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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AW 269195

05/02/2026
2-2428542/26

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

District Sub-Registration - III
Alimra, South 24-parganas

05-02-26

DEVELOPMENT AGREEMENT CUM
DEVELOPMENT POWER OF ATTORNEY

THIS DEED OF DEVELOPMENT AGREEMENT is
made on this the 05th day of February, Two Thousand
Twenty-Six (2026) BETWEEN

(1a) SRI. AMITABHA GUHA, son of Late Sunil Chandra Guha and Late Anjali Guha, PAN: ACWPG0707C, Aadhar No. 5283 0710 8269, by Occupation- Retired, residing at 586/A, R.N.T Road, South Dum Dum, Bediapara, Post Office - Bediapara, Police Station - Nagerbazar, North 24 Parganas, Kolkata - 700077, (1b) SRI. GOUTAM GUHA, son of Late Sunil Chandra Guha and Late Anjali Guha, PAN: AFJPG1673H, Aadhar No. 7885 0476 5882, by Occupation- Retired, residing at 140, M.C.Garden Road, Garden Plaza, Block-B, Flat No. 1D, Post Office - Ghugudanga, Police Station - Nagerbazar, Kolkata 700030, (2a) SRI. SUNIRMAL DUTTA, son of Late Sudhir Ranjan Dutta and husband of Late Mandira Dutta, PAN: ADEPD0085H, Aadhar No. 5964 1258 9407, by occupation- Retired, residing at Eden Roma-1, Flat No. 3, 39, East Purbachal Canal Road, Post Office - Haltu, Police Station - Garfa, Kolkata 700078, (2b) SRI. SANMITRA DUTTA, son of Sunirmal Dutta and Late Mandira Dutta, PAN: BXZPD4021M, Aadhar No. 6359 8452 3039, by occupation- Service, residing at Eden Roma-1, Flat No. 3, 39, East Purbachal Canal Road, Post Office - Haltu, Police Station - Garfa, Kolkata 700078, (2c) SMT. INDIRA DATTA RAY, wife of Sri Sujay Datta Ray and daughter of Late Dilip Kumar Ghosh Dastidar, PAN: ACXPG0517H, Aadhar No. 3264 0333 5173, by occupation - Housewife, residing at W/2AR, Block-11, Flat No. 7, Phase-4B, Uday Sankar Sarani, Golf Green Urban Complex, Post Office- Golf Green, Police Station - Golf Green, District - Kolkata, Kolkata-700095, (2d) SMT. MAUSUMI CHOWDHURY, wife of Sri, Amitava Chowdhury and daughter of Late Dilip Kumar Ghosh Dastidar, PAN: AFZPG1842G, Aadhar No. 6786 2533 0961, by occupation - Service,



residing at 166C, Raipur Road, Naktala, Post Office -Naktala, Police Station- Netaji Nagar, Kolkata 700047, (3a) SMT. SOMA GHOSH, wife of Sri. Pronabendu Mukherjee and daughter of Late Buddha Deb Ghosh and Late Laxmi Ghosh, PAN: ALZPG6918K, Aadhar No. 3523 5202 9021, by occupation- Self-employed, residing at 2, Ramkrishna Lane, Dhakuria, Post Office - Dhakuria, Police Station - Garfa, Kolkata 700031, (3b) MISS. SUJATA GHOSH, daughter of Late Buddha Deb Ghosh and Late Laxmi Ghosh,, PAN: ALZPG6919J, Aadhar No. 3789 1940 0403, by occupation- Advocate, residing at 2, Ramkrishna Lane, Dhakuria, Post Office - Dhakuria, Police Station - Garfa, Kolkata 700031, (4a) SMT. CHHAVI GHOSH, wife of Late Samir Kumar Ghosh, PAN: BUUPG1586Q, Aadhar No. 9233 1838 7538, by occupation- House-wife, residing at 2, Ramkrishna Lane, Dhakuria, Post Office - Dhakuria, Police Station - Garfa, Kolkata 700031, (4b) SRI. KOUSTAV GHOSH, son of Late Samir Kumar Ghosh, PAN: ANAPG2423Q, Aadhar No. 6954 3925 5083, by occupation- Self Employed, residing at 2, Ramkrishna Lane, Dhakuria, Post Office - Dhakuria, Police Station - Garfa, Kolkata 700031 (4c) SMT. ISHANI GHOSH DASTIDAR, wife of Sri. Vicky Roy and daughter of Late Samir Kumar Ghosh, PAN: AXNPD1829Q, Aadhar No. 2738 4201 5337, by occupation- Service, residing at Flat No. R-1201, The Resort, Sector-75, Ballabgarh, Faridabad, Post Office-Sector-75, Police Station - BPTP, Sector - 75, Faridabad, Haryana- 121004, all by faith - Hindu, by Nationality- Indian, hereinafter Jointly called or referred to as the "LAND OWNERS" (which expression unless excluded by or repugnant to the context shall be deemed to mean and include their respective legal

heirs, executors, successors, administrators, legal representatives, nominees and assigns) of the FIRST PART / ONE PART;

-AND-

MR. DEBASHIS BHATTACHARJEE son of Late Amulya Ratan Bhattacharjee, PAN: AIDPB8315L, Aadhar No. 2915 7642 1904, by faith Hindu, by occupation Business, by Nationality Indian, residing at 41G, R.N. Das Road, Kolkata 700 031, P.S. Garfa, District -Kolkata, the proprietor of M/S. DEBKON having its' registered office at 131B/1, Sarat Ghosh Garden Road, Kolkata 700 031, P.S. Garfa, District-Kolkata, hereinafter referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, successors, legal representatives and assigns) of the SECOND PART;

W H E R E A S:

1. That the predecessor of the present Landowners i.e. Satish Chandra Dutta son of Late Mahesh Chandra Dutta was the owner of ALL THAT piece and parcel of Land measuring 05 Cottah 11 Chittack 30 sq. ft. more or less comprised in Dag No. 1113, under Khatian No.394, Touzi No. 230/233, J.L. No.18, Mouza- Dhakuria, P.S. Tollygunge, now Garfa, District 24 Parganas, by virtue of Bengali Kobala/ Deed Vide No. 6035 on 16/12/1950 from its erstwhile Owner Manmohan Bandyopadhyay and the said Deed was registered at District Sub Registration office at

Alipore and recorded in Book No. 1, Volume No. 124, Pages from 24 to 33, Being No. 6035 for the year 1950.

2. That after the said purchase the said Satish Chandra Dutta got the possession of the said Land measuring 05 Cottah 11 Chittack 30 sq. ft. more or less and constructed a structure on the said land and thereafter Mutated the said land before the then Union Board, thereafter before the Calcutta Corporation now Kolkata Municipal Corporation and Known as Premises No. 2, Ramkrishna Lane, Dhakuria, Kolkata 700031, Assessee No. 21-092-18-0002-2.

3. Thereafter the said Satish Chandra Dutta died intestate in the year 1960 and his wife Pratibha Dutta died intestate before 1950 leaving behind their one son Ram Gopal Dutta and one daughter Aparajita Ghosh as their legal heirs and successors and both of them jointly inherited the said Land measuring 5 Cottah 11 Chittacks 30 Sq. Ft. more or less, being Premises No. 2, Ramkrishna Lane, Dhakuria, Kolkata 700 031 according to the Hindu Succession Act. Each had undivided $\frac{1}{2}$ share of the said Land left by their parents Satish Chandra Dutta and Pratibha Dutta since deceased.

4. Thereafter the said Ram Gopal Dutta died intestate on 16/01/1982 as confirm bachelor and leaving behind his only Sister Aparajita Ghosh as his legal heirs and successors. Hence the said Aparajita Ghosh became the sole owner of the entire Land left by her father Satish Chandra Dutta. Thereafter the said Aparajita Ghosh died intestate on 15/07/1995 leaving behind her one daughter Anjali Guha,

and three sons namely Dilip Kumar Ghosh Dastidar, Buddhadeb Ghosh and Samir Kumar Ghosh as her legal heirs and successors. All of them jointly inherited the said Land, being KMC Premises No. 2, Ramkrishna Lane, Dhakuria, P.O. Dhakuria, Police Station -Garfa, Kolkata 700 031. Ram Kriahna Ghoah, husband of Aparajita Ghosh predeceased her in the year 1983.

5. That on 01/02/2025 the said Anjali Guha died intestate and leaving behind her two sons namely Amitabha Guha and Goutam Guha the Landowner No. 1a & 1b hereof as her legal heirs and successors. Sunil Chandra Guha, the husband of Anjali Guha predeceased her in the year 1991.

