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पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

R/285859/26

N 078342

Certified that the document is admitted to registration. The enclosure sheet / sheet's & the endorsement / endorsement's attached with this document's are the part of this document.

[Signature]

Additional District Sub-Registrar
Rajarhat New town, North 24-Pgs.

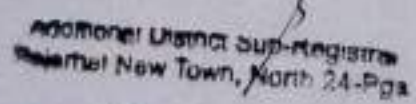
05 FEB 2026

DEVELOPMENT AGREEMENT
WITH DEVELOPMENT POWER OF
ATTORNEY

THIS DEED OF DEVELOPMENT AGREEMENT WITH DEVELOPMENT
POWER OF ATTORNEY is made on this ^{5th} day of February 2026

Between

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10 5 FEB 2026

(1) **SRI RANJIT GHOSH** (PAN No. AJUPG6828M) (AADHAR No. 8772 4043 3850) son of Sri Bachchu Ghosh, (2) **SRI SUDIP SAHA** (PAN No. ATQPS0855C). (AADHAR No. 5498 1223 1333) son of Sri Santosh Saha and (3) **SRI ASHUTOSH GHOSH** (PAN No. AVJPG4393E) (AADHAR No. 4186 0984 0599) son of Late Kanai Lal Ghosh, all by Faith Hindu, all by Nationality Indian, all by occupation -Business, all residing at- Jyangra, Ghosh Para, P.O. Jyangra, Police Station Baguiati, Kolkata -700059 West Bengal, hereinafter jointly called and referred to as the **LAND OWNERS** [which term or expression or terms shall unless excluded by or repugnant to the subject or context be deemed to mean include his/her/their heirs, successors, executors, administrators, legal representatives and assigns] of the **FIRST PART.**

AND

M/S. G. S. ENTERPRISE. (PAN No. AALFG6803E) a registered partnership firm, having its office at Jyangra, Ghosh Para, P.O. Jyangra, Police Station Baguiati, Kolkata -700059, represented by its partners (1) **SRI RANJIT GHOSH** (PAN No. AJUPG6828M) (AADHAR No. 8772 4043 3850) son of Sri Bachchu Ghosh, (2) **SRI SUDIP SAHA** (PAN No. ATQPS0855C). (AADHAR No. 5498 1223 1333) son of Sri Santosh Saha and (3) **SRI ASHUTOSH GHOSH** (PAN No. AVJPG4393E) (AADHAR No. 4186 0984 0599) son of Late Kanai Lal Ghosh, all by Faith Hindu, all by Nationality



Additional District Sub-Registrar
Chennai New Town, North 24-Pga.

10 5 FEB 2020

Indian, all by occupation -Business, all residing at- Jyangra, Ghosh Para, P.O. Jyangra, Police Station Baguiati, Kolkata - 700089 West Bengal, hereinafter referred to as the **DEVELOPER** [which term or expression or terms shall unless excluded by or repugnant to the subject or context be deemed to mean include its office in successors, executors, administrators, legal representatives and assigns] of the **SECOND PART**.

WHEREAS by a registered Deed of Patta dated 11th day of October, 1884 (equivalent to 19th Sraban, 1291 B.S.) registered in the Khardah Sub-Registry Office in Book No.1, Volume No 13, Pages 48 and 49 being No. 1471 for the year 1884 one Hare Krishna Mondal took Mouresi Mottarai Rayati Settlement of 16 Bighas (5.58 acres) of Bagan land along with Kulupukur of Dag Nos. 609 and 610 of Khatian No.136 of Mouza Tegharia village, Pargana Calcutta, J.L. No. 9, R.S. No. 116, Touzi No. 1074, Thana Rajarhat, District 24-Parganas (now North 24 Parganas) at annual rent of Rs. 64/- from the then Zaminder Sri Krishna Kishore Roy.

AND WHEREAS the said Hare Krishna Mondal while seized and possessed of the said land by a registered Deed of Bengali Kobla, dated 21st Baisakh, 1304 B.S. sold absolutely one-half portion of the said land to one Bhuban Chandra Roy and by another registered Deed of Bengali Kobala dated 30th Baisakh, 1304 B.S. sold the other half portion of the said land to one Shyama Charan Mondal. Thereafter the said Bhuban Chandra Roy, on 30th Baisakh

1304 8.5., sold his half share of the said land to Shyama Charan Mondal who became the absolute 16 annes owner of the land.

