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Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

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

12/11/25

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made and executed on
 ..12th... day of November of Two Thousand Twenty Five (2025) A.D.

BY & BETWEEN

1988 Date: 11 NOV 2025
Rs 1000.0
Name: Soumik Samanta (ADV)
Address: City Civil Court
Vender - Washim Gazi
Alipore Judges Court
Kolkata-700 027

Signature of Vendor
[Handwritten Signature]



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 NOV 2025

Soumik Samanta
ADV
City Civil Court, Calcutta

1) **KUNTAL SINHA** (having **Income Tax PAN -BCUPS2091C**, **AADHAAR No. 868113025593**), son of Late Dipak Sinha, by Occupation-Business, resident of L 34, Kamdahari, Bose Para, P.S. Bansdroni, P.O. Garia, District- South 24 Parganas, Kolkata-700084, West Bengal, 2) **RAKHI PAUL SINHA** (having **Income Tax PAN- BDOPP9916N**, **AADHAAR No. 847892746734**), daughter of Late Dipak Kumar Sinha, by Occupation- Housewife, resident of Janakinath Basu Road, Purbachal, Rajpur-Sonarpur (M), P.O. Subhas Gram, P.S. Sonarpur, District- South 24 Parganas, Kolkata-700147, West Bengal, 3) **MALLIKA SINGHA** alias **MALLIKA SINHA** (having **Income Tax PAN - EEJPS2017J**, **AADHAAR No. 427123603168**), wife of Late Dipak Sinha, by Occupation- Housewife, resident of L 34, Kamdahari, Bose Para, P.S. Bansdroni, P.O. Garia, District- South 24 Parganas, Kolkata- 700084, West Bengal, all by Faith- Hindu, by Nationality- Indian, hereinafter jointly called and referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

M/s EDENEDGE HOUSING PRIVATE LIMITED [having **Income Tax PAN- AAICE4605J**], incorporated under The Companies Act, 2013 having its registered office 1 No. Ashroy Apartment, Ground Floor, Ramkrishnanagar, P.O. Laskarpur, P.S. Sonarpur [now Narendrapur], District- South 24 Parganas, Kolkata- 700153, West Bengal represented by its directors namely 1) **SK NIZAMUDDIN ALAM** (having **Income Tax PAN- AWPPA6675C**, **AADHAAR No.**

418628524542), son of Sk Samsar Alam, by Faith- Muslim, residing at Natun Hat Nutan Para, Paschim Nischintapur, P.O. Boral, P.S. Sonarpur, Rajpur-Sonarpur (M), District- South 24 Parganas, Kolkata- 700154, West Bengal, **2) SUMON GHOSH** (having **Income Tax PAN- AUOPG4463B, AAADHAAR No. 669819841789**), son of Dulal Chandra Ghosh, by Faith-Hindu, resident of Natundiyara, Opposite of Matree Builders, P.O. Nayabad, P.S. Sonarpur, District- South 24 Parganas, Kolkata-700150, West Bengal and **3) ABHIJIT ROY** (having **Income Tax PAN- AOGPR3328Q, AADHAAR No. 614354891766**), son of Kali Shankar Roy, by Faith-Hindu, residing at Peyara Bagan, Rajpur Sonarpur (M), P.O. Laskarpur, P.S. Sonarpur, District- South 24 Parganas, Kolkata- 700153, West Bengal, all by Nationality- Indian (Adult Citizen), by Occupation- Business, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its directors, successors, executors, administrators, legal representatives in office) of the **SECOND PART**.

WHEREAS one Mukul Singha [wife of Sachindra Bhusan Singha] was owner of 12 Decimal land, comprising at R.S. Dag No. 492 at Mouza- Kamdahari, J.L. No. 49, P.S. Tollygunge, District- 24 Parganas and her name has been finally published vide R.S. Khatian No. 720.

WHEREAS by virtue of the Sale Deed, being No. 3310 for the year 1971, which was registered in the office of D.S.R. of South 24 Parganas at Alipore and recorded in Book No. I, Volume No. 97, Pages from 111 to 117, one Bipin Bihari Singha [son of Late Sarat Chandra Singha] became owner of land measuring about 5 Cottah 2 Chittak 0 Square Feet with residential structure thereon comprising at C.S. &

R.S. Dag No. 492 appertaining to C.S. Khatian No. 33 corresponding to R.S. Khatian No. 720 at Mouza-Kamdahari, J.L. No. 49, District-24 Parganas, P.S. Previously Tollygunge, thereafter Jadavpur by way purchase from the then owner Mukul Singha [wife of Late Sachindra Bhusan Singha] and while in possession said Bipin Bihari Singha died intestate on 07.10.2001 leaving behind his two son namely 1) Dipak Sinha and 2) Pradip Sinha as his only legal heirs and successors to inherit him as per Hindu Succession Act, 1956. It is pertinent to mention herewith that wife of Bipin Bihari Singha, namely Jasoda Rani Sinha, predeceased her husband Bipin Bihari Sinha on 27.10.1998.

AND said Dipak Sinha died intestate on 16.07.2008 leaving behind his wife Mallika Singha alias Mallika Sinha, his son Kuntal Sinha and his daughter Rakhi Paul Sinha as his only legal heirs and successors to inherit him as per Hindu Succession Act, 1956. Said Pradip Sinha died intestate unmarried/bachelor on 16.05.2016 leaving behind brother's son 1) Kuntal Sinha and brother's daughter 2) Rakhi Paul Sinha as his only legal heirs and successors to inherit him as per Hindu Succession Act, 1956.

THUS said Mallika Singha alias Mallika Sinha, Kuntal Sinha and Rakhi Paul Sinha have become joint owners of homestead land, measuring about be the same or a little more of less, 5 (Five) Cottah 2 (Two) Chittak 0 (Zero) Square Feet, comprising at R.S. & L.R. Dag No. 492 appertaining to R.S. Khatian No. 720 corresponding to L.R. Khatian Nos. 2030, 2031 and 2032 at Mouza- Kamdahari, J.L No. 49, Police Station- Bansdroni, District- South 24 Parganas, within the limits of The Kolkata Municipal Corporation under Ward No. 111, Borough- XI, Premises No. 68, Bose Para Road, Assessee No.

311110400681, Kolkata- 700084 [Referred as "**Said Land**" hereinafter] and peacefully possessing and enjoying the same after mutating their name before concerned authority [B.L. & L.R.O. and The Kolkata Municipal Corporation] and converting nature of land from Danga to Bastu.

BEING desirous to develop the Said Land by making multistoried building through Developer/Promoter, said **Mallika Singha, Kuntal Sinha** and **Rakhi Paul Sinha** entered into registered Development Agreement with **1) M/s REX ORANGE**, a proprietorship firm having its registered office at 731, Ramkrishna Nagar, Ashroy Apartment, P.S. Narendrapur [previously Sonarpur], P.O. Laskarpur, District-South 24 Parganas, Kolkata- 700153, West Bengal represented by its sole proprietor **ABHIJIT ROY**, son of Kali Sankar Roy, resident of Peyarabagan , P.O. Laskarpur, P.S. Sonarpur [now Narendrapur], District- South 24 Parganas, Kolkata- 700153, and **2) M/s KOLKATA CONSTRUCTION**, a partnership firm its registered office at Ashray Apartment, Ground Floor, Flat No. -1, Ramkrishna Park, P.O. Laskarpur, P.S. Sonarpur [now Narendrapur], District- South 24 Parganas, Kolkata- 700153, West Bengal, represented by its partners namely **a) SATARUP CHAUDHARY**, son of Uttam Chaudhary, residing at Boral, Paschim Nishchintopur, Satyajit Roy Sarani, Majher para, P.O. Boral, P.S. Sonarpur [now Narendrapur], District-South 24 Parganas, Kolkata- 700154, West Bengal and **b) SUMON GHOSH**, son of Dulal Chandra Ghosh, residing at Natun Diayara Kathipota, P.O. Nayabad, P.S. Sonarpur [now Narendrapur], District-South 24 Parganas, Kolkata- 700150, West Bengal, all by Faith-Hindu, by Nationality-Indian, by Occupation- Business, on 21.01.2022, being No. 724 for the year 2022 which has been registered in the office of D.S.R. III of South 24 Parganas at Alipore

and recorded in Book No. I, Volume No. 1603-2022, Pages from 89609 to 89659 and in pursuance of aforesaid Development Agreement, **Mallika Singha, Kuntal Sinha** and **Rakhi Paul Sinha** executed Development Power of Attorney in favour of said **1) M/s REX ORANGE**, a proprietorship firm represented by its sole proprietor **ABHIJIT ROY**, son of Kali Sankar Roy, and **2) M/s KOLKATA CONSTRUCTION**, a partnership firm represented by its partners namely, **a) SATARUP CHAUDHARY**, son of Uttam Chaudhary and **b) SUMON GHOSH**, son of Dulal Chandra Ghosh on 21.01.2022, being No. 767 for the year 2022 which has been registered in the office of D.S.R. III of South 24 Parganas at Alipore and recorded in Book No. I, Volume No. 1603-2022, Pages from 86027 to 86059.