6 The said Dilip Kumar Ghosh Dastidar died intestate on 07/09/2016, leaving behind his wife Smt. Maya Ghosh Dastidar, and three daughters namely Mandira Dutta, Smt. Indira Datta Ray and Smt. Mousumi Choudhury as his legal heirs and successors. Subsequently the said Mandira Dutta died intestate on 16/07/2023 leaving behind her husband Sri Sunirmal Dutta and one son Sri Sanmitra Dutta as her legal heirs and successors. Subsequently the said Maya Ghosh Dastidar died intestate on 11/01/2026. Therefore Smt. Indira Datta Ray, Smt. Mousumi Choudhury, Sri Sunirmal Dutta and Sri Sanmitra Dutta the landowner No. 2a to 2d hereof are the legal heirs of their predecessor Dilip Kumar Ghosh Dastidar and Maya Ghosh Dastidar.

7. The said Buddhadeb Ghosh died intestate on 28/04/2012, leaving behind his wife Laxmi Ghosh and two daughters namely Smt. Soma Ghosh and Smt. Sujata Ghosh as his legal heirs and successors. Subsequently the said Laxmi Ghosh died intestate on 13/03/2018 leaving behind her above named two daughters namely Smt. Soma Ghosh and Smt. Sujata Ghosh as her legal heirs and successors. So Smt. Soma Ghosh and Smt. Sujata Ghosh, the landowner No. 3a & 3b, hereof are the legal heirs of their predecessor / Father Buddhadeb Ghosh Dastidar.

8. The said Samir Kumar Ghosh died intestate on 20/11/2015, leaving behind his wife Smt. Chhavi Ghosh, one son Sri Koustav Ghosh and one daughter Ishani Ghosh Dastidar as his legal heirs and successors. So Smt. Chhavi Ghosh, Koustav Ghosh and Ishani Ghosh Dastidar the landowner No. 4a to 4c, hereof are the legal heirs of their predecessor Samir Kumar Ghosh

9. That according to the above recitals the present Land Owners i.e. (1a) SRI AMITABHA GUHA (1b) SRI GOUTAM GUHA (2a) SRI SUNIRMAL DUTTA, (2b) SRI SANMITRA DUTTA, (2c) SMT. INDIRA DATTA RAY (2d) SMT MAUSUMI CHOWDHURY (3a) SMT. SOMA GHOSH (3b) SMT. SUJATA GHOSH (4a) SMT. CHHAVI GHOSH (4b) SRI KOUSTAV GHOSH (4c) SMT. ISHANI GHOSH DASTIDAR became the Joint Owner of the said Land 05 Cottah 11 Chittack 30 sq. ft. more or less comprised in Dag No. 1113, under Khatian No.394, Touzi No. 230/233, J.L. No.18, Mouza- Dhakuria, P.S. Tollygunge now Garfa, District 24 Parganas(s), being KMC Premises No. 2, Ramkrishna Lane, Dhakuria, Kolkata 700 031, P.S. Garf, by virtue of

inheritance and at present the Landowners physically survey the said Land by a Licensed Surveyor and got 4 Cottahs 10 Chittacks 14.7 sq. ft. more or less, being KMC Premises No. 2, Ramkrishna Lane, Dhakuria, P.O. -Dhakuria, Kolkata 700 031, P.S. Garfa, in lieu of 5 Cottah 11 Chittacks 30 sq. ft. and the present Landowners are enjoying and possessing the said Premises as Joint Owner thereof without interruption of others. More particularly mentioned in the FIRST SCHEDULE hereunder written.

Herein mentioned that while the said Maya Ghosh Dastidar alive, present Landowners along with the said Maya Ghosh Dastidar executed and registered a Development Agreement cum Development agreement with the Developer hereof i.e. M/s DEBKON on 24/09/2025 vide Deed No. 19518 and the said Deed was registered at DSR-III, at Alipore. After demise of the said Maya Ghosh Dastidar the said Development Agreement cum Development Power of Attorney is inactive and null and void. So that a new Development Agreement is necessary. Accordingly, we the present Landowners hereof and the Developer are going to execute new Agreement.

10. Thereafter the present Land Owners hereof while enjoying and possessing said Land / Premises as joint Owners thereof, they intended to develop the said premises by constructing a Ground plus Three Storied Building on the said land and Owners hereof decided to construct the said building through an efficient Developer according to the sanction building plan of the competent authority / Kolkata Municipal Corporation and accordingly the Land Owners hereof appoint the Party of the Second Part

hereto i.e. the Developer hereof to construct a Ground plus Three Storied building with Lift facility on the FIRST SCHEDULE land as per sanction building plan of the Kolkata Municipal Corporation .

11. That thereafter accordingly the Developer inspected all the original documents and papers relating to the said Land mentioned in the FIRST SCHEDULE Property hereunder written and after satisfied himself and after brief discussion with the Landowners hereof, the Developer agreed to develop the said property by erecting a Ground plus Three Storied /building thereon according to the said sanction building plan of the Competent Authority on the terms and conditions as follows: -

NOW THESE PRESENTS WITNESSES AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES HERETO TO as follows: -

ARTICLE -I

DEFINITION

Unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them: -

1) LANDOWNERS shall means(1a) SRI AMITABHA GUHA (1b) SRI GOUTAM GUHA (2a) SRI SUNIRMAL DUTTA, (2b) SRI SANMITRA DUTTA, (2c) SMT. INDIRA DATTA RAY (2d) SMT MAUSUMI CHOWDHURY (3a) SMT. SOMA GHOSH (3b) SMT. SUJATA GHOSH (4a) SMT. CHHAVI GHOSH (4b) SRI KOUSTAV

GHOSH (4c) SMT. ISHANI GHOSH DASTIDAR and include their legal heirs, executors, administrators and legal representatives.

2) DEVELOPER shall mean Sri Debashis Bhattacharjee the proprietor of M/S. DEBKON and shall include successors in office time to time, executors, administrators, and legal representatives.

3) BUILDING shall mean Ground plus Three Storied Building to be constructed on the said Land mentioned in the FIRST SCHEDULE hereunder written according to the sanction building plan to be sanctioned by the Kolkata Municipal Corporation.

4) COMMON FACILITIES AND AMENITIES shall include corridors, stairways, semi-underground water reservoirs, overhead water tank, water pump and roof and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment provisions, maintenance and management of the building.

5) SALEABLE SPACE shall mean the flat or flats, Car Parking Space of the said building available for independent use and occupation of the Developer's Allocation, after making due provisions for common facilities and the space required therefore save and except the Owner's Allocation mentioned in the SECOND SCHEDULE hereunder written.

6) **OWNERS' ALLOCATION** : After construction of the entire Building as sanction Building Plan of the appropriate authority the Developer will provide or handover the 50% share of the said proposed Building which would be treated as Owner's Allocated Portion of the proposed Building i.e.

Out of the said 50% of the Flat Area, the Owners will get 4 Nos. of Flat as follows:-

GROUND FLOOR: One 2BHK Flat Southern side,

FIRST FLOOR:- One 2BHK Flat East west North side

SECOND FLOOR:- One 2BHK Flat East west North side

THIRD FLOOR:- One 2BHK Flat East west North side

One Flat on the Ground Floor to be sanctioned in the name of Tenant and the said Flat will go from the Owner's Allocated portion and the Owners will get 30 sq. ft. less from the Entire flat area of the Building.

The Landowners will also get 50% Car Parking Space on the Ground Floor of the Proposed Building.

The above-mentioned area is to be allocated to the Land Owners as Owner's Allocation of the said building as described in the **SECOND SCHEDULE** hereunder written.

The Developer will sanction the building plan, as per KMC Rules two covering Parking space and one small size parking space. Out of the said two covered parking space, Landowners will get one covered Parking Space beside the stair case northern side, and the Developer will get

another covered Parking Space extreme north side, under the Building and small size parking space to be sold by the Developer and the Developer will 50% of sale proceed transfer to the Landowners. There is enough space for two Car parking space and the Landowners and the purchasers of the Developer will keep their car in the said Space one by one and the key of the car will keep with caretaker of the building or exchange the key of the car to the other car owners of the building.

The Developer will construct two open Car Parking Space on the Common Space North Side of the Building and the owners will get said one open Car Parking Space beside the stair case North side and the Developer will get said one open Car Parking Space Extreme North under the building.

