the mortgage in fee simple by way of mortgage for securing the repayment to it of the sum mentioned therein with interest thereon.

AND WHEREAS the said premises has been parceled out into several plots containing several building sites which have been separately numbered and distinguished in the map or plan hereto annexed.

AND WHEREAS as provided in the said indenture of mortgage the Board of Directors of the mortgagee by its resolution dated 17th March 1931 granted permission to the vendors therein to sell inter alia all the said plots of the said Tanupukur Road property.

AND WHEREAS as the vendors therein has agreed to sell one of such plots being plot no. - 45 to the purchasers therein at or for the price of Rs. 2005-3-4 (two thousand five rupees three annas and four paise only).

AND WHEREAS upon treaty for the said purchase it was agreed that the sum of Rs. 1954-3-4 (one thousand nine hundred fifty four rupees three annas and four paise only) part of the said purchase money should be paid to the mortgagee to be appropriated by it in manner appearing in the said indenture of mortgage.



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AND WHEREAS by a deed of indenture dated 25th day of October, 1933 and registered in book no. 1, volume no. 27, pages 128 to 136, being no. 1934 for the year 1933 **Smt. Tarulata Ghosh & Smt. Promada Sundari Mittra** for the consideration therein mentioned jointly purchased and/or acquired **ALL THAT** piece and parcel of land being plot no. 45 by ad-measurement containing an area of 07 Cottahs 04 Chittaks 30 Sq.Ft. a little more or less together with structure standing thereon, formed out of a premises in Tanupukur Road Thana - Tollygunge, Mouza - Dhakuria, being portion of Holding nos. 276 & 277 of Smart's Survey and being portion of Dag Nos. 1095 & 1096, Khatian No. 426, J.L. No. 18, comprised in Touzi no. - 230, 233, Dist. - 24 Parganas (S).

AND WHEREAS By Deed of Partition dated 19th June 1935 and registered before the District Sub-Registration Office at Alipore in Book No. 1, volume no. 68, being no. 2356 for the year 1935 said Tarulata Ghosh and Promada Sundari Mittra duly partitioned their joint properties and in terms of the said Deed of Partition the said Plot No. 45, divided in Lot A & Lot B in which Lot A was exclusively allotted to Tarulata Ghosh as her absolute property for ever and area of land 3 Cottah 10 Chittack and 15 Sq.ft. and Lot B was exclusively allotted to Promada Sundari Mittra and area of land 3 Cottah 10 Chittack and 15 Sq.ft.

AND WHEREAS said Tarulata Ghosh wife of Late Satish Chandra Ghosh, being absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Lot A mutated her name in the records of Kolkata Municipal Corporation being known and numbered as municipal premises No. 41, Beni Banerjee Avenue, P.O. Dhakuria, Police Station Kasba, within the limits of The Kolkata Municipal Corporation Ward no. 92, Kolkata 700031, vide Assessee no. 210920400474, free from all encumbrances, charges, liens, lispendences, attachments, trusts, mortgages, whatsoever and/or howsoever.

AND WHEREAS the said **Tarulata Ghosh**, died intestate on 03.05.1996 leaving behind her three sons namely **Dilip Kumar Ghosh, Amal Kumar Ghosh & Jayanta Kumar Ghosh** and one daughter **Dipti Ghosh** as her only legal heirs and legal representatives.

AND WHEREAS the said Amal Kumar Ghosh died intestate on 04.12.1992 leaving behind him his wife Sabita Ghosh one son Partha Sarathi Ghosh and one daughter Paramita Ghosh as his only legal heirs and representatives.

AND WHEREAS the said Dilip Kumar Ghosh died intestate on 28.08.2006 leaving behind him his wife Alok Ghosh and two daughters namely Champakali Roy & Jayati Ghosh as his only legal heirs and representatives.

AND WHEREAS the said Dipti Ghosh died intestate on 20.12.2010 leaving behind her husband Bhupendra Nath Ghose and one son Kaushik Ghosh as her only legal heirs and representatives.

AND WHEREAS the said Bhupendra Nath Ghose died intestate on 10.09.2011 leaving behind him his only son Kaushik Ghose as his only legal heirs and representatives.