AND WHEREAS the said Shyama Charan Mondal by a registered Deed of Bengali Kobala dated 20th March, 1905 absolutely sold the said land to two brothers Narayan Chandra Saha and Kamal Krishna Saha who became absolute owners of the said land.

AND WHEREAS the said Narayan Chandra Saha died on 18th February, 1934, leaving his only wife Nirode Kumari Dassi, executing a Will dated 22nd June, 1929 appointing one Harendra Kumar Saha, son of Kamal Krishna Saha as Executor who obtained a Probate of the said Will on 26.8.1943 from the Hon'ble High Court at Calcutta.

AND WHEREAS the said Kamal Krishna Saha leaving behind him two sons Bhupendra Kumar Saha and Herendra Kumar Saha by his first wife Sukumari Dassi and two sons Sushil Kumer Saha and Anil Kumar Saha by his second wife Dukmani Dassi as his legal heirs Sushil Kumar Saha died as bechelor and his mother Dukmani Dassi relinquished her rights in the said land in favour of Anil Kumar Saha,

AND WHEREAS Bhupendra Kumar Saha, Harendra Kumar Saha and Anil Kumar Saha, all sons of Late Kamal Krishna Saha thus acquired ownership of the said land by inheritance and by virtue of the said Will.

AND WHEREAS by a Bengali Deed of Kobala dated 26.8.1947 registered in the Cossipore Dum Dum Sub-Registry Office in Book No. I, Volume No. 40, Pages 22 to 34, being No. 2135 and the 1947 the said Bhupendra Kumar Saha, Harendra Kumar Saha and Anil Kumar Saha sold the said land to Bijoy Krishna Roy.

AND WHEREAS by a Bengali Deed of Kobala dated 16.10.1947 registered in the Cossipore Dum Dum Sub-Registry Office in Book No. I, Volume 49, Pages 209 to 222 being No. 2789 for year 1947 Radha Raman Pal, Hari Mohan Pal purchased the half portion of the said land from Bijoy Krishna Roy and Radha Raman Pal purchased the other half portion from Bijoy Krishna Roy by a registered Deed of Bengali Kobala dated 16.3.1948 registered in the Cossipore Dum Dum Sub-Registry Office in Book No. 1, Volume 27, Pages 114 to 126 being No. 1251 for the year 1948. Thereafter Manoranjan Roy and Anil Krishna Roy, the other two brothers of Bijoy Krishna Roy by a registered Deed of "Na-dabi" dated 27.3.1948 registered in Book No. I, Vol. 31, Pages 160 to 166 being No. 1432 for the year 1948 disclaimed and relinquished their rights in the said land.

AND WHEREAS by a registered Deed of Bengali Kobala dated 19th July, 1950 (equivalent to 3rd Sraban 1357 B.S.) registered in the Cossipore Dum Dum Sub-Registry Office in Book No. I, Volume No. 41, Pages 90 to 94 being No. 2369 for the year 1950 the Vendors' father Harihar Kundu purchased a plot of land being divided and demarcated plot

'D' measuring Three Cottahs Seven Chittaks and Thirteen Square Feet of Dag Nos. 609 and 610 of Khatian No. 135 (Praja Khatian No. 136) J.L. No. 9, R.S. No. 116, Touzi No. 1074, Thana Rajarhat, Dist.- 24 Parganas together with all rights in the pond/tank named as Kulupukur and its benefits and trees fully described in the Schedule below and constructed dwelling house thereon and lived with his Family members.

AND WHEREAS said Harihar Kundu died in the year 1969 leaving his wife Smt. Amiya Bala Kundu, three sons Sri Sunil Kundu, Sri Sudhir Kundu and Sri Pradip Kundu and three daughters Smt. Sandhya Roy (nee Kundu), Smt. Rina Pal (nee Kundu), and Smt. Gita Kundu as his legal heirs who jointly inherited the said property described in the Schedule below in equal $1/7$ (one-seventh) Share each and they constructed one storied and partly two storied building thereon.