During the period of construction, the Developer will arrange Two Shifting nearby area for temporary accommodation for the two Landowner namely Group 3 and Group 4 hereof and rent will be Rs. 12,000/- per month approx. Each Group and all advances and security Deposit to be paid by the Developer till resettlement in the new Building. The Landowners namely Group-3 and Group-4, will be liable to leave the existing premises on this property after completion of Shifting to their rented accommodation offered by the Developer and the demolition of the existing structure will start after that.

That the Developer will pay a forfeited amount of Rs. 36,00,000/- (Rupees Thirty-Six Lakh) to the Landowners i.e. each Group of Owner will receive Rs. 9,00,000/- (Rupees Nine Lakh) only from the Developer

as forfeited amount. And the said amount to be paid vide D.D / Cheque by the Developer to the Owners as under:

- i) At the time execution of this Agreement Rs. 4,00,000/- (Rs. 1,00,000/- x 4) i.e. each Group of Owners will get One Lakh only.
- ii) After the sanction Building Plan and Handover the said Premises to the Developer for construction Rs. 14,00,000/- (Rs. 3,50,000/- x 4) i.e. each Group of Owners will get Rs. Three Lakh Fifty Thousand Only
- iii) Balance amount at the time of Handover the khas possession of the Flat in habitable condition to the Landowners Rs. 18,00,000/- (Rs. 4,50,000/- x 4) i.e. each Group of Owners will get Four Lakh Fifty Thousand only .
- iv) That the Developer will arrange the electric Meter for Landowners and existing Tenant of the said proposed building with the cost and expenses of the Landowners and the existing Tenants. The Landowners and the existing tenants will also pay the proportionate cost of the main electric Meter to the Developer.
- v) After the sanction Building Plan from the appropriate authority in respect of the First Schedule property a Supplementary Agreement will be executed between the Landowners and the Developer for demarcation of their respective portion of the Building if necessary. .

7) DEVELOPER'S ALLOCATION after providing the Owner's Allocated portion mentioned above the remaining 50% share of the said proposed Building which would be treated as Developer's Allocated Flat/

Portion of the proposed Building i.e. southern side of First Floor, Second Floor and Third Floor and 50% Car Parking on the Ground Floor of the Building belongs to the Developer.

The Developer will sanction two Car parking Space on the Ground Floor of proposed building as per rule of the Kolkata Municipal Corporation . So that the Owners will get 1 Car Parking Space and the Developer will get 1 Car Parking Space and another One Car Parking Space to be sold by the Developer and 50% sale proceed of the said Car parking Space to be transferred to the Landowners by the Developer.

The Developer will construct two open Car Parking Space on the Common Space of Northern Side of the Building with the consent of the Landowners. The owners will get said one open Car Parking Space and the Developer will get the other open Car Parking Space

The above referred area is to be allocated to the Developer as Developer's, Allocation of the said building to be constructed on the First Schedule land /property including proportionate share in the land togetherwith common facilities and amenities of the building on the said property more particularly mentioned in the THIRD SCHEDULE hereunder written.

8) BUILDING PLAN shall mean the plan or plans to be sanctioned by The Kolkata Municipal Corporation and the Developer has right to modify the said Building Plan at his cost and expenses.

9) FORCE MAJEURE shall mean flood, earth quake, riot, war storm, tempest, civil commotion or any act of God which is beyond the control of parties hereto affected thereby.

10) COMMON PURPOSES shall mean and include the purposes of maintaining and managing the said property /premises / land and / or building /buildings and in particular the common parts, meeting of the common expenses and matters relating to mutual rights and obligations of the party's interest relating to the said property / premises land and / or building and the use and enjoyment thereof.

ARTICLE -II OWNER'S REPRESENTATION

1. The Owners hereof are the Joint owners of ALL THAT the said land and premises and have agreed to make over and deliver to the Developer the vacant khas and peaceful possession of the said land for the purpose of construction of the proposed building after execution of this Agreement in respect of the land more particularly mentioned in the First Schedule hereunder.
2. The Owners have good, clear, marketable title in respect of the said premises and has the right to enter into this agreement with the Developer.
3. Only the Owners have any right, title, interest, claim and / or demand whatsoever and in respect of the said property and / or portion thereof and the said property is free from all encumbrances, charges, lien, lispendens, attachments, trust whatsoever and howsoever and no suit or proceeding in respect of the said land is pending.

4. Prior to the execution of this agreement the Owners declared that they have not entered into any Agreement for Sale, Development, Leases, transfer of the FIRST SCHEDULE property with any other persons.

5. That all taxes of the KMC , KIT Clearance in respect of the said land of the FIRST SCHEDULE till the date of Sanction Building Plan from the Kolkata Municipal Corporation or hand over the vacant possession of the said Land to the Developer for construction of the proposed Building to be paid by the Landowners. In this respect, the Developer has no financial liability relating to the same. The Developer shall be liable to pay the rent, rates and taxes and other charges from the date of taking vacant possession of the First Schedule property from the Landowners for construction of the new Building till the completion of the building in all respects. So before execution of this Agreement all tax, rent and any other dues of KMC or KIT liable to pay the Owner's only. So before execution of this agreement the Owners will be liable to pay all tax, rent, and any other dues of KMC or KIT.

6. That at the time Execution of this Agreement, the Landowners shall handover all the original Deed and other related documents in respect of the said Land /Premises to the Developer for hassle -free construction of the proposed building with valid receipt. All those documents to be returned by the Developer after completion of the Building and handover the khas possession of the Owner's Allocated portion of the proposed Building.

ARTICLE -III:DEVELOPER'S RIGHTS & OBLIGATIONS:

1. The Developer hereby agrees and covenants with the Landowners that the Developer will complete the construction of the new building in all respects within 24 months from the date of sanction Building Plan of the competent authority and shall also handover the aforesaid Owner's Allocated share of the proposed building as mentioned above within the said stipulated period of 24 months from the date of sanction Building Plan of the competent authority.
2. The Developer hereby agrees and covenants with the not to do any act deed or thing whereby the Owners are prevented from enjoying, selling, assigning and / or disposing of any portion of the Owner's Allocation in the new building in the said premises.
3. The Developer hereby undertakes to construct the building diligently and expeditiously and to make over the possession the Owner's Allocation to the Owners herein within 24 Months from the date of sanction Building Plan of the competent authority unless prevented by the act of God, Force Majeure beyond their reasonable control, which time frame will not exceed in whatsoever manner 30 months from the date of sanction Building Plan of the competent authority. If the Developer fails to handover the Owners' Allocation within the stipulated time, then the Developer will pay Rs. 10,000/-per month to each Group of Landowners as till the handover of the said Owner's Allocation Area of the proposed Building to the Landowners.

4. The Owners hereby grant to the Developer with exclusive right to build, construct, erect and complete the said building and to sell the Developer's Allocated areas by entering into agreement for sale and / or transfer in accordance with the said sanction plan of Kolkata Municipal Corporation.

5. The Developer shall prepare, modify and /or alter the building plan and sanction the same from the competent authority with his own fund

6. The Developer shall be entitled to the Developer's Allocated portion as saleable space in the building to be constructed at the said premises together with the proportionate undivided share in the said land along with the common areas facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building after handing over the Owners' Allocated portion to the land owners herein within the aforesaid stipulated time herein stated.

7. The Developer shall be entitled to the Developer's Allocated portion of the said building and to enter into agreement for sale, and to take advance from the prospective Purchaser / Purchasers hereby at his own risk and responsibility and transfer for residential purpose as per sanction Plan in respect of the Developer's allocated portion of the said building. For the purpose of entering into such an agreement it shall not be obligatory on the part of the Developer to obtain any further consent of the Owners in respect of the Developer share and by virtue of this agreement shall be treated as consent by the Owners. However the Developer shall not deliver the possession of the Developer's Allocated

portion to any of the transferees of the Developer until the Developer handover the physical possession of the Owner's Allocation to the Owner.

8. In construction of the buildings and providing dwelling units the Developer shall install in the said buildings at his own costs and expenses the underground water storage tanks, overhead water tank / Water reservoirs, Septic tank, electrical installations, electrical wirings, water pipes, sanitary wares, Lift and all other facilities and amenities and provide easement rights and benefits attached to dwelling units and / or owners flats and /or as required to be provided in such building to make the dwelling units for comfortable habitation including water connection and drainage connection.