AND WHILE **Mallika Singha** alias **Mallika Sinha, Kuntal Sinha** and **Rakhi Paul Sinha** were peacefully possessing and enjoying the Said Land without any sort of let, hindrances or encumbrances, they sanctioned a G+III storied building plan from The Kolkata Municipal Corporation with respect to Said Land having Building Permit No. 2025110191 dated 24.09.2025.

AND WHEREAS due to inconvenience from the end of Developer, landowners **Mallika Singha** alias **Mallika Sinha, Kuntal Sinha** and **Rakhi Paul Sinha** and Developer, **1) M/s REX ORANGE**, a proprietorship firm represented by its sole proprietor **ABHIJIT ROY**, son of Kali Sankar Roy, and **2) M/s KOLKATA CONSTRUCTION**, a partnership firm represented by its partners namely, **a) SATARUP CHAUDHARY**, son of Uttam Chaudhary and **b) SUMON GHOSH**, son of Dulal Chandra Ghosh cancelled aforesaid Development Agreement vide registered deed of Cancellation of Development Agreement,

executed on ..12.../11/2025, being No. I-20794 for the year 2025 and revoked Development Power of Attorney vide registered deed of Revocation of Development Power of Attorney, executed on ..12.../11/2025, being No. IV-985 for the year 2025, both have been registered in the office of D.S.R.-III of South 24 Parganas at Alipore.

AND WHEREAS for the maximizing the benefit and commercial exploitation of the land the Owners/First Party herein decided to develop the said land by making constructing a multistoried building thereon but due to lack of experience, knowledge and fund for construction, approached developer **M/s EDENEDGE HOUSING PRIVATE LIMITED**, incorporated under The Companies Act, 2013 having its registered office 1 No. Ashroy Apartment, Ground Floor, Ramkrishnanagar, P.O. Laskarpur, P.S. Sonarpur [now Narendrapur], District- South 24 Parganas, Kolkata- 700153, West Bengal represented by its directors namely **1) SK NIZAMUDDIN ALAM**, son of Sk Samsar Alam, by Faith- Muslim, residing at Natun Hat Nutan Para, Paschim Nischintapur, P.O. Boral, P.S. Sonarpur, Rajpur-Sonarpur (M), District- South 24 Parganas, Kolkata- 700154, West Bengal, **2) SUMON GHOSH**, son of Dulal Chandra Ghosh, by Faith-Hindu, resident of Natundiyara, Opposite of Matree Builders, P.O. Nayabad, P.S. Sonarpur, District- South 24 Parganas, Kolkata- 700150, West Bengal and **3) ABHIJIT ROY**, son of Kali Shankar Roy, by Faith-Hindu, residing at Peyara Bagan, Rajpur Sonarpur (M), P.O. Laskarpur, P.S. Sonarpur, District- South 24 Parganas, Kolkata- 700153, West Bengal, all by Nationality- Indian (Adult Citizen), by Occupation- Business, as **Developer** herein, for developing the Schedule - "A" property, and upon several discussion and cross table meeting, the Developer/Second Party herein, agreed to undertake for

developing the same as per Development Agreement/Joint Venture basis.

AND WHEREAS the Owners/First Party herein, have nominated and appointed **M/s EDENEDGE HOUSING PRIVATE LIMITED**, incorporated under The Companies Act, 2013 having its registered office 1 No. Ashroy Apartment, Ground Floor, Ramkrishnanagar, P.O. Laskarpur, P.S. Sonarpur [now Narendrapur], District- South 24 Parganas, Kolkata- 700153, West Bengal represented by its directors namely **1) SK NIZAMUDDIN ALAM**, son of Sk Samsar Alam, by Faith- Muslim, residing at Natun Hat Nutan Para, Paschim Nischintapur, P.O. Boral, P.S. Sonarpur, Rajpur-Sonarpur (M), District- South 24 Parganas, Kolkata- 700154, West Bengal, **2) SUMON GHOSH**, son of Dulal Chandra Ghosh, by Faith-Hindu, resident of Natundiyara, Opposite of Matree Builders, P.O. Nayabad, P.S. Sonarpur, District- South 24 Parganas, Kolkata-700150, West Bengal and **3) ABHIJIT ROY**, son of Kali Shankar Roy, by Faith-Hindu, residing at Peyara Bagan, Rajpur Sonarpur (M), P.O. Laskarpur, P.S. Sonarpur, District- South 24 Parganas, Kolkata-700153, West Bengal, all by Nationality- Indian (Adult Citizen), by Occupation- Business, the Developer/Second Party herein, as the Developer to develop the Schedule – “A” property, as per sanctioned plan duly sanctioned by The Kolkata Municipal Corporation.

NOW THIS AGREEMENT FOR DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO: -

ARTICLE-1-DEFINITIONS

Unless in these presents it is repugnant to the context therewith: -

1.1 OWNERS: shall mean **1) KUNTAL SINHA**, son of Late Dipak

Sinha, by Occupation-Business, resident of L 34, Kamdahari, Bose Para, P.S. Bansdrani, P.O. Garia, District- South 24 Parganas, Kolkata- 700084, West Bengal, **2) RAKHI PAUL SINHA**, daughter of Late Dipak Kumar Sinha, by Occupation- Housewife, resident of Janakinath Basu Road, Purbachal, Rajpur-Sonarpur (M), P.O. Subhas Gram, P.S. Sonarpur, District- South 24 Parganas, Kolkata-700147, West Bengal, **3) MALLIKA SINGHA** alias **MALLIKA SINHA**, wife of Late Dipak Sinha, by Occupation- Housewife, resident of L 34, Kamdahari, Bose Para, P.S. Bansdrani, P.O. Garia, District- South 24 Parganas, Kolkata- 700084, West Bengal, all by Faith- Hindu, by Nationality- Indian.

1.2 DEVELOPER: shall mean **M/s EDENEDGE HOUSING PRIVATE LIMITED**, incorporated under The Companies Act, 2013 having its registered office 1 No. Ashroy Apartment, Ground Floor, Ramkrishnanagar, P.O. Laskarpur, P.S. Sonarpur [now Narendrapur], District- South 24 Parganas, Kolkata- 700153, West Bengal represented by its directors namely **1) SK NIZAMUDDIN ALAM**, son of Sk Samsar Alam, by Faith- Muslim, residing at Natun Hat Nutan Para, Paschim Nischintapur, P.O. Boral, P.S. Sonarpur, Rajpur-Sonarpur (M), District- South 24 Parganas, Kolkata- 700154, West Bengal, **2) SUMON GHOSH**, son of Dulal Chandra Ghosh, by Faith-Hindu, resident of Natundiyara, Opposite of Matree Builders, P.O. Nayabad, P.S. Sonarpur, District- South 24 Parganas, Kolkata-700150, West Bengal and **3) ABHIJIT ROY**, son of Kali Shankar Roy, by Faith-Hindu, residing at Peyara Bagan, Rajpur Sonarpur (M), P.O. Laskarpur, P.S. Sonarpur, District- South 24 Parganas, Kolkata-700153, West Bengal, all by Nationality- Indian (Adult Citizen), by Occupation- Business

1.3 LAND/PREMISES: shall mean all that piece and parcel of a plot of homestead land, area measuring about 5 (Five) Cottah 2 (Two))

Chittak 00 (Zero) Square Feet, be the same or a little bit more or less, comprising at R.S. & L.R. Dag No. 492 appertaining R.S. Khatian No. 720 corresponding to L.R. Khatian No. 2030, 2031, 2032, lying and situated at **Mouza- Kamdahari, J.L. No. 49**, P.S. Bansdrani, District- South 24 Parganas, within the limits of **Kolkata Municipal Corporation**, Ward No. 111, Borough- XI, Premises No. 68, Bose Para Road, Assessee No. 311110400681, within the jurisdiction of A.D.S.R. Alipore and D.S.R. of South 24 Parganas at Alipore, Kolkata-700084.