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AND WHEREAS the said Jayanta Kumar Ghosh died intestate on 19.04.2019 as a bachelor and his share got transferred to his class II legal heirs namely 1) Aloka Ghosh wife of Late Dilip Kumar Ghosh, 2) Champakali Roy, 3) Jayati Ghosh, both daughters of Late Dilip Kumar Ghosh, 4) Sabita Ghosh wife of Late Amal Kumar Ghosh, 5) Partha Sarathi Ghosh son of Late Amal Kumar Ghosh, 6) Paramita Ghosh daughter of Late Amal Kumar Ghosh & 7) Kaushik Ghose son of Late Dipti Ghosh.

AND WHEREAS the said Sabita Ghosh died intestate on 14.12.2021 leaving behind her one son Partha Sarathi Ghosh and one daughter Paramita Ghosh as her only legal heirs and representatives.

AND WHEREAS the said Aloka Ghosh died intestate on 06.09.2023 leaving behind her two daughters namely Champakali Roy & Jayati Ghosh as her only legal heirs and representatives.

AND WHEREAS now said 1) **Champakali Roy**, 2) **Jayati Ghosh**, 3) **Paramita Ghosh**, 4) **Partha Sarathi Ghosh** and 5) **Kaushik Ghose** became the joint owners having their respective proportionate share in respect of the said property containing an area of 03 Cottahs 10 Chittaks 15 Sq.Ft. a little more or less along with the structure standing thereon being premises no. 41, Beni Banerjee Avenue, P.O. Dhakuria, P.S. Kasba, Kolkata - 700 031, morefully and particularly mentioned in the schedule hereunder.

AND WHEREAS said Jayati Ghosh have appointed Champakali Roy as her Constituted Attorney vide notary no. 2345774 dated 23.12.2024 & authenticated by Consulate General of India, San Francisco, USA.

AND WHEREAS said Partha Sarathi Ghosh have appointed Champakali Roy as his Constituted Attorney vide notary ID 0076325 dated 24.01.2025 & authenticated by Consulate General of India, New York, USA.

AND WHEREAS said Paramita Ghosh have appointed Champakali Roy as her Constituted Attorney vide notary ID 0068625 dated 22.01.2025 & authenticated by Consulate General of India, New York, USA.

AND WHEREAS said Kaushik Ghose have appointed Champakali Roy as her Constituted Attorney vide notary ID 2674396 dated 05.02.2025 & authenticated by Commonwealth of Massachusetts, County of Middlesex.

AND WHEREAS said (1) **Champakali Roy**, (2) **Jayati Ghosh**, (3) **Partha Sarathi Ghosh**, (4) **Paramita Ghosh** and (5) **Kaushik Ghose**, as joint owners of premises no. 41, Beni Banerjee Avenue, having an area measuring about 3 cottahs 10 chittacks and 15 Sft. more or less of land sold conveyed and/or transferred their undivided respective share of land with structure thereon in favour of **SMT. JAYATI PAUL**, wife of Sri Madhab Ch. Paul, residing at 17, Suren Tagore Road,



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P.S. Gariahat, P.O. Ballygunge, Kolkata – 700 019, on valuable consideration on dated 1st December 2025, which was registered before the D.S.R. III at Alipore 24 Prgs (S) recorded in Book No. I, Volume No. 1603-2025, Pages 597445 – 597538, being no. 160322090 for the year 2025.

AND WHEREAS The Owner, the first part herein, being well and sufficiently seized and possessed as owner of the said property mutated her name in the records of the Kolkata Municipal Corporation and also obtained a building plan, vide building permit no. **2025100271**, dated **27.03.2026**, being premises no. 41, Beni Banerjee Avenue, Ward No. – 92, Police Station - Garfa, Kolkata – 700 031, morefully and particularly detailed in the Schedule hereunder written hereinafter referred to as the “**SAID PROPERTY**” and/or otherwise are entitled to deal with the same.

AND WHEREAS To get the said property developed the owner have agreed by and between themselves that **M/S. DEEPAJ CONSTRUCTION PVT. LTD.**, will construct the proposed building as per the sanction plan in the said property at its own costs efforts and expenses, sell and/or dispose of spaces in the proposed building to intending purchasers at its own discretion.

AND WHEREAS The Owner, first part herein, and the Developer, second part herein, have agreed by and between themselves that **OWNER'S SHARE** and/or **DEVELOPER'S SHARE** shall mean the following:

OWNER'S SHARE shall refer to 55% of the total consideration amount, i.e. the sales proceed from the said property, which The Developer, M/s Deepraj Constructions Pvt. Ltd., shall pay to The Owner, Smt. Jayati Paul, after the completion and collection of sale proceeds from the said premises.