9. That the construction of the building would be as Fourth Schedule hereunder written.

10. The Developer herein shall do the following act as per schedule period mentioned below:

(i) Handover the Owner's Allocation of the proposed Building within 24 months from the date of sanction Building Plan. If fails to handover the Owner's Allocation of the proposed Building within the above mentioned period then the time will be extended for further Six months maximum i.e. in total 30 months. .

(ii) That the Developer shall remain responsible for all deviation, violations, breach of peace and bear any kind of expenses regarding

construction of the said building up to the stage of completion and possession handed over to the respective owner/ Purchasers.

(iii) That the Developer assured the Owners that he shall construct the proposed building in accordance with Building Plan of the Kolkata Municipal Corporation and in accordance with Law and shall take all liabilities and responsibilities to pay entire cost and expenses for construction of the proposed building and remaining liable for any construction fault and damage as per Section 14(3) of the RERA Act, 2016 from the date of handing over the said Flat as well as building to the Owners. But the Developer will not be responsible if the construction delays are due to natural calamities or any damage occurs due to natural disaster, Riot, Pandemic Situation.

(iv) That the Developer shall have no right to assign this agreement as well as project to any Third Party.

(v) If the Developer is unable complete the project within the time as per the sanction Building Plan including the extensive time i.e. 30 months, then the Developer will pay compensation of Rs. 10,000/- per month to the each Group of Landowners after 30 months of the agreement period to the Landowners.

(vi) That the Owner's should recruit the representative from their Shareholder to communicate with the Developer during this construction time.

(vii) The Developer will handover the possession of the owners Allocation of the proposed building and or any purchaser/s after final inspection for the Completion Certificate and the Owners and the purchaser/s will take possession within 15 days from the date of final

inspection of the Building. The Developer will hand over the Completion Certificate within 6 months from the final inspection.

(ix). The Owners hereby grant to the Developer with exclusive right to build, construct, erect and complete the said building and to sell the Developer's Allocated areas by entering into agreement for sale and / or transfer in accordance with the said sanction plan of Kolkata Municipal Corporation with WBRERA Registration Number. The Developer will construct the Building as per WBRERA NORMS. The Developer shall register the project with WBRERA under Section 3 of the said Act.

ARTICLE -IV

CONSIDERATION

In consideration of the said land, the Owners have agreed to grant to the Developer, the exclusive right to develop the said premises according to the sanction building plan of the competent authority and after construction of the entire building togetherwith all amenities thereto the Developer hereby agrees to deliver the Flats, and car Parking Space of building more particularly described in the SECOND SCHEDULE hereunder written.

ARTICLE -V

PROCEDURE

1. The Landowners shall grant in favour of the Developer a DEVELOPMENT AGREEMENT / GENERAL POWER OF ATTORNEY as may be required by the Developer for the purpose of construction of the building and all other necessary permissions from the appropriate authority in connection with the construction of the building and to erect a building as per the said sanctioned building plan as per Third Schedule hereunder written and also to collect advance or any consideration amount from Intending Purchaser / Purchasers of the Developer's Allocated portion and also to execute all Deed of Declaration, Affidavit, any declaration to KIT, all sale Deeds of the Developer's Allocated portion in the said building and such Power of Attorney will continue till development and to be completed the all transfer proceedings of the said Premises AND thereafter the Power of Attorney will be cancelled.

Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration Money by executing Agreement / Final Documents for transfer of Property as per provisions and laid down in the said Documents as a Developer without getting any Ownership of any Part of the Property under schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement / Final Document for Transfer of Property between the Owner and the Developer in any way. This clause shall have overridden effect to anything written in these Documents in contrary to this clause.

ARTICLE -VIBUILDING

1. The Developer shall at his cost, construct erect and complete the building with all common facilities and amenities at the said premises in accordance with the plan to be sanctioned by the KMC with good standard material as approved by the competent authority as may be specified by the Architect to be appointed by the Developer from time to time.
2. The Developer at his own cost expenses and without creating any financial or other liabilities to the Owners herein. He shall construct and complete the building and various units and / or apartments therein in accordance with the sanctioned building plan within 24 months from the date of sanction Building Plan of the competent authority without any delay whatsoever. The time frame will not exceed 30 months in whatsoever manner from the date of sanction Building Plan of the competent authority.
3. After construction of the Building all the Flat Owners will form a co-operative Society and all cost of the formation of the said Co-operative Society borne by the All Flat owners of the Building including all the Landowners.
4. That after obtaining the possession of Owner' allocated portion of the Building , the Landowners and the purchasers of the said Building pay the proportionate expenses of yearly maintenance of the Lift of the Building .

5. That after construction of the Building the top roof of the Building will be used by the Landowners and the Purchasers of the Developer jointly.

ARTICLE - VII

DEVELOPER'S INDEMNITY

1. The Developer hereby undertakes to keep the Owner's indemnity against all Third-Party claims and actions arising out of any sort of act or commission of the Developer in or related to the construction of the said building.
2. The Developer hereby undertakes to keep the Owners indemnified against all actions, court proceedings and claims that arise out of the Developer's action about the Development of the said premises and / or in the matter of construction of the said building and / or for any defect therein.
3. During the period of construction if any disputes arise or litigation arise regarding the said land with the neighboring peoples or any club or association, then the Developer will be liable and to settle the said litigation and the expenses for the said litigation will be borne by the Developer. The Owners will have no liability or responsibility in such cases.
4. The Developer covenant that he will keep the original deeds and documents relating to the FIRST SCHEDULE PROPERTY which he

receive from the Landowners in safe custody and ensure that he will not create any charge, mortgage or cause any charge to be created in respect of the land described in First Schedule of this Agreement.

ARTICLE VIII:

LEGAL PROCEEDINGS

It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer as Constituted Attorney of the Landowners to defend all actions, suits and proceedings which may arise in respect of the Development of the said premises and all costs, charges and expenses incurred for that purpose shall be borne by the Developer.

ARTICLE-IX:

FORCE MAJEURE

1. The Developer shall not be liable to any obligations hereunder to the extent that the performance of the relevant obligations is prevented by the existence of the Force Majeure and shall be suspending from the obligation during the duration of the Force Majeure.

2. Force Majeure shall mean flood, earthquake, riot war, storm tempest, civil commotion, strike and / or any other of further commission belong to the reasonable control of the Developer

DEVELOPMENT POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS shall come We ((1a) SRI. AMITABHA GUHA, son of Late Sunil Chandra Guha and Late Anjali Guha, PAN: ACWPG0707C, Aadhar No. 5283 0710 8269, by Occupation- Retired, residing at 586/A, R.N.T Road, South DumDum, Bediapara, Post Office - Bediapara, Police Station - Nagerbazar, North 24 Parganas, Kolkata - 700077, (1b) SRI. GOUTAM GUHA, son of Late Sunil Chandra Guha and Late Anjali Guha, PAN: AFJPG1673H, Aadhar No. 7885 0476 5882, by Occupation- Retired, residing at 140, M.C.Garden Road, Garden Plaza, Block-B, Flat No. 1D, Post Office - Ghugudanga, Police Station - Nager bazar, Kolkata 700030, (2a) SRI. SUNIRMAL DUTTA, son of Late Sudhir Ranjan Dutta and husband of Late Mandira Dutta, PAN: ADEPD0085H, Aadhar No. 5964 1258 9407, by occupation- Retired, residing at Eden Roma-1, Flat No. 3, 39, East Purbachal Canal Road, Post Office - Haltu, Police Station -Gafa, Kolkata 700078, (2b) SRI. SANMITRA DUTTA, son of Sunirmal Dutta and Late Mandira Dutta, PAN: BXZPD4021M, Aadhar No. 6359 8452 3039, by occupation- Service, residing at Eden Roma-1, Flat No. 3, 39, East Purbachal Canal Road, Post Office - Haltu, Police Station - Garfa, Kolkata 700078, (2c) SMT. INDIRA DATTA RAY, wife of Sri Sujay Datta Ray and daughter of Late Dilip Kumar Ghosh Dastidar, PAN: ACXPG0517H, Aadhar No. 3264 0333 5173, by occupation - Housewife, residing at W/2AR, Block-11, Flat No. 7, Phase-4B, Uday Sankar Sarani, Golf Green Urban Complex, Post Office- Golf Green, Police Station - Golf Green, District - Kolkata,

