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I-3708/2025



পশ্চিমবঙ্গ পশ্চিম बंगाल WEST BENGAL

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D-(2) 2179696/25

Certified that the document is admitted to registration. The signature sheet and endorsement sheets attached to the document are the part of the document.

Additional District Sub-Registrar
Belghoria 24 Pgs. (N)

30 JUL 2025 30 JUL 2025

**DEVELOPMENT AGREEMENT CUM DEVELOPMENT
POWER OF ATTORNEY**

THIS DEVELOPMENT AGREEMENT CUM DEVELOPMENT POWER is made on this 30th day of July 2025 of the Christian Era,

BETWEEN

- (1) **MR NARAYAN CHANDRA DAS [PAN : AGTPD6141J] [Aadhaar No. 8994 7510 3650]** son of Late Sachindra Mohan Das, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at Majher Hati Road, Milan Nagar, North Dum Dum Municipality, P.O. Nimta, Kolkata - 700 049, P.S. Dum Dum, District North 24-Parganas,

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K. G. TRIPATHI
Advocate
High Court
Calcutta

DATE.....
SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
-- NO. 35/RS2016

- 9 JUN 2025

9 JUN 2025



Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

30 JUL 2025

Identify by me
Dipankar Paul
S/o. Late Anup Kumar Paul
C-51/5, Baisakhi Abason
Salt lake, Sec. II, Kol-700091.
P.O. Sech Bhawan
P.S. East Bidhanagar.
Aadhaar NO- 905713667614

PKM 3737590

Asst. ghook
S/o Late R.C. Ghosh
Tetra Road P.O.
P.S. Nimta, Col. 49
Business.

w 3 / 20/138/9607

(2) **MR PRITAM DAS [PAN : BQHPD0113K] [Aadhaar No. 98203204 4886]** son of Mr. Narayan Chandra Das, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Majher Hati Road, Milan Nagar, North Dum Dum Municipality, P.O. Nimta, Kolkata – 700 049, P.S. Dum Dum, District North 24-Parganas, hereinafter jointly called and referred to as the **"LANDOWNERS"** (which term or expression shall unless excluded by or repugnant to the subject or context always be deemed to mean and include their respective heirs, executors, administrators, legal representatives, successors and/or assigns) of the FIRST PART.

AND

"S. B. ESTATES, [PAN : AFQFS3090D], a Partnership Firm engaged in the activities of civil construction and development works, Real Estate Business i.e., promoting and developing of any land, factory, market place, building, flat, commercial space and to deal in any property whether residential or commercial, having its office at C/B/3/1, Jyangra Gobindo Nibas, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata – 700 159, District North 24-Parganas duly represented by its 2 (two) Partners namely **(1) MR. SWAN SAHA [PAN : GOZPS0177H] & [AADHAAR NO. 5898 6643 1357]** son of Mr. Narayan Chandra Saha, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Ashoke Colony, P. O. & P.S. Barasat, District North 24-Parganas, Pin – 700126 and **(2) MR. BISHAL SARKAR [PAN : GDXPS3874L] & [AADHAAR NO. 3529 4082 1089]** son of Mr. Nishit Sarkar, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at CA-6/17, P.O. Deshbandhu Nagar, Kolkata – 700 059, P. S. Baguiati (formerly Rajarhat) in the District of North 24 – Parganas, hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall

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unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include all its successor or successors-in-interest, executors, representatives, administrators, successors and/or assigns) of the **SECOND PART**.

WHEREAS the Party of the First Part (Landowners) are the recorded owner of ALL THAT amalgamated Bastu land measuring an area of 4 Cottahs 07 Chittacks 32 Square Feet appertaining to Mouza – Dakshin Nimta, J. L. No. 8, R.S. No.102, Touzi No.173, comprised in R.S./L.R. Dag Nos. 5273 and 5268 , L.R. Khatian Nos. 4270 and 8623 within Police Station – Dum Dum presently Nimta in the District of North 24-Parganas [Land measuring an area of 1 Cottah 13 Chittacks and 34 Sq. Ft. having land in L.R. Dag No. 5273, L.R. Khatian No. 4270, - land measuring an area of 0 Cottah 05 Chittacks and 15 Sq. Ft., in L.R. Dag No. 5268, L.R. Khatian No. 8623 and Land measuring an area of 2 Cottah 04 Chittacks and 28 Sq. Ft. in L.R. Dag No. 5273, L.R. Khatian No. 8623. The aforesaid landed property amalgamated into a single Holding in place of old Holding Nos. 101/1, 98/1 and 162/1, Rabindra Sarani, Ward No. 22 under North Dum Dum Municipality, within Police Station – Dum Dum presently Nimta in the District of North 24-Parganas, free from all encumbrances, and the Party of the First Part acquired the aforesaid homestead land in the following manner.

Land History :

WHEREAS, one Indra Rekha Pal since deceased wife of Ashutosh Pal, since deceased was the absolute owner of ALL THAT piece and parcel of land lying and situated at Rabindra Sarani, Nimta measuring 44 sataks appertaining to Dag No. 5268 under L. R. Khatian No. 4270 having J. L. No.8, R. S. No. 102, Touzi No. 173 with structure and other properties in different Dags and Khatian within Mouza – Dakshin Nimta and within Police Station – Dum Dum now Nimta

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and within Municipal limit of North Dum Dum Municipality, Sub-Registration Office – Cossipore Dum Dum, by way of purchase out of her own stridhan Property and was absolutely seized and possessed of the same without any hindrance or obstruction from any corner whatsoever else.

AND WHEREAS, the said Indra Rekha Pal since deceased during her life time constructed one dwelling house in the said land in the year 1970 appertaining to Mouza – Dakshin Nimta, comprised in Dag No. 5268, Khatian No. 852, J. L. No. 8, R. S. 102, Touzi No. 173 within Police Station – Dum Dum now Nimta in the District of North 24-Parganas, free from all encumbrances.

AND WHEREAS, the said Indra Rekha Pal since deceased during her life time executed a Bengali Deed of Family Settlement in respect of the aforesaid properties on 03-04-1974, which was registered on 03-04-1974 in the office of the Sub-Registrar Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 57, Pages from 242 to 252, Being No. 3492 for the year 1974.

AND WHEREAS, the said Indra Rekha Pal, while in lawful possession of the aforesaid landed properties along with the registered Deed of Family Settlement died on 24-10-1977.

AND WHEREAS, Rina Pal (alias Rina Srimani) was the grand daughter of Indra Rekha Pal, who was entitled to the entire landed property area of land 44 Sataks along with a dwelling house constructed therein, which was more specifically described in the 9th Schedule [Jha Tapashil] of the said Deed of Family Settlement dated 03-04-1974 vide Deed No. 3492 for the year 1974.

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AND WHEREAS, while in lawful possession of the aforesaid property, the said Rina Pal (alias Rina Srimani) through her Power of Attorney Shankar Srimani (vide Power of Attorney registered at ADSR, Coccipore, Dum Dum and recorded in Book No. 4, Volume No. 6, Page from 281 to 286, Being No. 426 for the year 1999), sold, conveyed and transferred by way of Deed of Sale dated 13-03-2000, registered in the office of the ADSR, Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 37, Page from 141 to 146, Being No. 1517 for the year 2000, ALL THAT land measuring an area of 03 Cottahs 14 Chittacks 00 Square Feet, more or less, appertaining to Mouza – Dakshin Nimta, comprised in Dag No. 5273, under L.R. Khatian No. 2158, J. L. No. 8, R. S. 102, Touzi No. 173 within Police Station – Dum Dum now Nimta in the District of North 24-Parganas, free from all encumbrances to Tuli Das wife of Narayan Chandra Das, against valuable consideration recorded therein.