1.1 **BUILDING PLAN:** shall mean the aforesaid sanctioned building plan duly sanctioned by The Kolkata Municipal Corporation and revised, modified regularized building plan as to be sanctioned from time to time by The Kolkata Municipal Corporation or any other Authority concerned upon the Schedule - "A" Property hereunder written with power to alterations and/or modifications from time to time.

1.2 **BUILDING:** shall mean the proposed building namely "**Magnolia**" to be constructed on the land of the schedule "A" Property in accordance with the plan which sanctioned or will be sanctioned or to be sanctioned by the appropriate authority including Car parking Space/s, Shop/s, Flat/s and other saleable space(s) [if any] and common spaces including ingress and egress.

1.3 **COMMON FACILITIES AND AMENITIES:** shall include roof, terrace, corridors, ways, stairways, passage ways, water pump & pump room, drive ways (except those reserved for car parking spaces under the roof on the ground floor), boundary wall, lobbies, electric meter & its room, stairhead, underground water reservoir, septic tank and drainage system, overhead tank, lift and lift well and lift room and other facilities and spaces whatsoever required for the use, establishment, location, enjoyment, provision, maintenance and/or

management of the building.

1.4 **OWNERS' ALLOCATION:** shall mean owner will get two Residential Flats having a. Flat No. F2 on First Floor [i.e. one complete 2 BHK Flat] and another b. Flat No. T1 on Third Floor [i.e. one complete 3 BHK Flat] and 1 Covered Car Parking Space having Car Parking No. 1 on Ground Floor in the multistoried building namely "**Magnolia**" to be constructed as per aforesaid Sanctioned Building Plan from Kolkata Municipal Corporation, with all common facilities, amenities and easement rights as per sanction Building Plan from Kolkata Municipal Corporation, of the proposed building together with undivided proportionate share of underneath land, as mentioned in Schedule -"A" comprised in the said premises together with all the common right, facilities and amenities, morefully and particularly mentioned in Schedules hereunder written and a sum of Rs. 32,00,000/- [Thirty Two Lakh] only payable in favour of Owners by Developer.

1.7 **DEVELOPER'S ALLOCATION:** Developer will retain rest saleable constructed area of the multistoried building constructed on above mentioned land consisting of Flat(s), Shop(s), Office(s) and Car Parking Space(s) and other Saleable Space(s) [if any] together with undivided proportionate share in the underneath land comprised in the said premises together with all the common right, facilities and amenities [save and except the Owners' Allocation]. It is also agreed between the parties that, if Developer manages to get any extra sanction following proper procedure without hampering aforesaid Owners' Allocation then that extra sanctioned saleable area will devolve in Developer's Allocation, morefully and particularly mentioned in Schedule - "C" hereunder written.

1.8 **ARCHITECT:** shall mean the person or persons who may be appointed by the Developer for designing, planning and

supervision of the construction work of the said building.

- 1.9 **COMMON EXPENSES:** shall mean the expenses, such as cost of guard/s, sweeper/s, outgoing rent & taxes, electric charges and others charges for common areas etc.
- 1.10 **TRANSFeree:** shall mean the person/s, firm, limited company, Associations of person/s to whom any space in the new building will be transferred by the Developer or Owner/s.
- 1.11 **TRANSFER:** shall mean with its grammatical variations and include a transfer by possession of unit in the said multistoried building to the purchaser/s.
- 1.12 **PURCHASER:** shall mean person/s, firm, association, public or private body etc, to whom any unit in the new building shall be transferred.
- 1.13 **EXPRESSIONS:** imparting masculine shall include feminine and neuter gender.
- 1.14 **WORDS:** imparting plural number shall include singular number as well as vice-versa.
- 1.15 **THE PARAGRAPHS:** heading to be article do not form part of this agreement and shall not be taken into account for construction or interpretation thereof.
- 1.16 **COMMON FACILITIES AND AMENITIES:** shall include roof, terrace, corridors, ways, stairways, passage ways, water pump & pump room, drive ways , boundary wall, lobbies, machine room, electric meter & its room, stair head, lift, lift room, underground water reservoir, septic tanks and drainage system, overhead tank, lobbies, guard room (if any), common Toilet (if any)and other facilities and spaces whatsoever required for the use, establishment, location, enjoyment, provision, maintenance and/or management of the building.
- 1.17 **SUPER BUILT UP AREA:** shall mean according to its

context the plinth area of the flats/units in the building including open space, septic tank, underground reservoir, overhead reservoir/water-tank, roof, meter room.

1.18 **COVERED AREA:** shall mean the built-up area including walls and staircase passage, lobby, lift and thickness of the peripherals, internal walls and pillars and also the proportionate share or areas in the common parts of the building Provided that if Any wall be common between the two flats /units then $\frac{1}{2}$ of the area under such wall be included in each of the flats and or units and other common facilities.

1.19 **ROOF:** shall mean and include the entire open space of the roof and /or top of the building including space required for installation of the overhead water tank, T.V., Internet and Dish Antenna, Room, Staircase Cover and other facilities.

1.20 **SALEABLE SPACES:** shall mean and include the space in the building available for individual use or occupation together with the undivided proportionate and impartible share or interest in the said land and premises, as also in the common facilities, defined therein above.

1.21 **EXPRESSIONS:** imparting masculine shall include feminine and neuter gender.

1.22 **COST OF COMMON FACILITIES/ MAINTENANCE:** shall mean and include the cost of decorating, re-decorating, operating and maintaining as and when required, the common facilities after completion of the building and shall include taxes, charges, salaries, premium and other expenses payable in respect thereof or incidental thereto to be shared proportionately by the flat/unit owner of the building.

1.23 **SUPPLEMENTAL AGREEMENT:** Supplemental agreement means the modification of the terms and conditions of this

contract that is accomplished by the mutual action of the parties herein and unless otherwise defined in the Supplementary Agreement or the context otherwise requires, all capitalized terms used in the Supplementary Agreement shall have the same meanings ascribed to them in this Joint Venture/Development Agreement and come in to effect from the date of the agreement signed and the same will be treated as the part of this Agreement.

1.24 **ADVOCATE:** shall mean legal practitioner [Duly enrolled] and shall draw all papers, documents and drafts required for and/or in connection with the purposes relating to the said building, formation of the Association / Society and such documents for sale / transfer in respect of the constructed space at the said premises.

ARTICLE-II-COMMENCEMENT

2.1 This Agreement shall come into effect immediately on execution of this Agreement thereof.

ARTICLE-III -OWNERS' INDEMNITIES RELATING TO THE PROPERTY

3.1 The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said Land/ premises and every part thereof described in the Schedule - "A" hereunder written.

3.2 The said Land/ premises are free from all encumbrances, charges, liens, mortgages, lispendens, attachments, trust, litigation, Tenancy of any kind whatsoever.

3.3 The Owners have a good and marketable title in respect of the said premises.

3.4 The Owners have neither entered into any active/existing Agreement, Agreement for Sale, any kind of instrument of transfer of

Schedule-A land, Joint Venture Agreement and/or Development Agreement nor have created interest in favour of any third party in the said land or any part thereof and neither committed to transfer nor authorised anyone to transfer Schedule-A land before execution of this agreement and shall not execute aforesaid things after executing this agreement.

3.5 The Owners have agreed to keep the Developer guaranteed and /or indemnity against any claim or demand being made by any third party in respect of the said premises thereby affecting the right, title, interest and possession of owner thereof with respect to 'Schedule-A' land and/or any defect in the title of the Owners and in that event the owners shall be wholly and solely responsible for the same.

ARTICLE-IV-OWNERS' RIGHTS, OBLIGATIONS, INDEMNITIES & ASSURANCE

4.1 The owners have absolute right to get possession of the Owners' Allocation in the new building in habitable condition within 36 (Thirty Six) months from the execution of Development Agreement with respect to Schedule-A land. Time period can be extended further prior to mutual consent of both parties or in case of force majeure or likewise cases.

4.2 The Developer shall be entitled to prepare a new plan/revised or modified plan and submit the same before Kolkata Municipal Corporation or the appropriate authority/authorities in the name of the Owners to get maximum benefit of commercial interest and Developer shall pay and bear expenses of boundary wall construction, fees for sanction of the plan, architect's and advocate's fees and expenses required for construction of the building at the said land/premises. However, the Developer shall construct and

complete the new building/s with uniform building material except paid modification by intending purchaser/s and the common facilities and amenities in terms of the sanctioned plan within a period of 36 (Thirty Six) months from date of execution of this Development Agreement with respect to Schedule-A land. If the work of the construction of the building gets delayed due to Force majeure in that case the period of extension of time equivalent to span of force majeure should be considered and extended as mutually agreed upon in the between the parties.