Kolkata-700095, (2d) SMT. MAUSUMI CHOWDHURY, wife of Sri. Amitava Chowdhury and daughter of Late Dilip Kumar Ghosh Dastidar, PAN: AFZPG1842G, Aadhar No. 6786 2533 0961, by occupation - Service, residing at 166C, Raipur Road, Naktala, Post Office -Naktala, Police Station- Netaji Nagar, Kolkata 700047, (3a) SMT. SOMA GHOSH, wife of Sri. Pronabendu Mukherjee and daughter of Late Buddha Deb Ghosh and Late Laxmi Ghosh, PAN: ALZPG6918K, Aadhar No. 3523 5202 9021, by occupation- Self-employed, residing at 2, Ramkrishna Lane, Dhakuria, Post Office - Dhakuria, Police Station - Garfa, Kolkata 700031, (3b) MISS. SUJATA GHOSH, daughter of Late Buddha Deb Ghosh and Late Laxmi Ghosh,, PAN: ALZPG6919J, Aadhar No. 3789 1940 0403, by occupation- Advocate, residing at 2, Ramkrishna Lane, Dhakuria, Post Office - Dhakuria, Police Station - Garfa, Kolkata 700031, (4a) SMT. CHHAVI GHOSH, wife of Late Samir Kumar Ghosh, PAN: BUUPG1586Q, Aadhar No. 9233 1838 7538, by occupation- House-wife, residing at 2, Ramkrishna Lane, Dhakuria, Post Office - Dhakuria, Police Station - Garfa, Kolkata 700031, (4b) SRI. KOUSTAV GHOSH, son of Late Samir Kumar Ghosh, PAN: ANAPG2423Q, Aadhar No. 6954 3925 5083, by occupation- Self Employed, residing at 2, Ramkrishna Lane, Dhakuria, Post Office - Dhakuria, Police Station - Garfa, Kolkata 700031 (4c) SMT. ISHANI GHOSH DASTIDAR, wife of Sri. Vicky Roy and daughter of Late Samir Kumar Ghosh, PAN: AXNPD1829Q, Aadhar No. 2738 4201 5337, by occupation- Service, residing at Flat No. R-1201, The Resort, Sector-75, Ballabgarh, Faridabad, Post Office-Sector-75, Police Station

- BPTP, Sector - 75, Faridabad, Haryana- 121004, all by faith - Hindu, by Nationality- Indian

WHEREAS We the Executants hereof are the Joint Owners of ALL THAT piece and parcel of Land measuring 04 Cottah 10 Chittack 14,7 sq. ft. more or less comprised in Dag No. 1113, under Khatian No.394, Touzi No. 230/233, J.L. No.18, Mouza- Dhakuria, P.S. Tollygunge, now Garfa, District-Kolkata, being KMC Premises No. 2, Ramkrishna Lane, Dhakuria, P.O. Dhakuria, P.S- Garfa, Kolkata 700031, Ward No. 092, Assessee No. 21-092-18-0002-2, ADSR at Sealdah and D.R at Alipore, more particularly mentioned in the FIRST SCHEDULE hereunder written and hereinafter referred to as the "SAID PROPERTY".

BY THESE PRESENT THAT we the Executants of these presents do hereby nominate, constitute and appoint and authorize to the said MR. DEBASHIS BHATTACHARJEE son of Late Amulya Ratan Bhattacharjee, PAN: AIDPB8315L, Aadhar No. 2915 7642 1904, by faith Hindu, by occupation Business, by Nationality Indian, residing at 41G, R.N. Das Road, Kolkata 700 031, P.S. Garfa, District -Kolkata, the proprietor of M/S. DEBKON having its' registered office at 131B/1, Sarat Ghosh Garden Road, Kolkata 700 031, P.S. Garfa, District- Kolkata, hereinafter referred to as the "DEVELOPER" as our true and lawful ATTORNEY for us to do in our names, on our behalf, to do exercise, execute and perform all or do any of the following acts in connection with the said property.

1. To appear and represent us in the office of The Kolkata Municipal Corporation and other appropriate authority for necessary permission in our name in respect of the Schedule Property and to sign all necessary papers and documents and to do all such acts, deeds and things as may be required for the said purpose.
2. To engage, appoint licensed building surveyor / licensed building architect whatsoever our said attorney shall think proper for drawing the building plan and submit before the Kolkata Municipal Corporation or other appropriate authority.
3. To Sign and submit necessary papers, application etc. before appropriate authority for the proposed building on the said land and to obtain sanction building Plan thereof and sign and submit all forms, papers and applications in connection therewith and to affirm affidavit and file the same, to deposit fees, charges etc. to withdraw the same in connection with sanction of the said plan and to sign all necessary papers and documents as may be required for the said development purposes and also to do such acts deeds and things as may be required to be done for the said purpose on our behalf.
4. To sign and submit modified and revised plans, if required, for proposed building on the said property and to do all other acts and deeds in connection with the said property. And also to collect the completion certificate of the said proposed building from the Kolkata Municipal Corporation.

5. To demolish the old structure if any and to start, carry out and complete construction on our said premises according to the sanction plan of the Kolkata Municipal Corporation and to complete the Building togetherwith all fittings and amenities thereon and do all such acts, deeds and things in connection therewith.
6. To negotiate with the intending Purchaser/ Purchasers in respect of the Developers' Allocated portion of the said proposed building, mentioned in the said registered Development Agreement and shall also be entitled to enter an Agreement and collect fund and advances from the intending Purchaser / Purchasers and to enter into Agreement for Sale of the floor areas of the proposed building comprised within the Developers' Allocation mentioned in the said registered Development Agreement.
7. To receive earnest money and all other money towards consideration money for sale of spaces within the Developer's Allocation of the proposed building togetherwith proportionate interest in the said plot of land in respect of Developer's Allocation and to acknowledge the same and to enter into an agreement for sale of undivided indefeasible proportionate and impartible share or interest in the land described in the First Schedule hereunder written on our behalf.
8. To sign and submit all sorts of papers, forms, and other necessary documents to be required in connection with giving effect to the said Development Agreement entered by and between us and the said Developer on our behalf.

9. To represent before the Kolkata Municipal Corporation, and all other offices and as would be necessary in connection with carry out the said Development in terms of the said Agreement and other connected work on our behalf.
10. To apply for electric connection to the Calcutta Electric Supply Corporation and for water and sewerage connection to the Kolkata Municipal Corporation and other appropriate authority and deposit in connection therewith all money, security, deposits and to obtain refund of any such deposit from the said authority on our behalf.
11. That the Attorney herein shall be empowered to execute all necessary Agreement, Agreement for Sale, Deed of Declaration and Agreement for Sale, Deed of Conveyance in respect to the Developer's Allocation of the proposed building only and shall present the said documents for registration before the concern registration office on our behalf.
12. The Developer shall be empowered to deliver vacant possession of any residential flats, along with the proportionate undivided, impartible share of the land attributable to the said flats only to the interested buyers of the only Developers' Allocated portion of the said building.
13. In our name, on our behalf act, sign, and execute proper conveyance Deed / Deeds of Transfer / Deed of Declaration in respect of interest in the said land as well as floor spaces, in favour of the Purchaser / Purchasers of floor spaces and other spaces as would be proportionate to each such floor area of apartment in respect of the

Developer's Allocated portion only mentioned in the said Development Agreement.

14. To sign and execute the filing copies of all deeds and documents in our name and as our act and deeds and to submit the same before the Registering Authority/ Authorities on our behalf.

AND GENERALLY, to perform all such acts, deeds and things as may be necessary and required to be done and perform to give effect to the power and functions given to them by these presents.

We do hereby agree all acts, deeds and things that may be lawfully done by our said attorney which shall construed as our acts deeds and things done by us and undertake to ratify and confirm all and whatsoever that our said attorney lawfully do and cause to be ~~done~~ for us by virtue of this power hereby given.

AND WE, FURTHER DECLARE that this POWER OF ATTORNEY shall continue till the completion of the Development Work on our said property.