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AND WHEREAS, while in lawful possession of the aforesaid property, the said Rina Pal (alias Rina Srimani) through her Power of Attorney Shankar Srimani (vide Power of Attorney registered at ADSR, Coccipore, Dum Dum and recorded in Book No. 4, Volume No. 6, Page from 281 to 286, Being No. 426 for the year 1999), sold, conveyed and transferred by way of Deed of Sale dated 26-09-2003, registered in the office of the ADSR, Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 232, Page from 241 to 246, Being No. 9092 for the year 2003, ALL THAT land measuring an area of 04 Cottahs 12 Chittacks 00 Square Feet, more or less, appertaining to Mouza – Dakshin Nimta, comprised in Dag No. 5273, under L.R. Khatian No. 2158, J. L. No. 8, R. S. 102, Touzi No. 173 within Police Station – Dum Dum now Nimta in the District of North 24-Parganas, free from all encumbrances to Narayan Chandra Das and Tuli Das, against valuable consideration recorded therein.

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AND WHEREAS, while in lawful possession of the aforesaid property, the said Rina Pal (alias Rina Srimani) through her Power of Attorney Shankar Srimani (vide Power of Attorney registered at ADSR, Cossipore, Dum Dum and recorded in Book No. 4, Volume No. 6, Page from 281 to 286, Being No. 426 for the year 1999), sold, conveyed and transferred by way of Deed of Sale dated 15-12-2003, registered in the office of the ADSR, Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 18, Page from 349 to 356, Being No. 6935 for the year 2004, ALL THAT land measuring an area of 02 Cottahs 00 Chittacks 00 Square Feet more or less, appertaining to Mouza – Dakshin Nimta, comprised in Dag No. 5273, under L.R: Khatian No. 2158, J. L. No. 8, R. S. 102, Touzi No. 173 within Police Station – Dum Dum now Nimta in the District of North 24-Parganas, free from all encumbrances to Narayan Chandra Das and Tuli Das, against valuable consideration recorded therein.

AND WHEREAS, while in lawful possession of the aforesaid property, the said Tuli Das out of her natural love and respect transferred by way of Deed of Gift dated 8th day of December, 2023, registered in the office of the ADSR, Belghoria and recorded in Book No. 1, Volume No. 1526-2023, Page from 160248 to 160266, Being No.152605629 for the year 2023, to her husband Narayan Chandra Das ALL THAT Danga land measuring an area 01 Cottahs 13 Chittacks 34 Square Feet, more or less, appertaining to Mouza – Dakshin Nimta, comprised in Dag No. 5273, under L.R. Khatian No. 2158, J. L. No. 8, R. S. 102, Touzi No. 173 within Police Station – Dum Dum now Nimta in the District of North 24-Parganas, free from all encumbrances.

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AND WHEREAS, after acquiring the above referred landed property , the said Narayan Chandra Das got his land mutated with the Record of Title of Rights with the BL&LRO, Barrackpore - II comprised in RS/LR Dag No. 5273 under L.R. Khatian No. 4270, land measuring 06 decimals, appertaining to Mouza – Dakshin Nimta, J. L. No. 8, within Police Station – Dum Dum, presently Nimta in the District of North 24-Parganas.

AND WHEREAS, the said Narayan Chandra Das converted his aforesaid Danga land to Bastu land comprised in L.R. Khatian No. 4270, RS/LR Dag No. 5273 area of land 06 decimals.

AND WHEREAS, by virtue of Deed of Gift dated 8th day of December, 2023, registered in the office of the Additional District Sub-Registrar, Belghoria and recorded in Book No. 1, Volume No. 1526-2023, page from 160328 to 160350, Being No. 152605635 for the year 2023, Landowner Pritam Das acquired All That homestead land measuring an area of 00 Cottahs 05 Chittacks, 15 Sq. Ft., a little more or less, appertaining to Mouza – Dakshin Nimta, J. L. No. 8, comprised in RS/LR Dag No. 5273 under L.R. Khatian No. 4269 and 4270 within Police Station – Dum Dum presently Nimta in the District of North 24-Parganas, from Mr. Narayan Chandra Das and Mrs. Tuli Das.

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AND WHEREAS, by virtue of Deed of Gift dated 8th day of December, 2023, registered in the office of the Additional District Sub-Registrar, Belghoria and recorded in Book No. 1, Volume No. 1526-2023, page from 160039 to 160057, Being No. 152605620 for the year 2023, Landowner Pritam Das acquired All That homestead land measuring an area of 02 Cottahs 07 Chittacks, 17 Sq. Ft., a little more or less, appertaining to Mouza – Dakshin Nimta, J. L. No. 8, comprised in RS/LR Dag No. 5273 under L.R. Khatian No. 4269 and 4270 within Police Station – Dum Dum presently Nimta in the District of North 24-Parganas, from Mr. Narayan Chandra Das and Mrs. Tuli Das.

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AND WHEREAS, after acquiring the above referred landed property , the said Pritam Das got his land mutated with the Record of Title of Rights with the BL&LRO, Rajarhat comprised in RS/LR Dag No. 5268 and 5273 under L.R. Khatian No. 8623, land measuring 2 Cottahs 12 Xhittacks 32 Sq. Ft., more or less appertaining to Mouza – Dakshin Nimta, J. L. No. 8, within Police Station – Dum Dum, presently Nimta in the District of North 24-Parganas.

AND WHEREAS, the said Pritam Das converted his aforesaid Danga land to Bastu land comprised in L.R: Khatian No. 8623, RS/LR Dag No. 5268 and 5273 area of land 2 Cottahs 12 Chittacks 32 Sq. Ft., more or less.

AND WHEREAS, the said Pritam Das transferred All That land measuring an area of 00 Cottah 02 Chittacks 34 Sq. Ft., more or less, in R;S./L.R. Dag No. 5273 under R, S, Khatian No. 2158, L. R. Khatian No. 8623 appertaining to Mouza – Dakshin Nimta, J. L. No. 8, within Police Station – Dum Dum, presently Nimta in the District of North 24-Parganas to his parents Narayan Chandra Das and Tuli Das, out of his natural love and respects, by virtue of a Deed of Gift dated 19-05-2025, registered in the office of the ADSR, Belghoria and recorded in Book No. 1, Volume No. 1526-2025, Pages from 74606 to 74623, Being No. 02369 for the year 2025.

AND WHEREAS, after such gift the Landowner Pritam Das held All That land measuring an area of 02 Cottahs 04 Chittacks 28 Square Feet, more or less, appertaining to Mouza – Dakshin Nimta, J. L. No. 8, within Police Station – Dum Dum, presently Nimta in the District of North 24-Parganas.