AND WHEREAS by a Deed of Bengali Kobala dated 13th February, 1991 (equivalent to 30th Magh 1397 B.S.) registered in the District Registration Office, Barasat, District North 24 Parganas, in Book No. I, being Deed No. 956 for the year 1991, the said Sunil Kundu absolutely sold his undivided one-seventh ($1/7$) share in the property described in the Schedule below to his brothers namely Sri Sudhir Kundu & Sri Pradip Kundu.

AND WHEREAS by a Deed of Gift dated 31st August, 1991 (equivalent to 14th, Bhadra, 1398 B.S.) registered in

the office of the Addl. District Sub-Registrar, Bidhan Nagar (Salt Lake City), District – North 24 Parganas, in Book No. 1, Volume No. 142, pages 413 to 422 being No. 7890 for the year 1991 Smt. Amiya Bala Kundu and Smt. Sandhya Roy gifted their respective undivided one seventh share (in total two seventh share) in the property described in the schedule below to the said Sri Sudhir Kundu & Pradip Kundu.

AND WHEREAS said Sri Sudhir Kundu & Sri Pradip Kundu was the absolute owner and possessor undivided 5/7 (fifth-seventh) share of the property i.e. undivided 03 Cottah 07 Chittacks 13 sq.ft. and while seized and possessed the aforesaid land said Sri Sudhir Kundu & Sri Pradip Kundu sold out the aforesaid land together with one storied and partly two storied building infavour of the present vendor herein by virtue of a Deed of Conveyance, on 16/06/1993 being Deed No. 8262 of 1993, vide Book No. 1, Volume No. 441, pages from 267 to 289 which was registered on 16.06.1993 at R.A., Calcutta.

AND WHEREAS said Smt. Rina Pal & Smt. Gita Kundu was the absolute owner and possessor undivided 2/7 (two-seventh) share of the property i.e. undivided 03 Cottah 07 Chittacks 13 sq.ft. and while seized and possessed the aforesaid land said Smt. Rina Pal & Smt. Gita Kundu sold out the aforesaid land infavour of one Tuhin Kanti Basak by virtue of a Deed of Conveyance, on 16/06/1993 being Deed No. 8261 of 1993, vide Book No. 1, Volume No. 231, pages

from 54 to 77 which was registered on 16.06.1993 at R.A. Calcutta.

AND WHEREAS as per above description the said Tuhin Kanti Basak became the owner of **03 Cottah 07 Chittacks 13 sq.ft.** of land by virtue of two numbers of Deed of Conveyance and completed the first floor construction and after purchasing the said land the said Tuhin Kanti Basak mutated his name in the office of B.L.&L.R.O., being **L.R. Khatian No. 1003, L.R. Dag No.591/614** and also he mutated his name in the than local concerned authority presently Bidhannagar Municipal Corporation, being Ward No.11, Holding No. 73/1476 and the said Tuhin Kanti Basak was absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property described in the Schedule below and had good and absolute right and full power to sell the said property free from all encumbrances whatsoever.

AND WHEREAS the aforesaid Tuhin Kanti Basak sold and transferred **ALL THAT** piece and parcel of land classification Bastu measuring an area **03 (Three) Cottahs 07 (Seven) Chittacks 13 (Thirteen) sq.ft.** together with a structure of **Two Storied Pucca residential House** (with Net Cemented Flooring) measuring an area **2000 (Two Thousand) Sq.ft.** Covered area out of which on the **Ground Floor 1000 Sq.ft.** and on the **First Floor 1000 Sq.ft.** lying and situated at **Mouza - Tegharia, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, R.S. Khatian Nos. 494/1, 489/1,**