DEVELOPER'S SHARE shall refer to the remaining 45% of the consideration amount, i.e. the sales proceed from the said property, which shall belong to The Developer, M/s. Deepraj Construction Pvt. Ltd. after the payment of Owner's Share.

AND WHEREAS that the owner do hereby grant exclusive right of development of the said property unto and in favour of M/s. Deepraj Construction Pvt. Ltd., the Developer herein, with the intent and object that the Developer shall construct, erect and complete the proposed building on the said premises being complete in all respects in accordance with the plan.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows :-

That in this agreement unless it be contrary or repugnant to the context the following definition shall have the following meaning :-



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- (a) **PREMISES** : Shall mean the said property being premises no. 41, Beni Banerjee Avenue, P.S. Garfa, Municipal Ward No. - 92, Kolkata - 700031.
- (b) **PLAN** : Shall mean the sanction plan vide B.S. Plan No. **2025100271**, dated **27.03.2026** and/or revised plans for the proposed building to be sanctioned by the Kolkata Municipal Corporation at the cost and efforts of the Developer for construction of the proposed building in respect of the said premises.
- (c) **OWNER** : Shall mean **SMT. JAYATI PAUL**, residing at 17, Suren Tagore Road, Police Station - Gariahat, Kolkata - 700 019 and/or her heirs, executors, legal representatives, administrators and/or assigns.
- (d) **DEVELOPER** : Shall mean **M/S. DEEPAJ CONSTRUCTION PVT. LTD.**, a company incorporated under the Companies Act, having its registered office at 18, Suren Tagore Road, Police Station - Gariahat, Kolkata - 700 019 and its successor or successors in office and/or assigns.
- (e) **BUILDING** : Shall mean the proposed building to be constructed in the said premises by the Developer in accordance with the plan sanctioned by the Kolkata Municipal Corporation.
- (f) **OWNER'S SHARE** :- shall refer to 55% of the total consideration amount, i.e. the sales proceed from the said property, which The Developer, M/s Deepraj Constructions Pvt. Ltd., shall pay to The Owner, Smt. Jayati Paul, after the completion and collection of sale proceeds from the said premises.
- (g) **DEVELOPER'S SHARE** : shall refer to the remaining 45% of the consideration amount, i.e. the sales proceed from the said property, which shall belong to The Developer, M/s. Deepraj Construction Pvt. Ltd. after the payment of Owner's Share.

DEVELOPER'S OBLIGATION :

- (a) To obtain all necessary permissions clearances and sanction/revision in respect of building plan, water, drainage, electricity etc. from the Kolkata Municipal Corporation and/or such other Statutory Authority or Authorities for the proposed building and all such costs in this regard to the said affairs will be borne by the Developer.
- (b) To incur all costs, charges and expenses for construction of the proposed building at the said premises as aforesaid and also for any modification thereof.
- (c) The Developer shall be responsible for any incident or accident which may occur in the said premises during construction activities and shall keep the owner fully indemnified at all times against any loss or damage which may be caused to the owner or anyone else due to any accident during construction.



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- (d) To complete construction of the proposed building within 18 (eighteen) months from the date of commencement of work subject to further extension of 6 (six) months (if required) and shall obtain completion certificate from the K.M.C.
- (e) After completion of the proposed building, to frame rules and regulations regarding the use of the proposed building and to form flat Owners' Association and/or Society for the ultimate owner or owners of the proposed building within 12 months from the date of completion.

OWNER'S OBLIGATION :

It shall be the responsibility and obligation of the Owner to comply with the terms and conditions as follows :-

- a) To sign and execute, if required, all necessary plans, ~~papers~~, undertakings, affidavits, documents, declarations, deeds for smooth progress of proposed building and/or any modification plan in terms of this Agreement.
- b) To join as party to the agreements and/or deeds of sale as no consideration are received by the Owner with regard to the sale of respective flats, car parking spaces and/or other spaces in the proposed building.
- c) To co-operate and assist the Developer for smooth construction and completion of the proposed building in the said premises as per terms of this Agreement.
- d) To deliver all original Deeds, Documents, Municipal Tax Bills and all other original writings and papers relating to the said property to the Developer. That the said original documents shall remain in the custody of the Developer till completion of the said proposed building and the Developer shall handover the said documents to the Association, to be formed.
- e) Not to cause any obstruction or interference in the construction erection and completion of the proposed building and not to raise any objection or claim division or partition of the said land and/or the building thereon.