AND WHEREAS the Party of the First Part (Landowners) are the recorded owner of ALL THAT amalgamated Bastu land measuring an area of 4 Cottahs 07 Chittacks 32 Square Feet appertaining to Mouza – Dakshin Nimta, J. L. No. 8, R.S. No.102, Touzi No.173, comprised in R.S./L.R. Dag Nos. 5273 and 5268 , L.R. Khatian Nos. 4270 and 8623 within Police Station – Dum Dum presently Nimta in the District of North 24-Parganas [Land

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measuring an area of 1 Cottah 13 Chittacks and 34 Sq. Ft. having land in L.R. Dag No. 5273, L.R. Khatian No. 4270; - land measuring an area of 0 Cottah 05 Chittacks and 15 Sq. Ft., in L.R. Dag No. 5268, L.R. Khatian No. 8623 and Land measuring an area of 2 Cottah 04 Chittacks and 28 Sq. Ft. in L.R. Dag No. 5273, L.R. Khatian No. 8623. The aforesaid landed property amalgamated into a single Holding in place of old Holding Nos. 101/1, 98/1 and 162/1, Rabindra Sarani, Ward No. 22 under North Dum Dum Municipality, within Police Station – Dum Dum presently Nimta in the District of North 24-Parganas, free from all encumbrances

AND WHEREAS, the Party of the First Part has decided to develop the said property by raising construction of a multi storied building therein, the Land-Owners herein are in search of one reputed Developer who will be able to develop the said land by investing their own fund and on hearing the intention of the Landowner, the Developer herein approached them that the Partnership Firm is agreeable to do the same wherein the Land-Owners hereby accepted the Partnership Firm's aforesaid proposal under some terms and conditions agreed therein.

The Landowners have represented to the Developer as follows:

- a) That excepting the Landowners hereto, nobody else has any right, title, interest, claim and demand whatsoever or howsoever in respect of the said Premises.
- b) That the said Premises is free from all encumbrances, charges, liens, attachments, mortgage, Power of Attorney, Trusts whatsoever or howsoever.
- c) That the Landowners had not entered into any Agreement whatsoever or howsoever in respect of the said premises.
- d) That the said Premises is not subject to any notice of requisition or requisitions under the Government.

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AND WHEREAS, relying on the aforesaid representations made by the Landowners and believing the same to be true the Developer has agreed to develop the said premises and the Landowners has agreed to allow the Developer for the purpose of constructing multi-storied building/s at the said premises at the full arrangement and expenses of the Developer hereto.

THE FOLLOWING Terms shall have the following meaning ascribed to them wherever they appear hereinafter unless repugnant to the subject or context herein:

[1] LANDOWNERS shall mean **MR. NARAYAN CHANDRA DAS [PAN : AGTPD6141J] [Aadhaar No. 8994 7510 3650]** son of Late Sachindra Mohan Das, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Majher Hati Road, Milan Nagar, **North** Dum Dum Municipality, P.O. Nimta, Kolkata – 700 049, P.S. Dum Dum, District North 24-Parganas, and **MR PRITAM DAS [PAN : BQHPD0113K] [Aadhaar No. 98203204 4886]** son of Mr. Narayan Chandra Das, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Majher Hati Road, Milan Nagar, North Dum Dum Municipality, P.O. Nimta, Kolkata – 700 049, P.S. Dum Dum, District North 24-Parganas, hereinafter jointly called and referred to as the "**LANDOWNERS**" who are jointly seized and possessed of or otherwise well and sufficiently entitled to the "First Schedule" property and shall unless otherwise repugnant to the subject or context herein be deemed to mean and include his legal heirs, representatives, executors, successors in interest and assigns.

[2] PURCHASER/S shall mean the person or persons, firm or body corporate as will be named in the Agreement for Sale as Purchaser/s and shall further include the person or persons who have intended to purchase the flat/spaces in terms of the present Agreement and shall unless otherwise repugnant to the subject or context herein be deemed to mean and include his heirs legal representatives, executors, successors in interest and assigns

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[3] SAID LAND shall mean ALL THAT amalgamated Bastu land measuring an area of 4 Cottahs 07 Chittacks 32 Square Feet appertaining to Mouza – Dakshin Nimta, J. L. No. 8, R.S. No.102, Touzi No.173, comprised in R.S./L.R. Dag Nos. 5273, 5268 and 5273, L.R. Khatian Nos. 4269 and 4270 within Police Station – Dum Dum presently Nimta in the District of North 24-Parganas [Land measuring an area of 1 Cottah 13 Chittacks and 34 Sq. Ft. having land in L.R. Dag No. 5273, L.R. Khatian No. 4269 and 4270, - land measuring an area of 0 Cottah 05 Chittacks and 15 Sq. Ft., in L.R. Dag No. 5268, L.R. Khatian No. 4269 and 4270 and Land measuring an area of 2 Cottah 07 Chittacks and 17 Sq. Ft. in L.R. Dag No. 5273, L.R. Khatian No. 4269 and 4270. The aforesaid landed property amalgamated into a single Holding, in place of old Holding Nos. 101/1, 98/1 and 162/1, Rabindra Sarani, Ward No. 22 under North Dum Dum Municipality, within Police Station – Dum Dum presently Nimta in the District of North 24-Parganas, free from all encumbrances

[4] SAID BUILDING/S shall mean and include all that multi - storied building to be constructed on the land as described in "First Schedule" hereunder written in accordance with the building plan to be sanctioned by the COMPETENT AUTHORITY and consisting of several self-contained residential flat/unit/Garages/ spaces etc. and **the building will known as "TULI APARTMENT"**

[5] THE UNIT/FLAT shall mean and include the residential flat/ Apartment in the MULTI – STORIED building (G+4) to be constructed in accordance with the sanctioned building plan of the Competent Authority and shall include all fixtures and fittings to be made therein and/or apartment thereto as is hereby agreed to be constructed by the Promoter/Developer.

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[6] THE COVERED AREA shall mean & include, the area of the flat measured taking the external dimension of the flat including the Balconies/Verandahs including 50% of the walls separating one Unit from the other only to be added.

[6a] BUILT-UP-AREA shall mean and include covered area + proportionate un-divided share of staircase and lift.

[7]. SUPER-BUILT-UP AREA shall mean and include 25% of the built-up-area in addition to the built up area.

[8] THE COMMON AREAS shall mean the common portions as will be available in the building including roof of the building.

[9] PROPORTIONATE OR PROPORTIONATE SHARE OR PROPORTIONATELY shall the Purchaser's share in the land, common portions and in all other common rights and liabilities including common expenses.

[10] THE COMMON EXPENSES shall mean the expenses as will be borne by all the co-flat owners of the building.

[11] THE PLAN shall mean the building plan for construction of the proposed building which will be sanctioned by the Competent Authority in the name of Landowners.

[12] DEVELOPER : The Developer shall mean "**S. B. ESTATES**, a Partnership Firm engaged in the activities of civil construction and development works, Real Estate Business i.e., promoting and developing of any land, factory, market place, building, flat, commercial space and to deal in any property whether residential or commercial, having its office at C/B/3/1, Jyangra Gobindo Nibas, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata – 700 159, District North 24-Parganas duly represented by its 2 (two) Partners namely **(1) MR. SWAN SAHA [PAN : GOZPS0177H] & [AADHAAR NO. 5898 6643 1357]** son of Mr. Narayan Chandra Saha, by

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faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Ashoke Colony, P. O. & P.S. Barasat, District North 24-Parganas, Pin – 700126 and **(2) MR. BISHAL SARKAR [PAN : GDXPS3874L] & [AADHAAR NO. 3529 4082 1089]** son of Mr. Nishit Sarkar, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at CA-6/17, P.O. Deshbandhu Nagar, Kolkata – 700 059, P. S. Baguiati (formerly Rajarhat) in the District of North 24 – Parganas, hereinafter called and referred to as the **“DEVELOPER”**

[13] THE ARCHITECT shall mean the Architect as may be appointed by the Promoter/Developer as Architect for the proposed building.