4.3 The Developer is committed to complete the development work of the said building within the schedule time of completion as mentioned above and the Owners shall co-operate in all respect to complete the said building and/or development work at the earliest by signing necessary documents which will be required for mutation, getting building plan sanctioned or any amendments of the said plan from the concerned authority or any other deeds and documents before any authority concern.

4.4 The Owners hereby further obligated, agreed and covenanted with the Developer as follows:

- i] Not to cause any interference or hindrance in the construction of the proposed building at the said land/premises by the developer provided the construction is done in consonance with the building sanctioned plan and in terms of the Agreement.
- ii] Not to do any act deed or thing whereby the developer is prevented from selling, assigning or disposing of any portion of the developer's allocation in the proposed building.
- iii] Not to let out, grant lease, mortgage or charge or in any way transfer or encumber the said land/premises or any portion thereof without the consent in writing of the Developer. The owners further affirm and assure that they are the absolute owners of

Schedule A land with marketable title, interest and they are in unhindered possession of the same without any sort of let or encumbrances. The owners herein declare that Schedule-A land does not belong to Debottor property and not a subject of ongoing litigation or mortgage/charge/lien and they are not Benamdar of anyone else and the land is free from all sorts of encumbrances, Tenancy of any kind, acquisition, requisition, vesting and the scheduled property does not belong to 'Debottor' land or any land of public interest or wetland or scheduled restricted area or excess land beyond Urban Land Ceiling Limit and the owners are not a 'Benamdar' of anyone else and there is no other occupier or co-sharer except owners in the land described in Schedule-A written below.

iv] To sign and apply for all deeds, papers and documents, building plan, applications and render all as may be required by the Developer from time to time concerning the said land and/ or premises which are necessary for its development.

v] To appoint the developer as their lawful constituted attorney with all powers and authorities to develop the said land in terms of this Agreement and for that purpose to authorize the deed/s, to sign all deeds, papers, documents, application, building Plan for and on behalf of and in the name of the Owners and to further empower and authorize the developer to represent them before all Government statutory and other authorities including Court of Law with respect to Schedule-A land.

Vi] The Owners will hand over all clearance certificates relating to the payment of Tax up to the date of signing of this agreement of the Schedule - "A" Property.

vii] The Owners will be bound to hand over the original documents relating to the Title of the property i.e. Deed of owner's Title, Link Deeds and Documents, LR Parcha, Conversion Certificate,

Certificate issued by The Kolkata Municipal Corporation, Building, Tax Receipts, Assessment Roll Copy and/or any other necessary documents relating to the title of the Schedule- A property to the Developer immediately after execution of this Development Agreement. Owners can get photocopy of all the documents (which will be kept in custody of Developer in original) relating to their land from Developer and Developer will produce the original documents whenever necessary. After formation of registered/unregistered owners' association of the apartment, Developer will hand over all the original documents (which will be kept in custody of Developer in original) to custody of the responsible person of the Owners' Association and he/she [authorized person] will be bound to produce the original documents whenever necessary.

viii] The owners assure that the Developer shall have every right to execute and register the Agreement and/or Contract for Sale of the Developer's allocation, fully described in the Schedule - "C" hereunder written, and also Deed of Conveyances of the same and to present the said Agreement/Contract for Sale and also Deed of Conveyances before any Registrar, D.S.R. of South 24-Parganas at Alipore, A.D.S.R. Alipore or Registrar of Assurances, Kolkata or any other office of the Registrar for the purpose of registration of the same and to receive the advance money/part consideration money and/or full consideration money from intending buyer/s in its favour, i.e. in the name of Developer. It is also agreed by the both parties that both parties can enter into Agreement for Sale with third party with respect to their allocation and Developer will hand over Owners' Allocation within stipulated time period.

ix] The owners assure that the Developer shall have every right to sell, transfer and convey the Developer's allocation in favour of any person, firm or association at such rate, which the Developer

shall deem fit and proper, and to receive the advance money/part consideration money and/or full consideration money for the same from the intending buyer/s and to issue good and valid money receipt for such payment, in the name and on behalf of the Owners. And the owners shall be bound to execute and register a Development Power of Attorney in favour of the Developer for the purpose of Development of the Scheduled Property and sale of the Developer's allocation.

x] The owners assure that the Developer shall have every right to execute and register the Agreement and/or Contract for Sale of the Developer's allocation, fully described in the Schedule - "C" hereunder written, and also Deed of Conveyances of the same and to present the said Agreement/Contract for Sale and also Deed of Conveyances before any Registrar, D.S.R. of South 24-Parganas at Alipore, A.D.S.R. Alipore or Registrar of Assurances, Kolkata or any other office of the Registrar for the purpose of registration of the same and to receive the advance money/part consideration money and/or full consideration money from intending buyer/s in its favour, i.e. in the name of Developer. It is also agreed by the both parties that both parties can enter into Agreement for Sale with third party with respect to their allocation as per building plan from Kolkata Municipal Corporation on scheduled land and Developer will hand over Owners' Allocation within stipulated time period.

4.5 The owners are hereby handing over peaceful vacant 'Khas' possession of the said premises on execution of this agreement in favour of the Developer. The Developer shall make over possession of the Owners' allocation after completion of the said building.

4.6 The owners assure that the Developer shall sell the Developer's allocation in favour of its nominee or nominees at such rate to be fixed by the Developer and the Owners shall have no objection for the same and the Owners for the purpose of sale and

transfer of the Developer's allocation in favour of its nominee or nominees agrees to be a party and sign agreements for sale and also agrees to execute the Deed of Conveyance/s or transfer in respect of undivided share in the land attributable to the Developer's Allocation in such part or parts and/or in favour of the Developer or its nominee or nominees as shall be required by the developer subject to compliance of necessary obligations on the part of the Developer under this Agreement.

4.7 The Owners shall execute a Development Power of Attorney in favour of the Developer or its nominee or nominees to enable the Developer to take up the work of development including construction at the said premises in terms of this agreement and for sale of the undivided share in the land attributable to the Developer's Allocation and to receive advance money/part consideration money/full consideration from the intending purchaser/s of Developer's allocation with right to grant valid receipt of the same.

4.8 All documents relating to the property/premises in original shall be kept with custody of the Developer for the period of construction of the said building and selling of Developer's allocation and the same will be returned to the responsible person of registered/unregistered flat owners' association, will be formed after possession handover. Be it noted here with that if any document is required to be prepared in that event that will be done at the cost of the developer and the developer will keep the original of the same but handover the photocopy of the said document to the owners.

4.9 The Owners hereby indemnify that in case of termination of this Development Agreement, owners have to pay Developer the amount spent till that date equivalent to the investment towards the project as assessed by appropriate and competent person mutually agreed, advance paid till that date with interest thereon or any cost

and charges and expenses incurred by developer regarding the project till that date. In case of death of the present owners or any one of them, the legal heir(s) of owners also liable to continue the same i.e. process of development of Schedule-A as per these agreed conditions without raising any additional demand and all terms and conditions will remain same. In case of any dispute/litigation/irregularities found regarding right, title, interest and possession of owners regarding Schedule-A land, then owners will carry entire liability to resolve the same within a agreed time limit of both parties and after expiry of the time limit if dispute/litigation/irregularities do not get resolved, developer will have liberty to exit from the binding of this agreement prior to receiving, the amount spent till that date equivalent to the investment towards the project as assessed by appropriate and competent person/s mutually agreed, advance paid till that date all with interest thereon and cost and charges and expenses for the project till that date.

4.10 The owners are hereby handing over peaceful vacant possession of Schedule- A land on execution of this Development Agreement.

ARTICLE-V-DEVELOPER'S RIGHTS & OBLIGATIONS

5.1 The Owners are hereby allowed subject to what has been hereinafter provided the Developer, to build, construct, erect and complete the said building thereon and to commercially exploit the same by entering into agreements for sale and/or transfer and/or construction in respect of the Developer's allocation in accordance with the plan to be sanctioned by Kolkata Municipal Corporation or the competent authority/authorities with or without amendment and/or modification made by the Developer. The Developer can collaborate with third party/Developer for construction of the

building without hampering the owners' allocation.