251/1, 37/1, 464/1, 367/1, 119/1, (old Khatian No. 135), **L.R. Khatian No. 1003**, C.S. Dag No. 609 & 610, **R.S. Dag No. 591/613 & 591/614**, **L.R. Dag No. 591/614**, within the jurisdiction of A.D.S.R.O.- Bidhannagar (Salt Lake City) at present A.D.S.R.O, Rajarhat, under P.S.- previously Rajarhat at present Baguiati, District- North 24 Parganas within the local limits of Gopalpur-Arjunpur No. 2 Gram Panchayet at present Bidhannagar Municipal Corporation Ward No.11, Holding No. 73/1476, Assessee No. 2003317543, being **premises No. TG-2/18, Kulupukur**, Teghoria, P.O.- Hatiara, P.S.- Baguiati, District- North 24 Parganas, Kolkata-700157, West Bengal to the present Land Owners herein namely **(1) SRI RANJIT GHOSH**, **(2) SRI SUDIP SAHA**, and **(3) SRI ASHUTOSH GHOSH**, which was duly execute and registered on 22/09/2025 at the office of the A.D.S.R. Rajarhat and duly recorded in Book No.1, Volume No.1523-2025, Pages from 479487 to 479517, being **No.152313701** for the year 2025 wherein the aforesaid **SRI TUHIN KANTI BASAK**, PAN: ALWPB3623R, Aadhaar No. 3416 6637 0178, D.O.B. 30/12/1964, son of Sri Nitai Sundar Basak, by faith Hindu, by occupation service, resident of 17 Murari Pukur Road, Govt. L.I.G. Housing Estate, Flat No. 7, Block B, Kolkata - 700067, at present residing at Flat No.B, First Floor, 177/1/2, Bose Pukur Road, Tiljala, P.O.- Tiljala, P.S.- previously Tiljala at present Kasba, District- South 24 Parganas, Kolkata-700039 described as the Vendor/Land Owner of the First Part and one **(1) SRI RANJIT GHOSH**, (PAN No, AJUPG6828M) (AADHAR No. 8772 4043 3850) son of

Sri Bachchu Ghosh, (2) **SRI SUDIP SAHA**, (PAN No. ATQPS0855C). (AADHAR No. 5498 1223 1333) son of Sri Santosh Saha and (3) **SRI ASHUTOSH GHOSH**, (PAN No. AVJPG4393E) (AADHAR No. 4186 0984 0599) son of Late Kanai Lal Ghosh, all by Faith Hindu, all by Nationality Indian, all by occupation -Business, all are residing at Jyangra, Ghosh Para, P.O. Jyangra, Police Station Baguiati, Kolkata -700059 West Bengal described as the Purchasers of the Second Part and after purchasing the present land Owners are in possession of the said landed property and have every right, title, interest over the said property and entitled to sell, transfer, convey the said property to anyone which is free from all sorts of encumbrances whatsoever.

AND WHEREAS one Anath Bandhu Aich by a Deed of Bengali Kobala dated 15th March, 1956, registered in Cossipore Dum Dum Sub-Registry Office in Book No. I, Volume No. 26, Pages 125 to 129, being No. 2424 for the year 1956 purchased from Radha Raman Pal, the land in Dag No. 610 of Khatian No. 136 and constructed dwelling house thereon and after the date of said. Anath Bandhu Aich his legal heirs by a Deed of Partition dated 18th July, 1984 registered in the Office of the Additional District Registrar at Barasat in Book No. I, Volume No. 16 at Pages 109 to 127 being No. 2481 for the year 1984 and in the Partition Plan annexed to the said Partition Deed, the Partition Plan Plot No. C-8 in Schedule "Chha" containing one Cottah, eight Chittaks and fortyone square feet was allotted to Smt. Latika

Das alias Malati Das, daughter of Late Anath Bandhu Aich and wife of Nani Gopal Das.