[14] THE ADVOCATE shall mean MR. K. G. TRIPATHI, Advocate, High Court, Calcutta as has been appointed by the Promoter/Developer **for the Developer's Allocation only.**

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto in the following terms and conditions:-

1. The Landowners hereby grants exclusive right to the Developer to develop the said premises by way of constructing multi-storied building/s thereon in accordance with the building plan to be sanctioned by the **Competent Authority** with or without any amendment and / or modification thereto made or cause to be made by the parties hereto: The Landowners shall hand over the vacant and peaceful possession of the Schedule Property to the Developer and undertake to produce the original documents as and when it would be required for loan purpose for the intending buyer or buyers from Developer's Allocation and get back same from the Developer in due time. The Land-owner has also agreed to execute a registered Development Power of Attorney in favour of the Developer empowering them to undertake

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construction works as well as to sell, let out, rent, lease etc. of their share of allocations to any intending buyer or buyers.

2. The cost of obtaining sanction of the Building Plan shall be borne by the Developer. The Developer shall pay and bear all expenses towards obtaining Revised sanction plan if any, building material, lawyers' fees and all construction charges of the New Building and to complete it in all respects including obtaining Completion Certificate from the Appropriate Authority there for clearly mentioned in the Second Schedule hereunder at its own cost or at the cost of the intending purchaser and/ or purchasers including architect fees, charges, expenses required to be paid or deposited for the purpose of Development of the said premises.

3. **LAND OWNER'S ALLOCATION AND DEVELOPER'S ALLOCATION WILL BE IN THE FOLLOWING MANNER:**

The Landowners AND Developer shall be entitled to receive their allocations in the following manner:

Constructed areas will be shared 50: 50 i.e. Landowners 50% and Developer 50%, TOGETHER WITH proportionate undivided share of land and common facilities and amenities as will be available in the new building and Landowner's Allocation will be as follows:

Ground Floor : Shop and Garage at the West Portion of the Building,

First Floor : Entire accommodation

Third Floor : Flat No. A as per sanction plan from South.

Fourth Floor : Flat No. B as per sanction plan from North.

[Area calculation referred to above allocation will be made in terms of Super Built up Area]

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Landowner's will also be entitled to receive 20,00,000/- (Rupees twenty lakh) only at the time of signing this Joint Venture Agreement and Power of Attorney as refundable security. The Landowners will take away the debris of the existing structure.

The Landowner undertakes to allow the Developer to adjust the refundable money against his flat @ 4000/- per square feet rate to the Developer from Fourth Floor of the Landowner's Allocation. If the accommodation is sold at a higher rate over 4000/- per square feet, will be refunded to the Landowner after completion of 4th floor roof casting.

DEVELOPER'S ALLOCATION:

Constructed areas will be shared 50: 50 i.e. Landowners 50% and Developer 50%, TOGETHER WITH proportionate undivided share of land and common facilities and amenities as will be available in the new building,

Developer's Allocation will be as follows:

Ground Floor : Shop and Garage at the East Portion of the Building,

Second Floor : Entire accommodation

Third Floor : Flat No. B as per sanction plan from North.

Fourth Floor : Flat No. A as per sanction plan from South.

4. The Developer shall construct Multi-storied building/s upon aforesaid premises in accordance with the sanctioned plan to be approved by the Competent Authority in the name of the Landowners.
5. The construction of the said building will be completed within **24 (TWENTY FOUR) months from the date of Sanctioned Building Plan along with a maximum period 6 (six) months grace period** and within the stipulated time

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the Developer will hand over the Landowners' Allocation complete in all respects. If within 30 (thirty) months Landowners' Allocation is not handed over, the Developer shall be liable to pay Rs. 35,000/- per month for the delayed period. But if due to any force majeure situation like pandemic, lock-down, or any kind of incidents beyond human control, in such situation, the above mentioned penal clause shall have no effect.

The Developer shall start the construction works within 60 (sixty) days from the date of sanction of building plan. If the Developer fails to start construction works within 1 (one) year then the Landlord will cancel the agreement and power of attorney with no refund of security deposit of Rs. 20,00,000/- (Rupees twenty lakh) only.

6. The Developer shall be solely responsible regarding construction of the proposed building upon the said land and the Landowners shall have the opportunity to supervise the construction works and watch out that proper materials have been used.

The Landowners would not be liable or responsible for any action or inaction or wrong action on the part of the Developer in any matter whatsoever and/or loss, if any incurred by the Developer for the Business transaction of any kind whatsoever made by the Developer with any party and/ or parties in connection with or arising out of this Agreement.

7. That the Developer shall have full power and absolute authority to sell out from Developer's Allocation flats/garages/spaces/portions of the said multi - storied building/s to any intending purchaser or purchasers at his sole discretion on the basis of the General Power of

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Attorney to be executed by the Landowners in favour of the Developer herein empowering him to receive any amount from any Purchaser and/or Purchasers in his own name by executing Agreement for Sale on the strength of this Development Agreement and General Power of Attorney as aforesaid.

8. It is agreed that in the event of any damage or injury arising out of accidents for carelessness of the workmen or others victimizing such workmen or any other persons whatsoever or causing any harm to the property during the course of construction the Promoter/Developer shall bear the responsibility and Liability thereof and shall keep the Landowners and his estate safe and harmless and indemnified against all suit cases, claims, damages, rights and actions in respect of such eventualities.
9. That the Landowners will be fully liable or responsible for any rectification if required at the costs of the Developer.
10. That the Landowners shall not directly or indirectly obstruct, withhold or in anyway interfere with the construction of the said building and/ or disposal of the flats, garages, spaces/portions etc. before or after or in course of or during the period of construction of the said building. However, the Architect of the Landowners shall have full right to enter into the said building and to inspect the construction work carried out by the Developer, without creating any obstruction in constructional works.
11. That the Developer will be liable for the construction of the said building as per sanctioned plan in all respects at his own costs.
12. That the Landowners declare that, the said premises more fully described in the first Schedule below is free from all encumbrances and the owner has not made any Agreement

Bittam Das

Narayan Choudhary

or Agreements for sale or any liens or mortgage or any sort of transfer to any person or persons has been made earlier and if the owner appears to have been done any agreement with any person and/ or persons in respect of the schedule property that will be treated as cancelled and void on signing of this Agreement.

13. That the Developer shall construct the said proposed building/s in time and shall hand over physical possession of the Landowners' Allocation on time and the owner shall not demand and/ or claim any extra benefit save and except clearly mentioned by these presents.
14. That the Developer shall punctually and faithfully construct the said building in time and hand over the construction as owner's allocation to the Landowners along with completion certificate of the proposed building and in case of any delay for construction of the said proposed building the Developer shall be liable for compensation to the Landowners as stated above.
15. All disputes and differences arising out of this agreement regarding the construction or interruption of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be referred to the arbitration of a Sole Arbitrator agreed to by the Parties herein. In the event of failure of the Parties to agree to a sole arbitrator the disputes shall be referred to the Arbitration of three Arbitrators, one to be appointed by the Landowners and another to be appointed by the Developer. The Third arbitrator shall be nominated by the nominees of the respective parties. The arbitration shall be carried on in terms of The Arbitration and Conciliation Act, 1996 as amended or any statutory modification thereof.