THE FIRST SCHEDULE AS ABOVE REFERRED TO: -

ALL THAT piece and parcel of Land togetherwith Structure standing thereon measuring 04 Cottah 10 Chittack 14.7 sq. ft. more or less comprised in Dag No. 1113, under Khatian No. 394, Touzi No. 230/233, J.L. No.18, Mouza- Dhakuria, P.O. Dhakuria, P.S. Garfa, District-

Kolkata, being KMC Premises No. 2, Ramkrishna Lane, Dhakuria, Kolkata 700031, Ward No. 092, Assessee No. 21-092-18-0002-2, ADSR at Sealdah and D.R at Alipore, and which is butted and bounded as follows:-

<u>ON THE NORTH</u>	By Bakultala Puja Mondap;
<u>ON THE SOUTH</u>	By 3, Ramkrishna Lane /House of Mr. Subhas Chatterjee;
<u>ON THE EAST</u>	By Premises No. 86 & 86A/1, R. N. DAS Road;
<u>ON THE WEST</u>	By KMC Road; (Ramkrishna Lane)

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Owners Allocation)

That after construction of the entire building according to the sanction building plan on the FIRST SCHEDULE property togetherwith all amenities thereto, the Developer will deliver the handover the 50% share of the said proposed Building which would be treated as Owner's Allocated Portion of the proposed Building and the said 50% would be as follows:

GROUND FLOOR: One 2BHK Flat Southern side,
 FIRST FLOOR:- One 2BHK Flat East west North side
 SECOND FLOOR:- One 2BHK Flat East west North side

THIRD FLOOR:- One 2BHK Flat East west North side

One Flat on the Ground Floor to be sanctioned in the name of Tenant and the said Flat will go from the Owner's Allocated portion and the Owners will get 30 sq.ft. less from the Entire flat area of the Building..

The Landowners will also get 50% Car Parking Space on the Ground Floor of the Proposed Building.

The above referred area is to be allocated to the Owners as Owner's Allocation of the said building as described in the SECOND SCHEDULE hereunder written.

The Developer will sanction the building plan, as per KMC Rules two covered Parking space and one small size parking space. Out of the said two covered parking space, Landowners will get one covered Parking Space beside the stair case northern side, and the Developer will get another covered Parking Space extreme north side, under the Building and small size parking space to be sold by the Developer and the Developer will 50% of sale proceed transfer to the Landowners. There is enough space for two Car parking space and the Landowners and the purchasers of the Developer will keep their car in the said Space one by one and the key of the car will keep with caretaker of the building or exchange the key of the car to the other car owners of the building.

The Developer will construct two open Car Parking Space on the Common Space North Side of the Building and the owners will get said one open Car Parking Space beside the stair case North side and the the

Developer will get said one open Car Parking Space Extreme North under the building.

During the period of construction, the Developer will arrange Two Shifting nearby area for temporary accommodation for the two Landowner namely Group 3 and Group 4 hereof and rent will be Rs. 12,000/- per month approx. Each Group of Owners and all advances and security Deposit to be paid by the Developer till resettlement in the new Building.

That the Developer will pay a forfeited amount of Rs. 36,00,000/- (Rupees Thirty Six Lakh) to the Landowners i.e. each Group of Owner will receive Rs. 9,00,000/- (Rupees Nine Lakh) only from the Developer as forfeited amount. And the said amount to be paid by the Developer to the Owners as under:

- i) At the time execution of this Agreement Rs. 4,00,000/- (Rs. 1,00,000/- x 4) i.e. each Group of Owners will get One Lakh only.
- ii) After the sanction Building Plan and Handover the said Premises to the Developer for construction Rs. 14,00,000/- (Rs. 3,50,000/- x 4) i.e. each Group of Owners will get Rs. Three Lakh Fifty Thousand Only .
- iii) Balance amount at the time of Handover the possession of the Flat to the Landowners Rs. 18,00,000/- (Rs. 4,50,000/- x 4) i.e. each Group of Owners will get Four Lakh Fifty Thousand only.

iv) That the Developer will arrange the electric Meter for Landowners and existing Tenant of the said proposed building with the cost and expenses of the Landowners and the existing Tenants. And the Landowners and the existing tenants will also pay the proportionate cost of the main electric Meter to the Developer.

v) After the sanction Building Plan from the appropriate authority in respect of the First Schedule property a Supplementary Agreement will be execute between the Landowners and the Developer for demarcation of their respective portion of the Building if necessary.

THE THIRD SCHEDULE AS ABOVE REFERRED TO:

(Developer's Allocation)

That the remaining 50% share of the proposed building at KMC Premises No., 2, Ramkrishna Lane, Dhakuria, Kolkata 700031, Ward No. 092, Assessee No. , 21-092-18-0002-2, P.S. Garfa, after providing the Owner's Allocated portion mentioned in the Second Schedule property would be the Developer's Allocated portion of the Building togetherwith right of use all common facilities and amenities of the building, like drainage, staircase, electric meter room, stair case, , side open space of the building main entrance, Lift, water reservoir tank, water tank, top roof and other common space whatsoever with other co-sharers of the building .

The 50% Car Parking Space on the Ground Floor of the Building belongs to the Developer.

The Developer will sanction the building plan with his own expenses and as per KMC Rules , KMC Authority will sanction two standard / Normal size Parking space and one small size parking space. Out of the said two parking space, Landowner will get one Parking Space and the Developer will get another Parking Space and small size parking space to be sold by the Developer and the Developer will 50% sale proceed to the Landowners. There is enough space for two Car parking space and the Landowners and the purchasers of the Developer will keep their car in the said Space one by one and the key of the car will keep with caretaker of the building or exchange the key of the car to the other car owners of the building.

The Developer will construct two open Car Parking Space on the Common Space North Side of the Building and the owners will get said one open Car Parking Space beside the stair case North side and the the Developer will get said one open Car Parking Space Extreme North under the building.

The above referred area is to be allocated to the Developer as Developer's, Allocation of the said building to be constructed on the First Schedule land /property including proportionate share in the land togetherwith common facilities and amenities of the building on the said property .

THE FOURTH SCHEDULE ABOVE REFERRED TO:-

(Specification of Construction)

01. Structure - R C C frame structure with footing below columns, beams, slabs, stair case etc. (as per KMC design)
02. Walls -200 mm thick brick work for external wall and 75/125 mm thick brick work in wire netting for internal walls.
03. Internal Wall Finish -Walls and ceiling to be finished with plaster of Paris over sand cement plaster.
04. External Wall Finish - Weather coat paint of approval shade over sand cement plaster.
05. Floor -Vitrified Floor Tiles with Skirting .
06. Doors - Commercial type flush door on Sal wood frame,
07. Windows - Aluminum sliding window with glass and fitted with grill
08. Roof Treatment - Complete with PCC to proper slope over R.C. slab.
09. Toilet Fittings- Commode, water closet with low down PVC cistern wash basin of standard size and quality , all white in colour, ESCCO Band C.P. bib cock to be fitted in toilet.
10. Kitchen Fitting -Steel sink with C.P tap in kitchen. All plumbing works inside kitchen to be concealed. (all concealed Type plumbing work made by CPVC Supreme Pipe for inside and UPVC supreme Pipe for outside)
11. Sanitary Drainage System - All soil liens and waste water lines (100mm SW) to be connected to KMC sewer system through sewer drain running around the building.

12. Water Supply System - Provision for water supply from overhead tank and underground water reservoir supplied by KMC water supply system.

13. Electrical -All electrical wiring to be concealed in wall and ceiling with provision for sufficient number of points in room etc. All electric line will be copper wire. Two light point, one fan point, one plug point in the master bedroom, two light point, one fan point, one T.V. point in drawing/dinning, one exhaust fan point to be fitted in each bathroom and kitchen, one light point for verandah and one geyser point in one bathroom.

- i) One A.C. Point need in both Bedroom.
- ii) Two Exhaust Fan Point.
- iii) One 16A. Point in Drawing/ dinning for freeze.
- iv) One 16A. Point in Balcony for washing Machine.
- v) Two 16A. Point needed in Kitchen for Micro-oven & other poupose.

14. Specification of materials - Switch (ISI), M.S Board, Sunmica Board Cover and Phenolex wire. Extra work extra charges as per market rate.

15. Roof: Parapet wall will be provided all around the roof as per KMC approve.

16. Lift : capacity of four persons Lift of reputed company.

17. Roof to, be covered by BlueScope Sheet with the cost of the Developer.



IN WITNESS WHEREOF the Land Owners and the Developer hereto have put their respective hands in these presents on the day month and year first above written.

SIGNED AND DELIVERED

By the both the "PARTIES" at Kolkata in the presence of: -

1. Santanu Banerjee
32 A Sahabat Bose Colony
KOL - 78

2. Santanu Nudra
28/1/A, K.S. Ray Lane
Kolkata - 700031

Indira Dattaray
Sunimol Datta
Sannitra Datta
Sujata Ghosh
Kuntal Ghosh
Chakraborty
Goutam Ghosh
Anubala Ghosh
Mousumi Chowdhury
Soma Ghosh

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SIGNATURE OF THE
LANDOWNERS

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SIGNATURE OF THE
DEVELOPER

Drafted by me:-

Pranab Kumar Halder
Pranab Kumar Halder, Adv.