AND WHEREAS by a registered Deed of Bengali Kobala dated 26th July, 1985 (equivalent to 10th Sraban, 1392 B.S.) registered on 26th July, 1985 in the Office of the Additional District Sub-Registrar, Bidhan Nagar (Salt Lake City), in Book No. 1, Volume No. 106-F at pages 353 to 360 being No. 5667 for the year 1985, Sri Sudhir Kundu & Sri Pradip Kundu purchased from Smt. Latika Das alias Malati Das all that land measuring one cottah eight chittaks and forty-one square feet (being demarcated Plot No. C-8 in the Partition Plan annexed to registered Partition Deed dated 18th July, 1984) of Dag No. 591/613 (Old Dag No. 610) of Khatian No. 189 (Old Khatian No. 136) of Mouza Tegharia village, Pargana Calcutta, J.L. No. 9, R.S. No. 116, Touzi No. 1074, P.S. Rajarhat, within Gopalpur-Arjunpur No. 2 Gram Panchayet under Rajarhat. Panchayat Samity, District North 24 Parganas together with homestead dwelling house thereon and all rights in four feet wide common passage on the south and all other easement rights fully and particularly described in the Schedule below and were in absolute khas possession of the same.

AND WHEREAS while seized and possessed the aforesaid property the said Sri Sudhir Kundu & Sri Pradip Kundu sold out **01 Cottah 08 Chittacks 41 sq.ft.** land infavour of one Tuhin Kanti Basak by virtue of a Deed of Conveyance, being Deed No. 8440 of 1993, vide Book No. 1,

Volume No. 185, pages from 474 to 495 which was registered on 18.06.1993 at R.A. Calcutta.

AND WHEREAS as per above description the vendor herein purchased total **01 Cottah 08 Chittacks 41 sq.ft.** of land by virtue of a Deed of Conveyance and after purchasing the said land the said Tuhin Kanti Basak mutated his name in the office of B.L.&L.R.O., being **L.R. Khatian No. 1003, R.S. & L.R. Dag No.591/613** and also he mutated his name in the than local concerned authority presently Bidhannagar Municipal Corporation, being Ward No.11, Holding No. 73/1476 and the Tuhin Kanti Basak was absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property described in the Schedule below and had good and absolute right and full power to sell the said property free from all encumbrances whatsoever.

AND WHEREAS the aforesaid Tuhin Kanti Basak sold and transferred **ALL THAT** piece and parcel of land classification Bastu measuring an area **01 (One) Cottah 08 (Eight) Chittacks 41 (Forty One) Sq.ft.** together with a 100 Sq.ft. Tin shed Cemented flooring Kancha Structure lying and situated at **Mouza - Tegharia, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, R.S. Khatian No. 189 (old Khatian No. 136), L.R. Khatian No. 1003, C.S. Dag No. No.610, R.S. & L.R. Dag No. 591/613**, within the jurisdiction of A.D.S.R.O.- Bidhannagar (Salt Lake City) at present A.D.S.R.O, Rajarhat, under P.S.- previously Rajarhat at present Baguiati, District-

North 24 Parganas within the local limits of Gopalpur-Arjunpur No. 2 Gram Panchayet at present Bidhannagar Municipal Corporation Ward No.11, Holding No. 73/1476, Assessee No. 2003317543, being premises No.TG-2/18, Kulupukur, Teghoria, P.O.- Hatiara, P.S.- Baguiati, District-North 24 Parganas, Kolkata-700157, West Bengal to the present Land Owners herein namely (1) SRI RANJIT GHOSH, (2) SRI SUDIP SAHA, and (3) SRI ASHUTOSH GHOSH, which was duly execute and registered on 22/09/2025 at the office of the A.D.S.R. Rajarhat and duly recorded in Book No.1, Volume No.1523-2025, Pages from 479518 to 479544, being No.152313704 for the year 2025 wherein the aforesaid SRI TUHIN KANTI BASAK, PAN: ALWPB3623R, Aadhaar No. 3416 6637 0178, D.O.B. 30/12/1964, son of Sri Nitai Sundar Basak, by faith Hindu, by occupation service, resident of 17 Murari Pukur Road, Govt. L.I.G. Housing Estate, Flat No. 7, Block B, Kolkata - 700067, at present residing at Flat No.B, First Floor, 177/1/2, Bose Pukur Road, Tiljala, P.O.- Tiljala, P.S.- previously Tiljala at present Kasba, District- South 24 Parganas, Kolkata-700039 described as the Vendor/Land Owner of the First Part and one (1) SRI RANJIT GHOSH, (PAN No. AJUPG6828M) (AADHAR No. 8772 4043 3850) son of Sri Bachchu Ghosh, (2) SRI SUDIP SAHA, (PAN No. ATQPS0855C). (AADHAR No. 5498 1223 1333) son of Sri Santosh Saha and (3) SRI ASHUTOSH GHOSH, (PAN No. AVJPG4393E) (AADHAR No. 4186 0984 0599) son of Late Kanai Lal Ghosh, all by Faith Hindu, all by Nationality Indian, all by occupation -Business,