Biteem Doo

Narayan Ch Doo

The seat of the arbitration shall be in Kolkata within the jurisdiction of the Hon'ble High Court at Calcutta in its Ordinary Original Civil Jurisdiction.

16. The Land Owners and the Developer have entered into this agreement purely on contractual basis and under no circumstances this shall be treated as a Partnership in between the parties, and this Agreement is not for sale of land.
17. The Developer alone shall have absolute authority to deal with the matter of sale, transfer, lease, let out, rent etc. of the flats/garages etc. of the Developer's allocation by virtue of this Agreement for Development to the intending purchaser or purchasers and the Land-Owner shall have no right to interfere in the matter.
18. That the Land-owners shall, at the request of the Developer shall sign, execute all such further necessary Deeds, papers, documents, writings for completion of construction works and/or sale, transfer, lease, let out, rent etc. of flats/ garages/ spaces/ portions of the said building provided always that the Developer shall have every right to enter into any agreement for sale and/or collect the consideration money either in part or in full from the Purchaser or Purchasers and the Developer shall be entitled to sign, execute such deeds, agreement for sale as the Constructed Attorney of the said Land-Owner.
19. The Developer shall manage, control, supervise the construction of the project at his cost and shall handle all constructional hazards, loss or damage whatever the case may at their own risks and liabilities.
20. The Developer shall be entitled to publish necessary advertisement in the daily news papers and/or put

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hoarding, banner at the site of the said project and the Land-Owner shall not raise any objection in the matter. The Developer shall install electric meter, water pump, Lift and other apparatus at its own costs and expenses to facilitate the construction of the project but cost of individual electric meter will be borne by the intending buyer or buyers.

21. The Land-Owner shall not do any act, deeds or things, whereby the Developer shall face any obstruction or hindrance to carry out construction of the multi-storied building smoothly or to sell out flats/garages/spaces etc. of whatever nature to the intending buyer or buyers.
22. The Land-Owners shall hand over the original documents to the Developer at the time of signing this Agreement. If the progress of the project is hampered due to non production of the aforesaid original documents on the part of the Owner, in such event the Owner shall be bound to compensate the Developer by means of time and/or any loss incurred by the Developer. The Developer undertakes to return the original documents at the time of handing over physical possession of the Landowners' Allocation along with Completion Certificate.
23. The Land-Owners or any of their authorized representatives shall be entitled to take inspection in course of construction of the proposed building, but in no case they shall be entitled to disturb or interfere with the construction of the proposed building or any part thereof.
24. The Developer hereby agrees and covenants with the Land-Owners not to violate or contravene any of the provisions or rules applicable to construction of the proposed building and furthermore, not to do any act, deed or things whereby the Land-owner is prevented from his right, title and interest vested in the property mentioned in the First Schedule Property.

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Narayan Ch Das

25. The Developer shall not without the written consent of the Land-owner assign these presents in favour of any Third Party.
26. In the event that any additional sanction is received by the Developer at their cost and expenses above the G + 4 storied building the constructed area so sanctioned by the competent authority shall be shared 40% : 60% i.e. Landowners 40% and Developer 60% ratio.
27. Common Portions: Common portion shall mean Ground Floor Passage, Main entrance, stair case, landing, lift, roof, overhead tank, underground reservoir, boundary wall etc.
28. The Developer shall pay all GST admissible for the purpose of construction of the whole building.
29. Force Majeure

Circumstances Of Force Majeure: The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (1) acts of God, (2) acts of Nature, (3) acts of War, (4) fire, (5) insurrection, (6) terrorist action, (7) any rule or notification of the Government or any other public authority or any act of Government such as change in legislation or enactment of new law, restrictive Governmental laws or regulations and (8) Restriction / lock downs for Covid Situations (collectively Circumstances Of Force Majeure).

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Narayan EL Das

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, we MR NARAYAN CHANDRA DAS [PAN : AGTPD6141J] [Aadhaar No. 8994 7510 3650] son of Late Sachindra Mohan Das, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Majher Hati Road, Milan Nagar, North Dum Dum Municipality, P.O. Nimta, Kolkata – 700 049, P.S. Dum Dum, District North 24-Parganas, and **MR PRITAM DAS [PAN : BQHPD0113K] [Aadhaar No. 98203204 4886]** son of Mr. Narayan Chandra Das, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Majher Hati Road, Milan Nagar, North Dum Dum Municipality, P.O. Nimta, Kolkata – 700 049, P.S. Dum Dum, District North 24-Parganas, being the PRINCIPALS hereto, appoint "**S. B. ESTATES, [PAN : AFQFS3090D]**", a Partnership Firm engaged in the activities of civil construction and development works, Real Estate Business i.e., promoting and developing of any land, factory, market place, building, flat, commercial space and to deal in any property whether residential or commercial, having its office at C/B/3/1, Jyanga Gobindo Nibas, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata – 700 159, District North 24-Parganas duly represented by its 2 (two) Partners namely **(1) MR. SWAN SAHA [PAN : GOZPS0177H] & [AADHAAR NO. 5898 6643 1357]** son of Mr. Narayan Chandra Saha, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Ashoke Colony, P. O. & P.S. Barasat, District North 24-Parganas, Pin – 700126 and **(2) MR. BISHAL SARKAR [PAN : GDXPS3874L] & [AADHAAR NO. 3529 4082 1089]** son of Mr. Nishit Sarkar, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at CA-6/17, P.O. Deshbandhu Nagar, Kolkata – 700 059, P. S. Baguiati (formerly Rajarhat) in the District of North 24 – Parganas, hereinafter called and referred to as the "**DEVELOPER**" as our true and lawful Constituted Attorney in our names on our behalf to do execute and perform all acts, deeds and things in terms of this Development Agreement in respect of my said property i.e. ALL THAT amalgamated Bastu land measuring an

Pritam Das

Narayan Ch Das

area of 4 Cottahs 07 Chittacks 32 Square Feet appertaining to Mouza – Dakshin Nimta, J. L. No. 8, R.S. No.102, Touzi No.173, comprised in R.S./L.R. Dag Nos. 5273, 5268 and 5273, L.R. Khatian Nos. 4269 and 4270 within Police Station – Dum Dum presently Nimta in the District of North 24-Parganas [Land measuring an area of 1 Cottah 13 Chittacks and 34 Sq. Ft. having land in L.R. Dag No. 5273, L.R. Khatian No. 4269 and 4270, - land measuring an area of 0 Cottah 05 Chittacks and 15 Sq. Ft., in L.R. Dag No. 5268, L.R. Khatian No. 4269 and 4270 and Land measuring an area of 2 Cottah 07 Chittacks and 17 Sq. Ft. in L.R. Dag No. 5273, L.R. Khatian No. 4269 and 4270. The aforesaid landed property amalgamated into a single Holding, in place of old Holding Nos. 101/1, 98/1 and 162/1, Rabindra Sarani, Ward No. 22 under North Dum Dum Municipality, within Police Station – Dum Dum presently Nimta in the District of North 24-Parganas, free from all encumbrances, more fully and particularly described in the Firs' Schedule hereunder written and to do the acts, deeds and things as follows:-

- 1) To look after and maintain the Schedule mentioned property.
- 2) To construct a Multi-Storied Building upon the said Land mentioned in the Schedule herein below in accordance with the sanctioned plan and amended plan thereto and sign with me in the proposed Site Plan, Building Plan, revised Plan and/ or any modifications plan or plans and to renew the plan if required and to file and obtain the same from the competent Authority
- 3) To negotiate on terms and to agree and to enter into and ironclad any agreement for sale and sell Developer's Allocated portion of building consisting of different flats, garages, shops, space, units, etc. and the part thereof mentioned in the schedule. The Developer shall free to

Pitambar Das

Narayan Ch Das

contact intending Purchaser or Purchasers at such price which agreed upon and/ or cancel or repudiate the same in the manner he deems fit and proper from the Developers allocation portion.