5.2 Nothing in these presents shall be construed as a demise or assignment or transfer by the Owners of the said premises or any part thereof to the Developer or as creating any right, title and interest in respect thereof to the Developer other than a license to the Developer or commercially exploit the said premises in terms hereof and to deal with the Developer's allocation in the building to be constructed thereon in the manner and subject to the terms hereinafter stated. The Developer further undertakes to comply with the terms and conditions contained therein.

5.3 The Developer shall have every right to sell, transfer and convey the Developer's allocation in favour of any person/s, firm or association at such rate, which the Developer shall deem fit and proper, and in the name of Developer, the Developer shall receive all advance money/part consideration money and/or full consideration money in respect of the Developers' allocation or part thereof from the intending buyer/s and to issue good and valid money receipt for such payment, in the name and behalf developer.

5.4 The Developer shall have every right to execute and register the Agreement and/or Contract for Sale of the Developer's allocation, fully described in the Schedule - "C" hereunder written, and also Deed of Conveyances of the same and to present the said Agreement/Contract for Sale and also Deed of Conveyances before any Registrar, D.S.R. of South 24-Parganas at Alipore, A.D.S.R. Alipore or Registrar of Assurances, Kolkata or any other office/s of the Registrar for the purpose of registration of the same and the Attorney on behalf of the Owners shall represent them in each and every occasion by the strength of Development Power of Attorney to be executed and registered by the Owners.

ARTICLE-VI-CONSIDERATION

- 6.1 In consideration of the Owners having agreed to permit the Developer to construct a multi-storied building on joint venture basis on the said land and erect, construct and complete the new building thereon in accordance with the plan to be sanctioned by Kolkata Municipal Corporation or any other competent authority/authorities, together with the Owners' allocation, at the cost of the Developer more fully and particularly mentioned in Schedule - "B" hereunder written.
- 6.2 The Developer may prepare the plan for the new/revised building plan and cause to be sanctioned and to incur and/or bear all costs charges for preparation of the same, designing and obtaining sanction of such plan, together with fees of the Architect/Engineer/L.B.S.
- 6.3 The Owners upon delivery of Owners' allocation by the Developer to the Owners, as per the terms of this agreement, shall pay and/or bear all necessary Taxes of Kolkata Municipal Corporation in respect of their respective allocated portion and proportionately all other Rent & Taxes, electric bills, telephone bills, and all other outgoings bills whatsoever.
- 6.4 The Developer shall pay all costs of supervision for the development and construction of the whole building and bear all costs, charges and expenses for construction of the building at the said land/premises.
- 6.5 The Developer shall, at its own cost and construct and complete all common facilities and amenities of the said proposed building before handing over the owners' allocation to the owners in habitable condition as per terms of this agreement.
- 6.6 The aforesaid terms and other terms as embodied in this agreement are the consideration for grant of exclusive right for

development of the said land/ premises.

6.7 The Developer shall also construct, erect, complete and make habitable uniformly at its own cost the entire building common facilities and amenities for the said building.

6.8 The Developer shall have no right, title and interest whatsoever in the Owners' allocation only.

6.9 The Developer shall have no right to claim for payment or reimbursement of any cost expenses or charges incurred towards the construction of the Owners' allocation and of the Owners' undivided proportionate share in common facilities and amenities.

6.10 The Owners shall be exclusively entitled to get their allocation in the proposed building with exclusive right to transfer or otherwise deal with or dispose of the same to any third party of their choice.

6.11 The Developer shall be exclusively entitled to get the Developer's allocation in the proposed building with exclusive right to transfer or otherwise deal with or dispose of the same and the Owners shall not have any right to claim, demand or interest whatsoever therein or any part thereof and the owners shall not in any way interfere with or disturb the quiet and peaceful possession and enjoyment of the Developer's allocation, subject however to what is provided in the agreement.

6.12 The Owners shall at the request and cost of the Developer sign and execute such papers and documents as may be necessary from time to time for conferring title on the Purchaser or Purchasers of the unit from the Developer's allocation including car parking spaces, flats, shops and any other saleable spaces and in addition for that purpose shall authorize and empower the Developer as their Constituted Attorney to sign such papers and documents as may be deemed fit and proper. The costs including stamps and

registration charges and all incidental expenses of such papers and documents shall be borne and paid by the Developer and/ or its nominated Purchaser or Purchasers.

6.13 The Developer shall be entitled to transfer from and out of the Developer's allocation different portion and/or units including the car parking space/s to various Purchaser/s on such terms and conditions as it may deem fit and proper without any reference, consultation, advice or consent of each other. The Developer and the Owners shall execute all documents as may be necessary for effecting or perfecting the transfer made as aforesaid in favour of the Purchaser/s.

6.14 Machinery will be provided by the Developer at its own cost in the said building to be constructed upon the Schedule - A property if necessary.

ARTICLE-VII-PROCEDURE

7.1 The Owners shall grant unto and in favour of the Developer and/or its nominee or nominees Development Power of Attorney as may be required for the purpose of applying for and obtaining sanction of the building plan in the name of the owners from Kolkata Municipal Corporation or the competent authority/authorities including all necessary permission, sanctions, no objections from diverse authorities as are required in law for the time being in connection with the construction of the building and also for the purpose of execute and register the Agreement for Sale and Deed of Conveyance of the Developer's Allocation.

ARTICLE-VIII-CONSTRUCTION

8.1 The Developer shall be solely, exclusively and responsible for construction of the building as per sanctioned plan and in

accordance with the guidelines and/or building rules of Kolkata Municipal Corporation or the competent authority/authorities. The Owners and / or their appointed engineer shall have liberty to inspect and see the progress of the said construction to be done in accordance with the provision stated herein from time to time.

ARTICLE-IX-SPACE ALLOCATION

I. As per sanctioned Building Plan from Kolkata Municipal Corporation or the competent authority/authorities, the Parties herein have settled their respective allocation amicably which is recorded through writing in this agreement. Owners' Allocation in form of two Residential Flats having a. Flat No. F2 on First Floor [i.e. one complete 2 BHK Flat] and another b. Flat No. T1 on Third Floor [i.e. one complete 3 BHK Flat] and 1 Covered Car Parking Space having Car Parking No. 1 on Ground Floor in the multistoried building namely "**Magnolia**" to be constructed as per aforesaid Sanctioned Building Plan from Kolkata Municipal Corporation, with all common facilities, amenities and easement rights as per sanction Building Plan from Kolkata Municipal Corporation, of the proposed building together with undivided proportionate share of underneath land, as mentioned in Schedule -"A" comprised in the said premises together with all the common right, facilities and amenities, morefully and particularly mentioned in Schedules hereunder written and Developer will retain rest saleable constructed area of the multistoried building constructed on above mentioned land consisting of Flat(s), Shop(s), Office(s) and Car Parking Space(s) and other Saleable Space(s) [if any] together with undivided proportionate share in the underneath land comprised in the said premises together with all the common right, facilities and amenities [save and except the Owners' Allocation]. It is also agreed between the parties

that, if Developer manages to get any extra sanction following proper procedure without hampering aforesaid Owners' Allocation then that extra sanctioned saleable area will devolve in Developer's Allocation.

9.1 After completion of construction of the building, the Developer shall hand over physical possession of the Owners' Allocation to the Owners within the stipulated period, mentioned under this Agreement. The Owners shall be exclusively entitled to transfer or otherwise deal with the Owners' allocation in any manner without any claim whatsoever of the Developer.

9.2 The Developer shall be exclusively entitled to the Developer's allocation in the building with exclusive right to procure transferee and settle the price with such transferee without any intervention whatsoever of the Owners. The Owners shall be bound to execute and register the deed of sale/Deed of Conveyance prepared by the Developer in favour of the transferee/transferees of the Developer's Allocation.

ARTICLE-X-BUILDING

10.1 The Developer shall at its own cost construct uniformly, erect, complete and make habitable the building and the common facilities and amenities including the Owners' allocation at the said premises in accordance with the plan sanctioned by Kolkata Municipal Corporation or the competent authority/authorities with good and standard material mentioned in the Schedule hereunder and/or those specification as may be specified by the Architect from time to time.

10.2 The Developer shall at the costs of the developer be authorized on behalf of the Owners in so far as is necessary to apply for and obtain quotes, entitlements and other allocation so for cement, steel, bricks and other building materials for the

construction of the building and similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage and /or gas to the building and other provisions and facilities required for the construction or enjoyment of the building for which the Owners shall execute in favour of the Developer or its nominee a Power of Attorney and other authorities as shall be required by the Developer from time to time.