all are residing at- Jyangra, Ghosh Para, P.O. Jyangra, Police Station Baguiati, Kolkata -700059 West Bengal described as the Purchasers of the Second Part and after purchasing the present land Owners are in possession of the said landed property and have every right, title, interest over the said property and entitled to sell, transfer, convey the said property to anyone which is free from all sorts of encumbrances whatsoever.

AND WHEREAS by virtue of the aforesaid separate Two numbers of Deed of Conveyance mentioned hereinabove, the present Land Owners became the joint owners in respect of **ALL THAT** piece and parcel of land classification Bastu measuring an area 05 (five) Cottah 09 (Nine) sq.ft. lying and situated at Mouza - Tegharia, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, R.S. Khatian No. 189 (old Khatian No. 136), **L.R. Khatian No. 1003**, C.S. Dag No. No.610, **R.S. Dag No. 591/613 & 591/614, L.R. Dag No.591/614, 591/613**, within the jurisdiction of A.D.S.R.O.- Bidhannagar (Salt Lake City) at present A.D.S.R.O, Rajarhat, under P.S.- previously Rajarhat at present Baguiati, District- North 24 Parganas within the local limits of Gopalpur- Arjunpur No. 2 Gram Panchayet at present Bidhannagar Municipal Corporation Ward No.11, Holding No. 73/1476, Assessee No. 2003317543, being **premises No.TG-2/18, Kulupukur, Teghoria, P.O.- Hatiara, P.S.- Baguiati, District- North 24 Parganas, Kolkata-700157, West Bengal** and they have mutated their name in the record of B.L. & L.R.O. vide **L.R. Dag No.591/613, 591/614, under L.R. Khatian**

No.2132 (in the name of Ranjit Ghosh), 2133 (in the name of Ashutosh Ghosh) and 2134 (in the name of Sudip Saha) and they are in possession of the said landed property and have every right, title, interest over the said property and entitled to sell, transfer, convey the said property to anyone which is free from all sorts of encumbrances whatsoever.

AND WHEREAS, for some unavoidable circumstances or otherwise, the Owners, herein are unable to construct the said new multistoried building at their own costs and expenses and as such approached the Developer, herein for constructing build and complete a multistoried building consisting of several flats, units, spaces, shop on their land mentioned in the First Schedule, written hereunder demolishing the existing structure on the following terms and conditions.

AND WHEREAS, the Developer herein has agreed to construct, build and complete a multistoried building consisting of several flats, units, spaces on the land mentioned in the First Schedule, written hereunder along with other adjacent land/s of the other owner/s amalgamating the same for the future development.

AND WHEREAS, the developer herein, on behalf of the Owners herein and in their name shall place to the concerned authority a building plan for getting its sanction from concerned authority at its own cost and expenses.

AND WHEREAS, the present Owners have entrusted the Developer to continue and finish the said multistoried building to be built on the First schedule below property on the terms and conditions mentioned below.

AND WHEREAS, the Owners, herein entrust the said land mentioned in the Second Schedule, written hereunder to the Developer and also confer upon the developer the rights, power, privileges and benefits as mentioned herein and the Developer has agreed to allot:-

- (1) Flat No.1C (South-West facing) on the Ground Floor of the building.**
- (2) Flat No.1D (North-West facing) on the Ground Floor of the building.**
- (3) Flat No.1E (North-East facing) on the Ground Floor of the building.**
- (4) Flat No.5C (North-West facing) on the Fourth Floor of the building.**
- (5) Flat No.5D (North-East facing) on the Fourth Floor of the building**
- (6) NON-REFUNDABLE MONEY OF RS.50,00,000/- (Rs. Fifty lakh only) out of which Rs.50,000/= (Rs. Fifty**

Thousand) Only has paid at the time of execution of this instant Agreement and rest amount will pay by the Developer to the Land Owners herein within Sixteen months from date of execution of this instant Agreement

Owners, herein and the Owners, herein shall not further claim any allocation, area, possession, property, money, right, title and interest over the said new constructed multistoried building save and except this allocated share mentioned herein above.