Alipore Judges Court

Bar Library Room No. 4,

Kolkata 700 027.

Reg. No. WB/597/87

RECEIPT

RECEIVED a sum of Rs. 4,00,000/- (Rupees Four Lakh) only
within name Developer as per this Development Agreement as per

Memo Below: -

Group of Owners	Cheque No.	Bank & Branch & date	Amount Rs.
1a & 1b	146041, 146042	Union Bank of India, 22/09/2025	1,00,000/-
2a to 2d	171253, 171254, 171255, 171257	-Do- Date 22/09/2025	1,00,000/-
3a & 3b	146048, 146049	-Do- date 22/09/2025	1,00,000/-
4a to 4c	146050, 146051	-Do- date 22/09/2025	1,00,000/-
Rupees Four Lakh only		Total Rs.	4,00,000/-

SIGNED AND DELIVERED

By the both the "PARTIES" at
Kolkata in the presence of:-

1. Santanu Banerjee

2. Subal Nandi

Indira Sathany

Sunil Das

Sannitra Dutta

Sujata Ghosh

Krishna Ghosh

Chheli Ghosh

Santanu Ghosh

Pratibha Ghosh

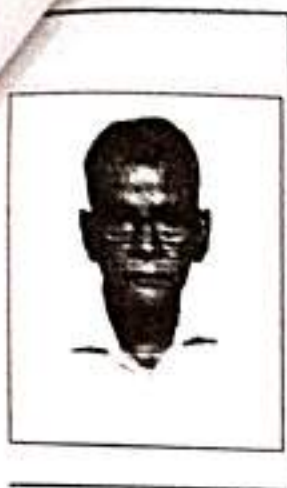
Manjumi Chowdhury

Wahid

Soma Ghosh

=====

SIGNATURE OF THE LANDOWNERS



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left hand					
right hand					

ame.....AMITABHA GHOSH
gnature.....Amitabh Ghosh



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right hand					

ame.....GOUTAM GHOSH
gnature.....Goutam Ghosh



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ame.....SUNIRMAL DUTTA
gnature.....Sunirmal Dutta



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 gnature.....Soma Ghosh



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ame.....SUJATA GHOSH
 gnature.....Sujata Ghosh



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ame.....CHHAVI GHOSH
 gnature.....Chhabi Ghosh



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ame.....SANMITRA DUTTA
gnature.....Sanmitra Dutta



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ame.....INDIRA DATTA RAY
gnature.....Indira Dattaray



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ame.....MAUSUMI CHOWDHURY
gnature.....Mausumi Chowdhury



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ame.....KOUSTAV GHOSH.....

gnature.....Koustav Ghosh.....



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ame.....ISHANI GHOSH DASTIDAR.....

gnature.....Ishani.....



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left hand					
right hand					

ame.....DEBASIS BHATTACHARJEE.....

gnature.....Debasis.....

Major Information of the Deed

Deed No :	I-1603-01718/2026	Date of Registration	05/02/2026
Query No / Year	1603-2000285642/2026	Office where deed is registered	
Query Date	02/02/2026 11:20:04 PM	D S R : III SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	Manash Kumar Halder Aipore Judges Court Thana Aipore District South 24-Parganas, WEST BENGAL, PIN - 700027 Mobile No. 9830427426, Status Advocate		
Transaction	Additional Transaction:		
(0110) Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs. 4,00,000/-], [4305] Other than Immovable Property Declaration [No of Declaration : 2], [4311] Other than Immovable Property Receipt [Rs. 4,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,16,13,545/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,071/- (Article 48(g))	Rs. 1,532/- (Article E, E, E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area)		

Land Details :

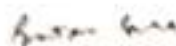
District South 24-Parganas, P.S. - Kasba, Corporation KOLKATA MUNICIPAL CORPORATION, Road Ramkrishna Lane, Premises No. 2, Ward No. 092 Pin Code: 700031

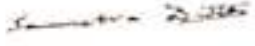
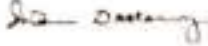
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(HS -)		Bestu	4 Kutha 10 Chatai 14.7 Sq Ft	1/-	1,16,13,545/-	Property is on Road
Grand Total :				7.8649Dec	1/-	116,13,545/-	

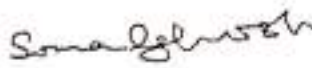
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft	1/-	6,55,624/-	Structure Type: Structure
Gr Floor, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No. 1, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1/-	6,55,624/-	

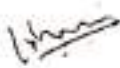
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Goutam Guha Son of Late Sunil Chandra Guha Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 05/02/2026 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	140 , M. C. Garden Road, Garden Plaza, Ghugudanga, City:- Not Specified, P.O:- Ghugudanga, P.S.-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India,Date of Birth: XX-XX-1XX6 , PAN No.: afxxxxxx3h, Aadhaar No: 78xxxxxxxx5882, Status: Individual, Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 05/02/2026 ,Place : Office			
2	Name Mr Amitabha Guha Son of Late Sunil Chandra Guha Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 05/02/2026 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	586/A, R. N. T. Road, South Dum Dum, Bediapara, UM D, City:- Not Specified, P.O:- Bediapara, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700077 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India,Date of Birth: XX-XX-1XX4 , PAN No.: acxxxxxx7c, Aadhaar No: 52xxxxxxxx9269, Status: Individual, Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 05/02/2026 ,Place : Office			
3	Name Mr Sunirmal Dutta Son of Late Sudhir Ranjan Dutta Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 05/02/2026 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	39, East Purbachal Canal Road , FLAT No: 3, City:- Not Specified, P.O:- Hailu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India,Date of Birth: XX-XX-1XX2 , PAN No.: adxxxxxx5h, Aadhaar No: 59xxxxxxxx9407, Status: Individual, Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 05/02/2026 ,Place : Office			

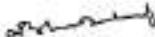
4	Name Mr Sanmitra Dutta Son of Mr. Sunirmal Dutta Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 05/02/2026 ,Place : Office	Photo  05/02/2026	Finger Print  Captured LTI 05/02/2026	Signature  05/02/2026
39, East Purbachal Canal Road, Flat No.3., City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: bxxxxxxx1m, Aadhaar No: 63xxxxxxxx3039, Status :Individual, Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 05/02/2026 ,Place : Office				
5	Name Mrs Indira Datta Ray Daughter of Late Dilip Kumar Ghosh Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 05/02/2026 ,Place : Office	Photo  05/02/2026	Finger Print  Captured LTI 05/02/2026	Signature  05/02/2026
W/2ar, Block-11, Flat No. 7, Ph-4B, UDAY SANKAR SARANI , City - Not Specified, P.O:- GOLF GREEN, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700095 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth: XX-XX-1XX0 , PAN No.:: acxxxxxx7h, Aadhaar No: 42xxxxxxxx8238, Status :Individual, Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 05/02/2026 ,Place : Office				
6	Name Mrs MAUSUMI CHOWDHURY Daughter of Late DILIP KUMAR GHOSH Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 05/02/2026 ,Place : Office	Photo  05/02/2026	Finger Print  Captured LTI 05/02/2026	Signature  05/02/2026
166C, RAIPUR ROAD, NAKTALA, City:- Not Specified, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AFxxxxxx2G, Aadhaar No: 69xxxxxxxx4220, Status :Individual, Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 05/02/2026 ,Place : Office				

	Name	Photo	Finger Print	Signature
7	Mrs SOMA GHOSH Daughter of Late BUDDHA DEB GHOSH Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 05/02/2026 ,Place : Office		 Captured LTI 05/02/2026	 05/02/2026
2, RAMKRISHNA LANE, DHAKURIA,, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: ALxxxxxx8K, Aadhaar No: 35xxxxxxxx9021, Status :Individual, Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 05/02/2026 ,Place : Office				
B	Miss SUJATA GHOSH Daughter of Late BUDDHA DEB GHOSH Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 05/02/2026 ,Place : Office		 Captured LTI 05/02/2026	 05/02/2026
2, RAMKRISHNA LANE, DHAKURIA,, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: ALxxxxxx9J, Aadhaar No: 37xxxxxxxx0403, Status :Individual, Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 05/02/2026 ,Place : Office				
9	Mrs CHHAVI GHOSH Wife of Late SAMIR KUMAR GHOSH Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 05/02/2026 ,Place : Office		 Captured LTI 05/02/2026	 05/02/2026
2, RAMKRISHNA LANE, DHAKURIA, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: BUxxxxxx6Q, Aadhaar No: 92xxxxxxxx7538, Status :Individual, Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 05/02/2026 ,Place : Office				
10	Mr KOUSTAV GHOSH Son of Late SAMIR KUMAR GHOSH Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 05/02/2026 ,Place : Office		 Captured LTI 05/02/2026	 05/02/2026