10.3 The Developer shall at its own costs and expenses and without creating any financial or other liability whatsoever in nature upon Owners, construct and complete the new building and various units therein accordance with the sanctioned building plan.

10.4 All costs, charges and expenses, legal and/or otherwise, including Architect's fees towards construction of the said building shall be paid discharged and borne by the Developer and the Owners shall have no liability in this context.

ARTICLE-XI-COMMON FACILITIES

11.1 The Owners shall pay and bear all taxes and other dues and outgoings in respect of the said land/ premises up to the date of execution of this agreement.

11.2 The building is to be completed within 36 months from the date of execution of Development Agreement with respect to Schedule-A land and after construction of the building the Developer shall give intimation to the Owners in writing requiring the Owners to take possession of the owners allocation in the newly constructed building within fifteen days from the date of receipt of such intimation, owner(s) must receive handover from developer.

11.3 After handing over the Owners' allocation to the Owners as per the terms of this agreement, the Owners and the Developer shall punctually and regularly pay for respective allocations of the

said rates and taxes to Kolkata Municipal Corporation and/or the concerned authorities or otherwise as may be mutually agreed upon between the Owners and the Developer and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be, consequent upon any default by the Owners or the Developer including any person or persons claiming through or under them in this behalf.

11.4 As and from the date of intimation the Owners and Developer shall also be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable for the respective allocation and such charges shall include proportionate share of premium for insurance of the building, electricity charges, water, fire and scavenging charges and taxes for light, sanitation and operation repair and renewal charges, for bill/s collection and management of the common facilities, renovation replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical equipment, switchgear, transformer/s, pump/s motor/s and other electrical and mechanical installations, appliances and equipment's stairways, corridor, halls, passages ways, gardens [if any], park, ways and other common facilities whatsoever as may be mutually agreed from time to time.

11.5 Any transfer or any part of the Owners' allocation as well as the developer's allocation of the building shall be subject to the other provisions of these presents and the Owners and/or any person/s claiming through or under them and the developer or its nominee or nominees shall thereafter be responsible in respect of the space transferred to pay the said rates and service charges for the

common facilities.

11.6 The deposit or payment by owners is required to be made to the CESC/WBSEDCL authority for any individual supply in respect of the Owners' allocation it shall be paid and discharged by the Owners and/or their nominee or nominees.

ARTICLE-XII-MISCELLANEOUS

12.1 The Developer and the Owner of the project jointly shall frame a scheme for the management and administration of the said building and/or common part thereof. The parties hereby agree to abide by all the rules and regulation of such Management Society/Association/ Holding Organization and hereby give their consent to abide by the same.

12.2 As and from the date of completion of the building the Developer and/or its transferees and the Owners and/or their transferees shall be liable to pay and bear proportionate charges on account of ground rent if any and wealth tax and other taxes payable in respect of their respective spaces.

12.3 There is no existing agreement regarding the development or sale of the said land and that all other arrangements, if any, prior to this agreement have been cancelled and are being superseded by agreement.

12.4 The Developer will have the right to collaborate with Third Party for fund or construction and it will also have the right to mortgage 'Developer's Allocation' before Bank/FI/NBFC as security to obtain project loan for the construction of the project.

12.5 Within one month from possession handover of Owners' Allocation to the owner, each flat owner must form and join registered/unregistered Management Society/Association/ Holding Organization, maintenance and common expenses will be owners'

association's liability. All the original documents will be handed over by Developer to the custody of responsible person of Management Society/Association/ Holding Organization after completion of the project and he/she should produce those when necessary.

12.6 The Developer will provide Completion Certificate and Completion Plan only after receiving the same from The Kolkata Municipal Corporation and owners will not raise in case of delay beyond aforesaid time limit for getting Completion Certificate and Completion and same has been agreed by both parties.

ARTICLE-XIII-EXTENSION (FORCE MAJURE)

13.1 In that event that any circumstance or any eventuality beyond control i.e. any abnormally inclement weather, flood, lightening, storm, fire, explosion, earthquake, subsidence, epidemic or other natural physical disaster, war, military operations, riot, crowd disorder, strike, terrorist action, civil commotion and prohibitory order and/or directions issued by any authority concerned viz. the Courts/Collector/Assembly/Parliament/Central or State Govt./The Kolkata Municipal Corporation or any likewise phenomenon beyond control of Developer, the tenure of construction of the said building shall be extended for such period of time shall fixed by the parties.

ARTICLE-XIV- ARBITRATION OR OTHER LEGAL PROCEEDINGS

14.1 If at any time any dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement shall be first referred to the amicable settlement/mediation by in person or by nominated/authorized

person and thereafter if the dispute remain unsolved then the dispute will be referred to mutually accepted single arbitrator or committee of three arbitrators [Each party will select one arbitrator and two appointed arbitrator will further nominate third arbitrator] and the same shall be deemed to be a reference with the meaning of the Arbitration & Conciliation Act, 1996 and its statutory modification or reenactment thereof in force from time to time. The Arbitral Tribunal shall have the power to pass award/interim award. However both party will have liberty to approach the competent authority/appropriate court of law for such dispute resolution.

ARTICLE-XV-JURISDICTION

15.1 The court(s)/forums, having jurisdiction over Schedule-A property shall have exclusive jurisdiction of any dispute concerning and/or relating to and arising out of this agreement and/or implementation of any act by the parties thereto.

ARTICLE-XVI-APPLICABLE LAWS

16.1 The interpretation of this agreement and/or any acts and/or omission out of this agreement including the conduct of the parties shall be governed by the applicable laws for the time being in force in India and/or State of West Bengal including their amendments modifications from time to time.

SCHEDULE- "A" REFERRED TO ABOVE **(Description of Land)**

ALL THAT piece and parcel of plot of homestead land, area measuring about 5 (Five) Cottah 2 (Two) Chittak 00 (Zero) Square Feet, be the same or a little bit more or less, comprising at R.S. & L.R. Dag No. 492 appertaining R.S. Khatian No. 720 corresponding to

L.R. Khatian No. 2030, 2031, 2032, lying and situated at **Mouza-Kamdahari, J.L. No. 49**, P.S. Bansdroni, District- South 24 Parganas, within the limits of **Kolkata Municipal Corporation**, Ward No. 111, Borough- XI, Premises No. 68, Bose Para Road, Assessee No. 31-111-04-0068-1, within the jurisdiction of A.D.S.R. Alipore and D.S.R. of South 24 Parganas at Alipore, Kolkata- 700084 and together with all sorts of easement rights over the Road/Common Passage and proportionate Rent payable to the Collector, 24-Parganas (South) Govt. of West Bengal and the property is connected to **Bose Para Road**. The property is butted and bounded by-

On the North: Land of R.S. Dag No. 491

On the South : Average 18.3945 Feet wide Bose Para Road

On the East : Average 5.8366 Feet wide Common passage/Road and thereafter Land R.S. Dag No. 493 and 494

On the West : Part of land of R.S. Dag No. 492

SCHEDULE- "B" REFERRED TO ABOVE
[Owners' Allocation]

ALL THAT the owners will get two Residential Flats having a. Flat No. F2 on First Floor [i.e. one complete 2 BHK Flat] and another b. Flat No. T1 on Third Floor [i.e. one complete 3 BHK Flat] and 1 Covered Car Parking Space having Car Parking No. 1 on Ground Floor in the multistoried building namely "**Magnolia**" to be constructed as per aforesaid Sanctioned Building Plan from Kolkata Municipal Corporation, with all common facilities, amenities and easement rights as per sanction Building Plan from Kolkata Municipal Corporation, of the proposed building together with undivided proportionate share of underneath land, as mentioned in Schedule - "A" comprised in the said premises together with all the common

right, facilities and amenities, morefully and particularly mentioned in Schedules hereunder written and a sum of Rs. 32,00,000/- [Thirty Two Lakh] only payable in favour of Owners by Developer.

SCHEDULE- "C" REFERRED TO ABOVE

[Developer's Allocation]

ALL THAT piece and parcel of retain rest saleable constructed area of the multistoried building constructed on above mentioned land consisting of Flat(s), Shop(s), Office(s) and Car Parking Space(s) and other Saleable Space(s) [if any] together with undivided proportionate share in the underneath land comprised in the said premises together with all the common right, facilities and amenities [save and except the Owners' Allocation]. It is also agreed between the parties that, if Developer manages to get any extra sanction following proper procedure without hampering aforesaid Owners' Allocation then that extra sanctioned saleable area will devolve in Developer's Allocation.