AND WHEREAS, remaining of the constructed area except the Owner's allocated portion as mentioned above will be allocated portion of the Developer, on the said land, which is more fully mentioned in the Third Schedule, written hereunder.

AND WHEREAS, the developer herein shall start and/or erect and shall finish a multi-storied Building consisting of several flats/ units on the said Land, mentioned in the First Schedule, written hereunder within 24 (Twenty Four) months from the date of this Development Agreement.

NOW THE AGREEMENT WITNESS AS FOLLOWS:-

DEFINATIONS

1. **ADVOCATE** shall mean MR. Soumen Bhadra, having office at HD-27/2, Baguipara, P.O. Aswininagar, P.S. Baguiati,

Kolkata 700159 appointed or nominate developer as advocate for preparation of Deed of conveyance, Agreement for as per instructions of the concerned parties for developer's allocation and mentioned that the owner shall have liberty to appoint Advocate for the super the legal affairs of the owner's allocation.

2. **ASSOCIATION** shall mean any association or registered society that may be formed together with all the existing purchasers of the flat or nominated by the owner for the common purposes having such rules and regulations and restrictions as be deemed proper and necessary by the owner and the intending purchasers but not inconsistent with the provisions and covenants herein contained.

3. **OWNERS** shall mean the aforesaid **(1) SRI RANJIT GHOSH** (PAN No, AJUPG6828M) (AADHAR No. 8772 4043 3850) son of Sri Bachchu Ghosh, **(2) SRI SUDIP SAHA** (PAN No, ATQPS0855C). (AADHAR No. 5498 1223 1333) son of Sri Santosh Saha and **(3) SRI ASHUTOSH GHOSH** (PAN No. AVJPG4393E) (AADHAR No. 4186 0984 0599) son of Late Kanai Lal Ghosh, all by Faith Hindu, all by Nationality Indian, all by occupation -Business, all residing at- Jyangra, Ghosh Para, P.O. Jyangra, Police Station Baguiati, Kolkata - 700059 West Bengal, include their heirs, successors, executors, administrators, legal representatives and assigns.

4. **DEVELOPER** shall mean **M/S. G.S. ENTERPRISE**. (PAN No. AALFG6803E) a registered partnership firm, having its

office at Jyangra, Ghosh Para, P.O. - Jyangra, Police Station Baguiati, Kolkata -700059, represented by its partners (1) **SRI RANJIT GHOSH** (PAN No, AJUFG6828ML (AADHAR No. 8772 4043 3850) son of Sri Bachchu Ghosh, (2) **SRI SUDIP SAHA** (PAN No, ATOPSQS55C). (AADHAR No. 5498 1223 13331. son of Sri Santosh Saha and (3) **SRI ASHUTOSH GHOSH** (PAN No. AVJFG4393EL (AADHAR No. 4186 0984 0599) son of Late Kanai Lal Ghosh, all by Faith Hindu, all by Nationality Indian, all by occupation -Business, all residing at- Jyangra, Ghosh Para, P.O. Jyangra, Police Station Baguiati, Kolkata -700059 West Bengal, and include its office in successors, executors, administrators, legal representatives and assigns.

5. **TITLE DEED** shall mean all the documents referred hereinabove.