- 4) To allow the intending Purchaser or Purchasers to inspect the Developers Allocation and the documents relating to the said portion except Owner's allocation.
- 5) To receive from the intending Purchaser or Purchasers any earnest money and/or advances and also the balance of purchase money and to give good valid receipt and discharge for the same in respect of Developers Allocation
- 6) Upon such receipt as aforesaid in Developer name in respect of Developers Allocation and as acts and deeds, to sign, execute and deliver any conveyances of the said property in favour of the Purchaser or Purchasers or their nominees in respect of Developer's allocation.
- 7) To receive and accept any consideration against aforesaid by cash or bank drafts, pay orders, cheques or in any other form whatsoever in regards to Developers Allocation Portion of he properties in Developers Name and to give receipt thereof in full or partial discharges of the receipt of such consideration and to negotiate, endorse, discount or otherwise in any manner "whatsoever for the purpose of collection or realization of the money in respect of such instrument regarding Developer's allocation.
- 8) To do all acts, deeds, things and execute all deeds or assurances as may be necessary in order to effectuate the aforesaid purpose and which my Constituted Attorney shall think best fit and proper in respect of Developer's Allocation.

Bitem Das

Narayan Ch Das

- 9) To institute, commence prosecute carry on or defend or resist of all suits and other legal actions and proceedings to be added as a party or to be non-suited or withdraw the same concerning the said property or any part thereof or concerning anything in which I may be parties in any court in Civil, Criminal, Revenue Appellate or Revisional Jurisdiction of the High Court, under Article 226 of the Constitution of India, etc. before Income Tax Authorities and to sign and verify all plaints, written statements, Accounts, Inventories to accept service of all Summon, Notice and other judicial process to execute any judgment process to execute any judgment. Decree or order and to appoint and engage any Solicitor, Advocate and to sign and execute any Vakalatnama or any Kind of Affidavit.
- 10) To settle, adjust compound, compromise or submit arbitration all actions, suits, accounts claims and disputes relating to the said property between myself and any other person or persons except Developer and compounds or compromise the same.
- 11) To sign and execute any deed or deeds, declarations, instruments and assurance which my said Attorney shall consider necessary and to enter into such covenants as may be required to, and effectually conveying the said property in respect of Developers allocation.
- 12) To present any such conveyance or conveyances, Amalgamation Deed or Declarations for registration before the Additional District Sub-Registrar, District Sub- Registrar or Registrar of Assurances in Kolkata having authority for unto have the said Conveyance registered and to do all acts, deeds and things which my said

Prithvi Das

Narayan Ch Das

Attorney shall consider necessary after discussing with myself for conveying the said property to the said Purchaser or Purchasers as fully and effectually in all respect of Developer's Allocation.

- 13) To attend any Court of Law either Civil or Criminal and to represent me, after informing myself, in all Government Offices on my behalf in connection with the construction of the proposed building upon the said property mentioned in Schedule below.
- 14) To appoint Architect, Civil Engineer, Structural Engineer, Labour, Labour Contractor (Rajnistri), Carpenter, Electric Contractor, Plumbing and Sanitary Contractor or other person or persons as may be required for the smooth construction of the said proposed building.
- 15) To appear in any suit, proceedings, motion, L.A. Office, I.T. Office, etc. on my behalf and to represent me before the BL & L R O for mutation, conversion, etc. and to file the statement or objection, affidavit- in- opposition, etc., if required, in connection with the land mentioned in the Schedule herein below.
- 16) To call the Tender, quotation, etc, from the Supplier for supply of Cement, Iron Road, Sand, Wood, Iron Grill, etc. and to appoint them as my Constituted Attorney shall think fit and proper.
- 17) To ask for demand, recover receivable and collect all money due and payable in connection with the construction of the said proposed building or construction and to settle compromise or compound any debt or claim whatsoever in respect of Developers Allocation
- 18) To deliver possession of Flat/Flats, Shops Units Spaces, Garages, etc. except Owner's Allocation as per said Development Agreement with undivided proportionate share of land along with other amenities relating thereto either in complete or incomplete finished or semi—finished condition which my Constituted Attorney shall think best, fit and proper in respect of Developer's Allocation.

Bittam Das

Narayan Ch Das

19) To represent me before the Concerned Authority and to sign Site Plan, Building Plan, Revised Plan and/or any modifications plan or plans and to renew the plan if required and to file and obtain the same from the Concerned Authority and to apply for Completion Certificate of the Building and to collect the said Completion Certificate on my behalf and to deposit money fees, taxes, A.D.C. or other requisite fee or fees etc. on my behalf as my Constituted Attorney shall think fit and proper.

20) To represent us before the Competent Authority for connection of Transformer, installation of Lift, Electric Meter and for any other Work and deposit money to the said authority on my behalf and collect all receivables, vouchers, etc. from it.

AND we do hereby agree to ratify and confirm whatsoever all acts, deeds and things lawfully and honestly done by my said Attorney which shall be construed our acts, deeds and things done by us to all intents and purposes and if I personally present even not withstanding the facts that no special power in that behalf is contained in these presents.

THE FIRST SCHEDULE ABOVE REFERRED TO

[LAND]

ALL THAT amalgamated Bastu land measuring an area of 4 Cottahs 07 Chittacks 32 Square Feet appertaining to Mouza – Dakshin Nimta, J. L. No. 8, R.S. No.102, Touzi No.173, comprised in R.S./L.R. Dag Nos. 5273, 5268 and 5273, L.R. Khatian Nos. 4269 and 4270 within Police Station – Dum Dum presently Nimta in the District of North 24-Parganas [Land measuring an area of 1 Cottah 13 Chittacks and 34 Sq. Ft. having land in L.R. Dag No. 5273, L.R. Khatian No. 4269 and 4270, - land measuring an area of 0 Cottah 05 Chittacks and 15 Sq. Ft., in

Pritham Das

Narayan Ch Das

L.R. Dag No. 5268, L.R. Khatian No. 4269 and 4270 and Land measuring an area of 2 Cottah 07 Chittacks and 17 Sq. Ft. in L.R. Dag No. 5273, L.R. Khatian No. 4269 and 4270. The aforesaid landed property amalgamated into a single Holding, in place of old Holding Nos. 101/1, 98/1 and 162/1, Rabindra Sarani, Ward No. 22 under North Dum Dum Municipality, within Police Station – Dum Dum presently Nimta in the District of North 24-Parganas, free from all encumbrances. The Land is butted and bounded as follows:

On the North : 30' Wide Rabindra Sarani
On the South : 12' Wide Municipal Road
On the East : Land of Suman Kundu
On the West : Land of Tuli Das and Narayan Chandra Das

SPECIFICATION

1. FOUNDATION: R.C.C. pile Foundation.
2. SUPER STRUCTURE : R.C.C. framed super structure of columns and beams.
3. WALLS: A one Brick masonry for the outer wall will be 8" thick, partition wall will be "5 " thick with a minimum height as per sanctioned plan. The outer wall will be of cement plaster with weather coat paint and the inside wall will be finished putty.
4. WINDOWS : Anodized Aluminum windows with M.S. grill will be provided. M.S. Railing will be fitted in stair and verandah.
5. DOORS : Door frame will be made of "Sal" wood fitted with plain teak wood door.
6. FLOORING : Flooring will be made with 2' x 2' vitrified tiles or white marble. Skirting will be of 4" height.
7. KITCHEN : Granite cooking platform will be provided with sink. The dado upon the cooking platform up to 3'-0" feet height will be fitted with designer glazed tiles.