2, RAMKRISHNA LANE, DHAKURIA, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth: XX-XX-1XX0, PAN No.: ANxxxxxx3Q, Aadhaar No: 69xxxxxxxx5083, Status :Individual, Executed by: Self, Date of Execution: 05/02/2026, Admitted by: Self, Date of Admission: 05/02/2026, Place : Office

11	Name	Photo	Finger Print	Signature
	Mrs ISHANI GHOSH DASTIDAR Daughter of Late SAMIR KUMAR GHOSH Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 05/02/2026, Place : Office		 Captured	 05/02/2026
	FLAT -R1201, B P T P THE RESORT, HARYANA, City:- Not Specified, P.O:- FARIDABAD, P.S:- FARIDABAD OLD, District:-Faridabad, Haryana, India, PIN:- 121004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX0, PAN No.: AXxxxxxx9Q, Aadhaar No: 27xxxxxxxx5337, Status :Individual, Executed by: Self, Date of Execution: 05/02/2026, Admitted by: Self, Date of Admission: 05/02/2026, Place : Office			

Developer Details :

Applicant Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Debashis Bhattacharjee (Presentant) Son of Late A R Bhattacharjee Executed by: Self, Date of Execution: 05/02/2026 , Admitted by: Self, Date of Admission: 05/02/2026 ,Place : Office		 Captured	
	05/02/2026	LTI 05/02/2026	05/02/2026	
Son of Late A R Bhattacharjee 41G, R, N, Das Road, Proprietor Of Debkon, City:- Not Specified, P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: a1xxxxxx51, Aadhaar No: 29xxxxxxxx1904, Status :Individual, Executed by: Self, Date of Execution: 05/02/2026 - Admitted by: Self, Date of Admission: 05/02/2026 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sarabindu Gayen Son of Mr. Samir Gayen Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	 05/02/2026
	05/02/2026	05/02/2026	05/02/2026

Identifier Of Mr Goutam Guha, Mr Debashis Bhattacharjee, Mr Amitabha Guha, Mr Sunirmal Dutta, Mr Sanmitra Dutta, Mrs Indira Datta Ray, Mrs MAUSUMI CHOWDHURY, Mrs SOMA GHOSH, Miss SUJATA GHOSH, Mrs CHHAVI GHOSH, Mr KOUSTAV GHOSH, Mrs ISHANI GHOSH DASTIDAR

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Goutam Guha	Mr Debashis Bhattacharjee-0.696813 Dec
2	Mr Amitabha Guha	Mr Debashis Bhattacharjee-0.696813 Dec
3	Mr Sunirmal Dutta	Mr Debashis Bhattacharjee-0.696813 Dec
4	Mr Sanmitra Dutta	Mr Debashis Bhattacharjee-0.696813 Dec
5	Mrs Indira Datta Ray	Mr Debashis Bhattacharjee-0.696813 Dec
6	Mrs MAUSUMI CHOWDHURY	Mr Debashis Bhattacharjee-0.696813 Dec
7	Mrs SOMA GHOSH	Mr Debashis Bhattacharjee-0.696813 Dec
8	Miss SUJATA GHOSH	Mr Debashis Bhattacharjee-0.696813 Dec
9	Mrs CHHAVI GHOSH	Mr Debashis Bhattacharjee-0.696813 Dec
10	Mr KOUSTAV GHOSH	Mr Debashis Bhattacharjee-0.696813 Dec
11	Mrs ISHANI GHOSH DASTIDAR	Mr Debashis Bhattacharjee-0.696813 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Goutam Guha	Mr Debashis Bhattacharjee-90.90909100 Sq Ft
2	Mr Amitabha Guha	Mr Debashis Bhattacharjee-90.90909100 Sq Ft
3	Mr Sunirmal Dutta	Mr Debashis Bhattacharjee-90.90909100 Sq Ft
4	Mr Sanmitra Dutta	Mr Debashis Bhattacharjee-90.90909100 Sq Ft
5	Mrs Indira Datta Ray	Mr Debashis Bhattacharjee-90.90909100 Sq Ft
6	Mrs MAUSUMI CHOWDHURY	Mr Debashis Bhattacharjee-90.90909100 Sq Ft
7	Mrs SOMA GHOSH	Mr Debashis Bhattacharjee-90.90909100 Sq Ft
8	Miss SUJATA GHOSH	Mr Debashis Bhattacharjee-90.90909100 Sq Ft
9	Mrs CHHAVI GHOSH	Mr Debashis Bhattacharjee-90.90909100 Sq Ft
10	Mr KOUSTAV GHOSH	Mr Debashis Bhattacharjee-90.90909100 Sq Ft
11	Mrs ISHANI GHOSH DASTIDAR	Mr Debashis Bhattacharjee-90.90909100 Sq Ft

On 05-02-2026

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

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

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

Presented for registration at 11:22 hrs on 05-02-2026, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Debashis Bhattacharjee ,Claimant,

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 1,22,79,169/-

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

Execution is admitted on 05/02/2026 by 1, Mr Goutam Guha, Son of Late Sunil Chandra Guha, 140 , M. C. Garden Road, Garden Plaza, Ghugudanga, P.O: Ghugudanga, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Retired Person, 2, Mr Debashis Bhattacharjee, Son of Late A R Bhattacharjee, 41G, R. N. Das Road, Proprietor Of Debkon, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business, 3, Mr Amitabha Guha, Son of Late Sunil Chandra Guha, 566/A, R. N. T. Road, South Dum Dum . Bediapara, UM D, P.O: Bediapara, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700077, by caste Hindu, by Profession Retired Person, 4, Mr Sunirmal Dutta, Son of Late Sudhir Ranjan Dutta, 39, East Purbachal Canal Road , FLAT No. 3, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Retired Person, 5, Mr Sanmitra Dutta, Son of Mr Sunirmal Dutta, 39, East Purbachal Canal Road, Flat No.3., P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Service, 6, Mrs Indira Datta Ray, Daughter of Late Dilip Kumar Ghosh, W/2ar, Block-11, Flat No. 7, Ph-4B, UDAY SANKAR SARANI , P.O: GOLF GREEN, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700095, by caste Hindu, by Profession House wife, 7, Mrs MAUSUMI CHOWDHURY, Daughter of Late DILIP KUMAR GHOSH, 166C, RAIPUR ROAD, NAKTALA, P.O NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 8, Mrs SOMA GHOSH, Daughter of Late BUDDHA DEB GHOSH, 2, RAMKRISHNA LANE, DHAKURIA, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Professionals, 9, Miss SUJATA GHOSH, Daughter of Late BUDDHA DEB GHOSH, 2, RAMKRISHNA LANE, DHAKURIA, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Professionals, 10, Mrs CHHAVI GHOSH, Wife of Late SAMIR KUMAR GHOSH, 2, RAMKRISHNA LANE, DHAKURIA, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife, 11, Mr KOUSTAV GHOSH, Son of Late SAMIR KUMAR GHOSH, 2, RAMKRISHNA LANE, DHAKURIA, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Professionals, 12, Mrs ISHANI GHOSH DASTIDAR, Daughter of Late SAMIR KUMAR GHOSH, FLAT -R1201, B P T P THE RESORT, HARYANA, P.O: FARIDABAD, Thana: FARIDABAD OLD, , Faridabad, HARYANA, India, PIN - 121004, by caste Hindu, by Profession House wife

Indetified by Mr Sarabindu Gayen, , Son of Mr Samir Gayen, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,832.00/- (B = Rs 4,000.00/- , E = Rs 800.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 4,800/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/02/2026 8 52PM with Govt. Ref. No: 192025260460397888 on 04-02-2026, Amount Rs: 4,800/-, Bank: SBI EPay (SBIEPay), Ref. No. 1950515690546 on 04-02-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,071/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs. 19,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14813, Amount: Rs.100.00/-, Date of Purchase: 17/12/2025, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/02/2026 8:52PM with Govt. Ref. No: 192025260460397888 on 04-02-2026, Amount Rs: 19,971/-, Bank: SBI EPay (SBIPay), Ref. No. 1950515690546 on 04-02-2026, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2026, Page from 58633 to 58687

being No 160301718 for the year 2026.



Dhar

Digitally signed by Debasish Dhar
Date: 2026.02.11 13:50:06 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 11/02/2026

DISTRICT SUB-REGISTRAR

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

West Bengal.