SCHEDULE-"D" REFERRED TO ABOVE

[Common Areas]

- a] Land beneath the building and all other spaces on Ground Floor except those earmarked spaces reserved by Developer for Open and Covered Car Parking Spaces.
- b] Outer walls of the main building.
- c] Columns of the main building
- d] Surface drains & underground drain.
- e] Boundary walls.
- f] Septic tank with outer sewer lines.
- g] Water reservoirs with water lines and water supply system.

- h] Entrance Gate/s., Main entrance, Top Roof, Landings, Lobby & Staircase, Electric wiring and lights over the staircase, landing and main entrance
- i] Lift, Lift well, Lift Room together with space for installation of the same.

SCHEDULE-"E" REFERRED TO ABOVE

[Work Specification]

R.C.C. Structure:

Main RCC structure will be designed by eminent engineer and quality ISI marked cement and steel will be used. All outside brick work will be 8 inch and if needed maximum upto 10 inch and inside 5 inch & 3 inch as per requirement of the elevation. All 3-inch Brick work will be with the wire net reinforcement. Outside designing and extension will be done as per elevation and sanction plan of the building. Boundary wall will be constructed as per elevation by Brick and Square Bar Grill as required.

Door:

All Main opening door of each flat will be made with Metal Door. All other internal door will be Flash Door(s) without sun-mica.

Plaster:

All walls shall be plastered with cement and finished with putti as per stranded norms.

Flooring:

Premium quality floor tiles/marble considering the quality of water available in earth and skirting upto 10 inches height.

Toilet:

Marble flooring and glazed tile upto 2.0 Miter in height and Door will be made by PVC Materials (Good Quality).

Kitchen:

Cooking platform will be made with Granite/Marble slab/Blackstone with marble flooring with one Stainless Steel sink and the kitchen counter will be covered with plain glazed tiles up to Window level.

Windows:

UPVC window & glass as designed by Architect.

Paints:

- 1] Inside Walls of the Flat will be wall putti finished.
- 2] The exterior of entire building shall be painted with one coat Primer and Two coat weather with colour.
- 3] All stairs cases will be painted by primer and colour
- 4] Boundary wall (inside and outside) of the building, external grills will be painted

Concealed electrical wiring (copper wire of ISI mark): [All electrical goods in this apartment will be ISI marked]

Bed Room: Two light points, one fan point, two 5 amp. Plug points, one A/c. point at master bed room only.

Drawing/Dining: Three light points, two fan points, two 5amp. plug points, one calling bell point and one 15 amp. Plug point, one TV point.

Kitchen & toilet: One light point each in kitchen and toilet and one 15 amp. & one 5 amp. Plug point at kitchen and toilet respectively and one point for exhaust fan in kitchen and toilet, geyser point in Toilet (without supply & installation of Geyser).

Balcony: One light point at balcony and Balcony will be constructed by Hollow pipe and Glass fencing upto 2.5 Feet height.

Sanitary and plumbing fittings: [All sanitary fittings will be made up of materials of good sanitary material]

Kitchen: One sink (Single bowl stainless steel) and one water point.

Toilet: White base commode with low down PVC cistern, two bib cocks, one shower, one wash basin of matching size(white)

and One water mixture plumbing installation.

W.C.: One white commode with PVC cistern, two bib cocks –all of standard quality.

Roof: Over the RCC Roof slab concrete screening and net cement/putty finish on top.

0.9 meters height parapet wall plastered and painted on both sides shall be provided all around the roof slab.

Water Supply: Overhead reservoir will be provided at top as per design. Suitable electric pump will be installed for round the clock water supply. Suitable underground tank will be provided.

Extra work: In addition to the above items if the owners want to provide additional items or wants to change the specification of any item be allowed after getting the permission from the consulting Engineer. An estimate for additional work or the change item shall be supplied by the developer and the owner have to pay the amount in advance to carry out these additional/changed items.

SCHEDULE- "F" REFERRED TO ABOVE

[Common Facilities]

- 1] The building will have overhead water tank, pump and underground water reservoir or required of capacity, roof, common stair case and septic tank etc.
- 2] Staircase on all the floors of the said building.
- 3] Stair case landings on all the floors of the said building.
- 4] Common passage including the main entrance on ground floor leading to the floor and roof of the building.
- 5] Water pump and underground reservoir, overhead tank and outside water supply line and fittings.
- 6] Common Electric meter, service line and main electrical line

wiring, Pump and electric for pump, Lift installed in building and in the meter room/place and other common services.

- 7] Meter room
- 8] Drainage sewers and septic tank.
- 9] Boundary walls and main gate or other common facilities as to be enjoyed by Future Unit owners.
- 10] Common beautification of the proposed multi-storied building
- 11] Any other amenities as to be provided by Developer for the building.

SCHEDULE-"G" REFERRED TO ABOVE

[Common Expenses]

- 1] The expenses of maintaining, repairing re-decorating etc. of the building and in particular of roof, water tank, gutters and rain water pipes of the building, water pipes and electric wires, in under or upon the building and enjoyed or use by the purchaser in common with the owner/occupiers of the other flat and parking space, and the maintenance, passages, landing, Lift and staircase of the building and the boundary walls of the building compounds, roof terrace etc.
- 2] The cost of cleaning and lighting the passage, landing, staircase, roof and other parts of the building so enjoyed or used by the purchaser/s as foresaid.
- 3] The costs of the salaries of clerk, bill collectors, sweepers, watchmen etc. as may be appointed by apartment owners association, insurance premium (if any) and cost of formation of Owners' association.
- 4] The cost of operation and maintenance of water connection, lights, pumps, lift and other services.
- 5] B.L.& L.R.O. Rent and Municipal and others taxes.

6] Such other expenses as are necessary or incidental for the maintenance and upkeep of the building.

SCHEDULE-"H" REFERRED TO ABOVE

(Obligation)

- Owners should form Owners' Association as soon as possible after possession handover.
- Flats of this proposed multistoried will be used for residential purpose only.
- Maintenance charge will be initially imposed by Developer at a rate it thinks reasonable and fit starting from the date of handing over possession for maintenance of the building till the formation of owners' association.
- Maintenance charge will be applicable from the next day of possession hand over and maintenance charges would be duly paid by the occupier within due time. After that penalty and bank interest will be imposed. Non-payment of maintenance charge may lead the cassation of paid services.
- If this plot of land gets amalgamated with another adjacent plot, no objection will be raised from the owners.
- Colour of outside wall and grill cannot be changed by any flat owners individually.
- AC, Antenna, Geyser or Chimney installation will be made at the space fixed by developer.
- Flat owners will be not blocking any common space or park vehicle except specified space and will not plant trees here and there which can effect the structure or beautification of the building.

IN WITNESS WHEREOF the parties hereunto set and subscribed

their respective hands and signatures this day month and year first above written with free will and consent without any coercion and undue influence having sound health hand conscious state of mind after confirming and understanding the content, terms and conditions and its explanation above written after read over the entire document.

IN PRESENCE OF WITNESSES:

[1] *Subrata Antrhu*
sp/ Sub S.K Antrhu
Kankhara Nagar P.O. Londa, Pan
Kat- 700153

Kuntal Sinha

1.

2. *Rakhi Paul Sinha*

3.