Birendra Das

Narayan Chandra Das

TOILET : Anglo Indian Commode (Hindustan or vitreous make) will be provided in the Toilet. The walls of the Toilet up to 7' feet height will be finished with Glazed Tiles. One Water Tap point and P.V.C. Cistern will be provided in the Toilet with P.V.C. Door and standard fittings with two taps and one shower with hot and cold water line.

DINING ; one wash basin will be provided.

ELECTRICITY : Concealed wiring with finolex gold Copper conduit and provision of 2 (Two) light points, 1 (One) Fan Point and 1 (One) 5 amp. plug point and one AC point in each Bed Room / Drawing and Dining Space. Exhaust Fan point will be provided in Kitchen Room, one chimney point, one greaser point in toilet, 1 light point and 1 plug point in Balcony. All light, Fan and Plug point will be fitted with I.S.I Standard Electrical modular Switches.

8. WATER SOURCES: One submersible pump will be provided along with overhead tank.
9. ROOF AND TERRACE : The roof of the building will be finished with roof tiles and the terrace will be water proofed.
10. C.C. TV camera for security will be provided in every floor of the proposed building.
11. One Lift of branded company will be installed at the cost of the Developer.
12. EXTRA WORK : Any work other than specified above will be treated as extra work and will be carried on only upon prior payment of cost and expenses to be incurred therein.

Beitarn Das

Narayan Ch Das

IN WITNESS HERETO the said parties to these presents have set and subscribed their respective hands and seals on the day, month and year first above written.

Narayan Ch Das
Binitam Das

WITNESSES

1. Suman Kunder
329, Rajendra Sarani
Nimta (S)
Kolkata - 700049

2. Nibesh Gupta
Vidyaesagar Pally
Begunah. Kol. 700059

PARTY OF THE FIRST PART/
LANDOWNERS

LANDOWNERS

S. B. ESTATES

Suman Saha

Partner

S. B. ESTATES

Bishnu Sarkar

Partner

PARTY OF THE SECOND PART/
BUILDER

BUILDER

Drafted by :


K. G. TRIPATHI
M. Com. LLB.
ADVOCATE HIGH COURT
CALCUTTA
Regn. No.- WB/224/05
9836041430 / 9007373125

MONEY RECEIPT

RECEIVED of and from the within mentioned Builder/Developer the within mentioned sum of **Rs. 20,00,000/- (Rupees twenty lakh) only**, as per payment details noted below.

Date	Cheque/DD/Online Transfer	Bank	Amount (Rs.)
16-07-2025	Ch. NO - 446623	SBI	10,00,000/-
16-07-2025	Chq. NO - 446624	SBI	10,00,000/-
—	—	—	—

Harangan 22 July
Pritham Das

Narayan Ch Das
Pritham Das

WITNESSES

1. Suman Kunder
329, Rakeendra Sarani
Nimta (S), Kol-49
2. Nitesh Gupta
Vedjasegar Pally
Begurda. Kol-700059

PARTY OF THE FIRST PART/

LANDOWNERS

UNDER RULE 44A OF THE I.R. ACT 1908

L.H. BOX- SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS



Narayan K. Des



ATTESTED: Narayan K. Des



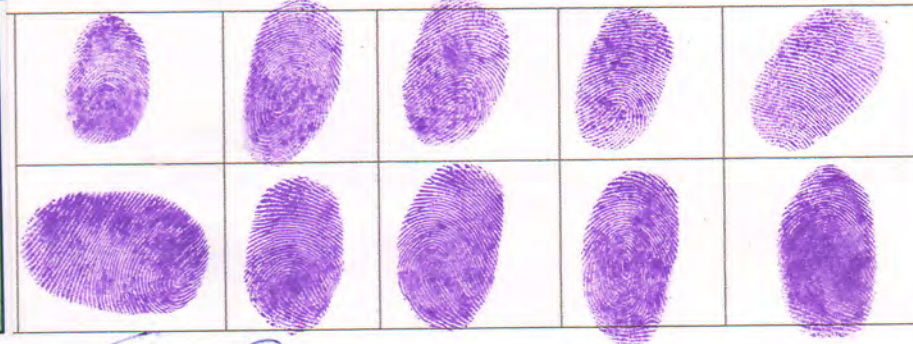
Pritham Des



ATTESTED: Pritham Des



Saran Saha



ATTESTED: Saran Saha



Bishal Sarker



ATTESTED: Bishal Sarker


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/138/096077
 পরিচয় পত্র

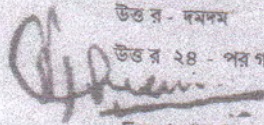



Elector's Name : GHOSH ASIT
 নির্বাচকের নাম : ঘোষ অসিত
 Father/Mother/
 Husband's Name : RATAN
 পিতা/মাতা/স্বামীর নাম : রতন
 Sex : M
 লিঙ্গ : পুরুষ
 Age as on 1.1.1995 : 24
 ১.১.১৯৯৫-এ বয়স : ২৪

Asit Ghosh

Address PART NO: 33
 UTTAR DUMDUM
 NORTH 24 - PARGANAS

ঠিকানা পার্ট নং: ৩৩
 উত্তর - দুমদুম
 উত্তর ২৪ - পরগনা


 Facsimile Signature
 Electoral Registration Officer
 নির্বাচক-নিবন্ধন আধিকারিক

For 138-DUM DUM Assembly Constituency
 ১৩৮-দুমদুম বিধানসভা নির্বাচন কেন্দ্র

Place : BARRACKPUR
 স্থান : ব্যারাকপুর
 Date : 23/11/95
 তারিখ : ২৩/১১/৯৫



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



192025260185919258

GRN Details

GRN:	192025260185919258	Payment Mode:	SBI Epay
GRN Date:	30/07/2025 11:54:20	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0657603384735	BRN Date:	30/07/2025 11:54:58
Gateway Ref ID:	219307187	Method:	State Bank of India WIBMO PG DC
GRIPS Payment ID:	300720252018591924	Payment Init. Date:	30/07/2025 11:54:20
Payment Status:	Successful	Payment Ref. No:	2002179696/4/2025
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Swan Saha
Address:	Ashoke Colony, Barasat, North 24 Parganas, Pin Code: 700126
Mobile:	8910444737
EMail:	sbestates25@gmail.com
Period From (dd/mm/yyyy):	30/07/2025
Period To (dd/mm/yyyy):	30/07/2025
Payment Ref ID:	2002179696/4/2025
Dept Ref ID/DRN:	2002179696/4/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002179696/4/2025	Property Registration- Stamp duty	0030-02-103-003-02	6971
2	2002179696/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	20028
			Total	26999

IN WORDS: TWENTY SIX THOUSAND NINE HUNDRED NINETY NINE ONLY.