THE DEVELOPER SHALL BE ENTITLED :

- a) The Developer shall enjoy, negotiate and enter into agreement for sale with the prospective buyers and accept advance and/or part consideration money for the respective flats, car parking spaces and/or other spaces in the proposed building as they think fit and proper from all such person or persons of their choice.
- b) For the purpose of sale and/or transfer for the respective flats, car parking spaces and/or other spaces in the proposed building no further consent of the owners shall be required and this Agreement itself shall be treated as such consent.



- c) Any letter required to be given by the Developer shall be deemed to have been served upon the Owner at his last known address, if delivered by hand and duly acknowledged or sent by registered post with acknowledgement and shall likewise be deemed to have been serviced upon the Developer at their last known address, if delivered by hand and duly acknowledged or sent by registered post with acknowledgement.

FORCE MAJEURE :

In the event of the construction work being delayed and/or destroyed by earthquake, tempest or other Act of God, fire, riots, civil commotion or any other irresistible forces not caused by any act of the Developer and/or his workmen and in that situation, the Developer shall not be treated as defaulter and not responsible for delayed construction.

ARBITRATION :

- a) In the event of any dispute or differences arising between the parties herein in regard to this agreement or any matter connected therewith, the same will be settled by mutual discussions and/or the said dispute shall be referred to joint arbitrators one appointed by the Developer and the other by the Purchaser and their award shall be final and binding upon the parties.
- b) Only courts having original jurisdiction over the premises shall have the jurisdiction in all matters relating to or arising out of this Agreement.

Be it noted that by this Development Agreement and the related Development Power of Attorney, the developer shall only be entitled to receive consideration money by executing Agreement/Final document for transfer of property as per provisions laid down in the said documents as a developer without getting any ownership of any part of the property under the schedule. This development Agreement and the related development power of Attorney shall never be treated as the agreement/Final document for transfer of property between the owner and the developer in anyway. This clause shall have overriding effect to anything written in this document in contrary to this clause.

SCHEDULE AS REFERRED TO ABOVE
PROPERTY/PREMISES

ALL THAT the piece and parcel of land measuring 3 Cottahs 10 Chittacks and 15 Sft. lying at & being plot at premises in Tanupukur Road, Thana - Tollygunge, Mouza - Dhakuria, being portion of Holding nos. 276 & 277 of Smart's Survey and being portion of Dag Nos. 1095 & 1096, Khatian No. 426, J.L. No. 18, comprised in Touzi no. - 230, 233, Dist. - 24 Parganas (S) and now within The Kolkata Municipal Corporation and being premises no. 41, Beni Banerjee Avenue, P.S. Garfa formerly Kasba, Kolkata-700 031, Ward no. - 92, Assessee no. 21-092-04-0047-4 which is butted and bounded in the following manner:



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ON THE NORTH : By Pre. No. 60 & 44, Beni Banerjee Avenue.
ON THE SOUTH : By Pre. No. 39, Beni Banerjee Avenue.
ON THE EAST : By 20ft. wide K.M.C. Road.
ON THE WEST : By Pre. No. 45, Beni Banerjee Avenue.

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

**SIGNED, SEALED AND DELIVERED
BY THE PARTIES IN PRESENCE OF :**

1. Anoop Groom
RM-1, Rajkumarpur,
Tefnomia, Kol - 59.

Tanjali Paul

SIGNATURE OF THE OWNER

2. Lalul K. Gha.
Sunderi Junction, Flat no. 3B
P.O. Kumarkhet, P.S. Baruipur
W.B. 743382.

DEEPAJ CONSTRUCTION PVT. LTD.

Tanjali Paul
Director

SIGNATURE OF THE DEVELOPER

Prepared by me

BAPI DAS
 Advocate
 Alipore Police Court
 Kolkata-700 027
 Regd.No.: -WB-613/2001



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

24 APR 2026

Prepared by me

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

Name.....JAYATI PAUL.....

Signature.....Jayati Paul.....

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

Name.....

Signature.....

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

Name.....

Signature.....