LTI of Mallika Sinha by pen of Soumik Samanta

[2] *Soumik Samanta*
Adv
City Civil Court, Calcutta

Owners/1st Party

EDENEDGE HOUSING PRIVATE LIMITED

SUMON GHOSH

Director

EDENEDGE HOUSING PRIVATE LIMITED

Abhijit Paul

Director

EDENEDGE HOUSING PRIVATE LIMITED

SK Nizamuddin Khan

Director

Drafted by me based on instruction given, information provided and documents produced by the parties and read over and explained to the parties-












Soumik Samanta

Soumik Samanta
Advocate

City Civil Court, Calcutta
Enrolment No. F/4539/3458/2023




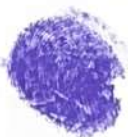







Developer/2nd Party



		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					












Name..... Kuntal Sinha

Signature..... Kuntal Sinha

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					








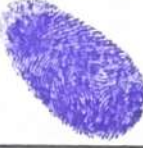



Name..... RAKHI PAUL SINHA

Signature..... Rakhi Paul Sinha

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					












Name..... MALLIKA SINHA

Signature..... LTI of Mallika Sinha by pen of Soumik Samanta

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					












Name... SK NIZAMUDDIN ALAN

Signature ... *SK Nizamuddin Alan*

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name... SUMON GHOSH

Signature ... *Sumon Ghosh*

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name... ABHISIT ROY

Signature ... *Abhisit Roy*

Major Information of the Deed




Deed No :	I-1603-20819/2025	Date of Registration	12/11/2025
Query No / Year	1603-2003055421/2025	Office where deed is registered	
Query Date	11/11/2025 9:16:30 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Chandrima Rana Regent Estate, Jadavpur, Thana : Regent Park, District : Kolkata, WEST BENGAL, PIN - 700092, Mobile No. : 9382492264, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 71,75,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 632/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		





Land Details :

District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BOSE PARA ROAD, , Premises No: 68, , Ward No: 111 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 2 Chatak	1/-	71,75,001/-	Width of Approach Road: 19 Ft.,
Grand Total :				8.4563Dec	1/-	71,75,001/-	

Land Lord Details :







SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Kuntal Sinha Son of Late Dipak Sinha Executed by: Self, Date of Execution: 12/11/2025 , Admitted by: Self, Date of Admission: 12/11/2025 ,Place : Office	 12/11/2025	 Captured LTI 12/11/2025	 12/11/2025
City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: bcxxxxxx1c, Aadhaar No: 86xxxxxxxx5593, Status :Individual, Executed by: Self, Date of Execution: 12/11/2025 , Admitted by: Self, Date of Admission: 12/11/2025 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	Mrs Mallika Singha, (Alias: Mrs Mallika Sinha) Daughter of Mr Prabhakar Ghosh Executed by: Self, Date of Execution: 12/11/2025 , Admitted by: Self, Date of Admission: 12/11/2025 ,Place : Office		 Captured	LTI of Mallika Sinha by pan of Soumik Samanta
	12/11/2025		LTI 12/11/2025	12/11/2025
City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: eexxxxxx7j, Aadhaar No: 42xxxxxxxx3168, Status :Individual, Executed by: Self, Date of Execution: 12/11/2025 , Admitted by: Self, Date of Admission: 12/11/2025 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mrs Rakhi Paul Sinha Daughter of Late Dipak Kumar Sinha Executed by: Self, Date of Execution: 12/11/2025 , Admitted by: Self, Date of Admission: 12/11/2025 ,Place : Office		 Captured	Rakhi Paul Sinha
	12/11/2025		LTI 12/11/2025	12/11/2025
City:- Not Specified, P.O:- Subhas Gram, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: bdxxxxxx6n, Aadhaar No: 84xxxxxxxx6734, Status :Individual, Executed by: Self, Date of Execution: 12/11/2025 , Admitted by: Self, Date of Admission: 12/11/2025 ,Place : Office				




Developer Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	EDENEDGE HOUSING PRIVATE LIMITED City:- Not Specified, P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :




Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SK Nizamuddin Alam (Presentant) Son of Mr SK Samsar Alam Date of Execution - 12/11/2025, , Admitted by: Self, Date of Admission: 12/11/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td> SK Nizamuddin Alam </td> </tr> <tr> <td>Nov 12 2025 2:52PM</td> <td></td> <td>LTI 12/11/2025</td> <td>12/11/2025</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SK Nizamuddin Alam (Presentant) Son of Mr SK Samsar Alam Date of Execution - 12/11/2025, , Admitted by: Self, Date of Admission: 12/11/2025, Place of Admission of Execution: Office		 Captured	SK Nizamuddin Alam	Nov 12 2025 2:52PM		LTI 12/11/2025	12/11/2025
Name	Photo	Finger Print	Signature										
Mr SK Nizamuddin Alam (Presentant) Son of Mr SK Samsar Alam Date of Execution - 12/11/2025, , Admitted by: Self, Date of Admission: 12/11/2025, Place of Admission of Execution: Office		 Captured	SK Nizamuddin Alam										
Nov 12 2025 2:52PM		LTI 12/11/2025	12/11/2025										

City:- Not Specified, P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: awxxxxxx5c, Aadhaar No: 41xxxxxxxx4542 Status : Representative, Representative of : EDENEDGE HOUSING PRIVATE LIMITED (as director)

2	Name	Photo	Finger Print	Signature
	Mr Sumon Ghosh Son of Mr Dulal Chandra Ghosh Date of Execution - 12/11/2025, , Admitted by: Self, Date of Admission: 12/11/2025, Place of Admission of Execution: Office	 <small>Nov 12 2025 2:51PM</small>	 Captured <small>LTI 12/11/2025</small>	 <small>12/11/2025</small>
City:- Not Specified, P.O:- Nayabad, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: auxxxxxx3b, Aadhaar No: 66xxxxxxxx1789 Status : Representative, Representative of : EDENEDGE HOUSING PRIVATE LIMITED (as director)				

3	Name	Photo	Finger Print	Signature
	Mr Abhijit Roy Son of Mr Kali Shankar Roy Date of Execution - 12/11/2025, , Admitted by: Self, Date of Admission: 12/11/2025, Place of Admission of Execution: Office	 <small>Nov 12 2025 2:51PM</small>	 Captured <small>LTI 12/11/2025</small>	 <small>12/11/2025</small>
City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: aoxxxxxx8q, Aadhaar No: 61xxxxxxxx1766 Status : Representative, Representative of : EDENEDGE HOUSING PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Soumik Samanta Son of Mr Pradip Kumar Samanta City:- Not Specified, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	 <small>12/11/2025</small>	 Captured <small>12/11/2025</small>	 <small>12/11/2025</small>
Identifier Of Mr Kuntal Sinha, Mrs Mallika Singha, Mrs Rakhi Paul Sinha, Mr SK Nizamuddin Alam, Mr Sumon Ghosh, Mr Abhijit Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Kuntal Sinha	EDENEDGE HOUSING PRIVATE LIMITED-2.81875 Dec
2	Mrs Mallika Singha	EDENEDGE HOUSING PRIVATE LIMITED-2.81875 Dec
3	Mrs Rakhi Paul Sinha	EDENEDGE HOUSING PRIVATE LIMITED-2.81875 Dec

Endorsement For Deed Number : I - 160320819 / 2025

On 12-11-2025

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 14:04 hrs on 12-11-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SK Nizamuddin Alam ,.

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 71,75,001/-

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

Execution is admitted on 12/11/2025 by 1. Mr Kuntal Sinha, Son of Late Dipak Sinha, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 2. Mrs Mallika Singha, Alias Mrs Mallika Sinha, Daughter of Mr Prabhakar Ghosh, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 3. Mrs Rakhi Paul Sinha, Daughter of Late Dipak Kumar Sinha, P.O: Subhas Gram, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by Profession House wife

Indetified by Mr Soumik Samanta, , , Son of Mr Pradip Kumar Samanta, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Advocate

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

Execution is admitted on 12-11-2025 by Mr SK Nizamuddin Alam, director, EDENEDGE HOUSING PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154

Indetified by Mr Soumik Samanta, , , Son of Mr Pradip Kumar Samanta, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Advocate

Execution is admitted on 12-11-2025 by Mr Sumon Ghosh, director, EDENEDGE HOUSING PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154

Indetified by Mr Soumik Samanta, , , Son of Mr Pradip Kumar Samanta, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Advocate

Execution is admitted on 12-11-2025 by Mr Abhijit Roy, Director, EDENEDGE HOUSING PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154

Indetified by Mr Soumik Samanta, , , Son of Mr Pradip Kumar Samanta, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 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 12/11/2025 3:09AM with Govt. Ref. No: 192025260335827258 on 12-11-2025, Amount Rs: 600/-, Bank: SBI EPay (SBlePay), Ref. No. 3216046415315 on 12-11-2025, 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 1,000.00/-, by online = Rs 9,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1987, Amount: Rs.1,000.00/-, Date of Purchase: 11/11/2025, Vendor name: W Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/11/2025 3:09AM with Govt. Ref. No: 192025260335827258 on 12-11-2025, Amount Rs: 9,020/-, Bank: SBI EPay (SBlePay), Ref. No. 3216046415315 on 12-11-2025, 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 1603-2025, Page from 561701 to 561751

being No 160320819 for the year 2025.



Shabab Alam

Digitally signed by Shabab Alam
Date: 2025.11.14 18:51:02 +05:30
Reason: Digital Signing of Deed.

(Shabab Alam) 14/11/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.