Major Information of the Deed






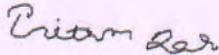
Deed No :	I-1526-03708/2025	Date of Registration	30/07/2025
Query No / Year	1526-2002179696/2025	Office where deed is registered	
Query Date	29/07/2025 8:06:21 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	KRISHNA GOPAL TRIPATHI AB-130, NEW TOWN, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700163, Mobile No. : 8910044219, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
	Rs. 51,19,587/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,071/- (Article:48(g))	Rs. 20,028/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Rabindra Sarani, Mouza: Dakshin Nimta, , Ward No: 22 JI No: 8, Pin Code : 700049

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-5273	RS-4270	Bastu	Bastu	1 Katha 13 Chatak 34 Sq Ft		20,45,696/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	RS-5268	RS-4269	Bastu	Bastu	5 Chatak 15 Sq Ft		3,66,667/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	RS-5273	RS-4269	Bastu	Bastu	2 Katha 7 Chatak 17 Sq Ft		27,07,224/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
TOTAL :								
Grand Total :								
					7.6794Dec	0 /-	51,19,587 /-	
					7.6794Dec	0 /-	51,19,587 /-	



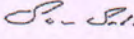


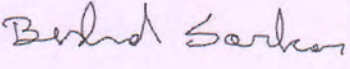
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr NARAYAN CHANDRA DAS Son of Late SACHINDRA MOHAN DAS Executed by: Self, Date of Execution: 30/07/2025 , Admitted by: Self, Date of Admission: 30/07/2025 ,Place : Office		 Captured	
	30/07/2025	LTI 30/07/2025	30/07/2025	
MAJHER HATI ROAD, MILAN NAGAR, NORTH DUM DUM MUNICIPALITY, City:- Not Specified, P.O:- NIMTA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: AGxxxxxx1J, Aadhaar No: 89xxxxxxxx3650, Status :Individual, Executed by: Self, Date of Execution: 30/07/2025 , Admitted by: Self, Date of Admission: 30/07/2025 ,Place : Office				
2	Name Mr PRITAM DAS Son of Mr NARAYAN CHANDRA DAS Executed by: Self, Date of Execution: 30/07/2025 , Admitted by: Self, Date of Admission: 30/07/2025 ,Place : Office		 Captured	
	30/07/2025	LTI 30/07/2025	30/07/2025	
MAJHER HATI ROAD, MILAN NAGAR, NORTH DUM DUM MUNICIPALITY, City:- Not Specified, P.O:- NIMTA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: BQxxxxxx3K, Aadhaar No: 98xxxxxxxx4886, Status :Individual, Executed by: Self, Date of Execution: 30/07/2025 , Admitted by: Self, Date of Admission: 30/07/2025 ,Place : Office				



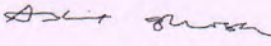
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S. B. ESTATES C/B/3/1, JYANGRA GOBINDO NIBAS, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AFxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SWAN SAHA Son of Mr NARAYAN CHANDRA SAHA Date of Execution - 30/07/2025, , Admitted by: Self, Date of Admission: 30/07/2025, Place of Admission of Execution: Office	 Jul 30 2025 2:52PM	 Captured LTI 30/07/2025	Signature  30/07/2025
ASHOKE COLONY, City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: GOxxxxxx7H, Aadhaar No: 58xxxxxxxx1357 Status : Representative, Representative of : S. B. ESTATES (as PARTNER)				
2	Name Mr BISHAL SARKAR (Presentant) Son of Mr NISHIT SARKAR Date of Execution - 30/07/2025, , Admitted by: Self, Date of Admission: 30/07/2025, Place of Admission of Execution: Office	 Jul 30 2025 2:52PM	 Captured LTI 30/07/2025	Signature  30/07/2025
CA - 6/17, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: GDxxxxxx4L, Aadhaar No: 35xxxxxxxx1089 Status : Representative, Representative of : S. B. ESTATES (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASHIT GHOSH Son of Late R C GHOSH PATNA ROAD, City:- Not Specified, P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049	 30/07/2025	 Captured 30/07/2025	 30/07/2025
Identifier Of Mr NARAYAN CHANDRA DAS, Mr PRITAM DAS, Mr SWAN SAHA, Mr BISHAL SARKAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr NARAYAN CHANDRA DAS	S. B. ESTATES-1.53427 Dec
2	Mr PRITAM DAS	S. B. ESTATES-1.53427 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr NARAYAN CHANDRA DAS	S. B. ESTATES-0.275 Dec
2	Mr PRITAM DAS	S. B. ESTATES-0.275 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr NARAYAN CHANDRA DAS	S. B. ESTATES-2.03042 Dec
2	Mr PRITAM DAS	S. B. ESTATES-2.03042 Dec

Endorsement For Deed Number : I - 152603708 / 2025

On 30-07-2025

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 14:00 hrs on 30-07-2025, at the Office of the A.D.S.R. Belghoria by Mr BISHAL SARKAR

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 51,19,587/-

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

Execution is admitted on 30/07/2025 by 1. Mr NARAYAN CHANDRA DAS, Son of Late SACHINDRA MOHAN DAS, MAJHER HATI ROAD, MILAN NAGAR, NORTH DUM DUM MUNICIPALITY, P.O: NIMTA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Business, 2. Mr PRITAM DAS, Son of Mr NARAYAN CHANDRA DAS, MAJHER HATI ROAD, MILAN NAGAR, NORTH DUM DUM MUNICIPALITY, P.O: NIMTA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Business

Indetified by Mr ASHIT GHOSH, , , Son of Late R C GHOSH, PATNA ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Others

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

Execution is admitted on 30-07-2025 by Mr SWAN SAHA, PARTNER, S. B. ESTATES (Partnership Firm), C/B/3/1, JYANGRA GOBINDO NIBAS, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Indetified by Mr ASHIT GHOSH, , , Son of Late R C GHOSH, PATNA ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Others

Execution is admitted on 30-07-2025 by Mr BISHAL SARKAR, PARTNER, S. B. ESTATES (Partnership Firm), C/B/3/1, JYANGRA GOBINDO NIBAS, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Indetified by Mr ASHIT GHOSH, , , Son of Late R C GHOSH, PATNA ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,028.00/- (B = Rs 20,000.00/- ,E = Rs 28.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 20,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/07/2025 11:54AM with Govt. Ref. No: 192025260185919258 on 30-07-2025, Amount Rs: 20,028/-, Bank: SBI EPay (SBIEPay), Ref. No. 0657603384735 on 30-07-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 6,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 25604, Amount: Rs.100.00/-, Date of Purchase: 09/06/2025, Vendor name: JAYDEEP CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/07/2025 11:54AM with Govt. Ref. No: 192025260185919258 on 30-07-2025, Amount Rs: 6,971/-, Bank: SBI EPay (SBlePay), Ref. No. 0657603384735 on 30-07-2025, Head of Account 0030-02-103-003-02

S.D.

Sougata Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2025, Page from 114021 to 114062

being No 152603708 for the year 2025.



S.D.S.

Digitally signed by SOUGATA DAS
Date: 2025.07.31 15:14:42 +05:30
Reason: Digital Signing of Deed.

(Sougata Das) 31/07/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.