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

24 APR 2026

Major Information of the Deed

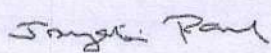
Deed No :	I-1603-07270/2026	Date of Registration	24/04/2026
Query No / Year	1603-2001025590/2026	Office where deed is registered	
Query Date	20/04/2026 10:00:30 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, 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		
Stampduty Paid(SD)	Rs. 91,14,586/-		
Rs. 10,070/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 632/- (Article:E, E)		
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Beni Banerjee Avenue, , Premises No: 41, , Ward No: 092 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 10 Chatak 15 Sq Ft		91,14,586/-	Property is on Road
Grand Total :					6.0156Dec	0 /-	91,14,586 /-	

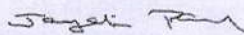
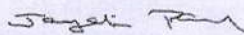
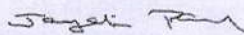
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs JAYATI PAUL Wife of Mr MADHAB CHANDRA PAUL Executed by: Self, Date of Execution: 24/04/2026 , Admitted by: Self, Date of Admission: 24/04/2026 ,Place : Office	 24/04/2026	 Captured LTI 24/04/2026	 24/04/2026
17, Suren Tagore Road, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: AKxxxxxx9B, Aadhaar No: 31xxxxxxxx1768, Status :Individual, Executed by: Self, Date of Execution: 24/04/2026 , Admitted by: Self, Date of Admission: 24/04/2026 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DEEPRAJ CONSTRUCTION PRIVATE LIMITED 18, Suren Tagore Road, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XX6 , PAN No.:: AAxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mrs JAYATI PAUL (Presentant) Wife of Mr MADHAB CHANDRA PAUL Date of Execution - 24/04/2026, , Admitted by: Self, Date of Admission: 24/04/2026, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Apr 24 2026 11:58AM</td><td>LTI 24/04/2026</td><td></td><td>24/04/2026</td></tr></table>	Name	Photo	Finger Print	Signature	Mrs JAYATI PAUL (Presentant) Wife of Mr MADHAB CHANDRA PAUL Date of Execution - 24/04/2026, , Admitted by: Self, Date of Admission: 24/04/2026, Place of Admission of Execution: Office		 Captured		Apr 24 2026 11:58AM	LTI 24/04/2026		24/04/2026	17, Suren Tagore Road, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: AKxxxxxx9B, Aadhaar No: 31xxxxxxxx1768 Status : Representative, Representative of : DEEPAJ CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)		
Name	Photo	Finger Print	Signature													
Mrs JAYATI PAUL (Presentant) Wife of Mr MADHAB CHANDRA PAUL Date of Execution - 24/04/2026, , Admitted by: Self, Date of Admission: 24/04/2026, Place of Admission of Execution: Office		 Captured														
Apr 24 2026 11:58AM	LTI 24/04/2026		24/04/2026													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BAPI DAS Son of Late SUNIL DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
	24/04/2026	24/04/2026	24/04/2026
Identifier Of Mrs JAYATI PAUL, Mrs JAYATI PAUL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs JAYATI PAUL	DEEPRAJ CONSTRUCTION PRIVATE LIMITED-6.01563 Dec

Endorsement For Deed Number : I - 160307270 / 2026

On 24-04-2026

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

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

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

Presented for registration at 10:59 hrs on 24-04-2026, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs JAYATI PAUL ,.

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 91,14,586/-

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

Execution is admitted on 24/04/2026 by Mrs JAYATI PAUL, Wife of Mr MADHAB CHANDRA PAUL, 17, Road: Suren Tagore Road, , P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr BAPI DAS, , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 24-04-2026 by Mrs JAYATI PAUL, DIRECTOR, DEEPRAJ CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 18, Suren Tagore Road, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr BAPI DAS, , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 632.00/- (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 600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/04/2026 11:22AM with Govt. Ref. No: 192026270022353088 on 22-04-2026, Amount Rs: 600/-, Bank: SBI EPay (SBlePay), Ref. No. 9247085393445 on 22-04-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by , by Stamp Rs 50.00/-, by online = Rs 10,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 402419, Amount: Rs.50.00/-, Date of Purchase: 11/03/2026, Vendor name: A K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/04/2026 11:22AM with Govt. Ref. No: 192026270022353088 on 22-04-2026, Amount Rs: 10,020/-, Bank: SBI EPay (SBlePay), Ref. No. 9247085393445 on 22-04-2026, Head of Account 0030-02-103-003-02



Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2026, Page from 203438 to 203452
being No 160307270 for the year 2026.



Shan

Digitally signed by DEBASISH DHAR
Date: 2026.04.28 16:41:08 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 28/04/2026

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.