6. **SAID PLOT OF LAND SHALL MEAN**

ALL THAT piece and parcel of land classification Bastu measuring an area 05 (five) Cottah 09 (Nine) sq.ft. lying and situated at Mouza - Tegharia, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, R.S. Khatian No. 189 (old Khatian No. 136), L.R. Khatian No. 1003 corresponding to L.R. Khatian No.2132 (in the name of Ranjit Ghosh), 2133 (in the name of Ashutosh Ghosh) and 2134 (in the name of Sudip Saha), C.S. Dag No. No.610, R.S. Dag No. 591/613 & 591/614, L.R. Dag No.591/614, 591/613, within the jurisdiction of A.D.S.R.O.- Bidhannagar (Salt Lake City) at present A.D.S.R.O, Rajarhat, under P.S.- previously Rajarhat

at present Baguiati, District- North 24 Parganas within the local limits of Gopalpur-Arjunpur No. 2 Gram Panchayet at present Bidhannagar Municipal Corporation Ward No.11, Holding No. 73/1476, Assessee No. 2003317843, being premises No.TG-2/18, Kulupukur, Teghoria, P.O.- Hatiara, P.S.- Baguiati, District- North 24 Parganas, Kolkata-700157, West Bengal.

7. **ARCHITECT** shall mean the Architect as an individual or any other firm or firms appointed or nominated by the Developer.
8. **BUILDING** shall mean a Multistoried building to be constructed on the said plot of Land in accordance with the plan to be sanctioned by the concerned authority.
9. **BUILDING PLAN** shall mean the plan which shall be placed to the concerned authority in the name of the Owners, herein for construction of the building including its modification amenities and alternating if made at the cost and expenses of the Developer.
10. **CONSTRUCTED SPACE** shall mean the space in the building available for independent use and occupation including the space demarcated for common facilities the and services as per sanctioned plan.
11. **COVERED AREA** shall mean total built up area for any unit plus proportionate share of stair, stair case.

12. **SUPER BUILT UP AREA** shall mean the total covered area plus proportionate share of service area, place for common facilities and amenities area.
13. **FLAT** shall mean the self-contained apartment/s and/or other space/s intended to be built up and constructed by the Developer.
14. **UNDIVIDED SHARE** shall mean that the undivided variable impartibly proportionate share in the Land attributable and allocable to the said unit to be determined in relates to the area of the representative unit/s.
15. **OWNER'S ALLOCATION** Shall
- (1)Flat No.1C (South-West facing) on the Ground Floor of the building.
 - (2)Flat No.1D (North-West facing) on the Ground Floor of the building.
 - (3)Flat No.1E (North-East facing) on the Ground Floor of the building.
 - (4)Flat No.5C (North-West facing) on the Fourth Floor of the building.
 - (5)Flat No.5D (North-East facing) on the Fourth Floor of the building

(6) NON-REFUNDABLE MONEY OF RS.50,00,000/- (Rs. Fifty lakh only) out of which Rs.50,000/= (Rs. Fifty Thousand) Only has paid at the time of execution of this instant Agreement and rest amount will pay by the Developer to the Land Owners herein within Sixteen months from date of execution of this instant Agreement

And these will be full and final consideration for the Owners, herein and the Owners, herein shall not further claim any allocation, area, possession, property, money, right, title and interest over the said new constructed multistoried building save and except this allocated share mentioned herein above.

16. DEVELOPER'S ALLOCATION shall mean the remaining of the constructed except Owner's allocated portion as mentioned above will be allocated portion of the Developer the said land, which is more fully mentioned in the Third Schedule, written hereunder mentioned above.

17. TRANSFER with its grammatical variations shall include a transfer by possess by any other means adopted for effecting hat is understood as a transfer of space storied buildings to purchasers thereof and will include the meaning of the said terms defined in the Income-tax Act 1961 and the transfer of property Act.

18. **TRANSFeree** shall mean a person or persons to whom any space in be or has been agreed to be transferred.

19. **COMMON FACILITIES/PORTIONS** all includes corridors, hall ways, stairways, passages ways, pump room, overhead water tank, water pump, motor and other spaces and facilities whatsoever required for the maintenance and/or management of the buildings as shall be determined by the architect, more fully mentioned in the fifth Schedule written hereunder.

20. **COMMON EXPENSES** shall mean and include the cost of operating up-keeping and maintaining as and when required the common services and facilities of the building and shall include all taxes charges salaries and other expenses payable in respect hereof or Incidental thereto, more fully mentioned in the Sixth Schedule.

21. **UNIT:** shall mean the flat and/or other covered area in the said building, which is capable of being exclusively owned, used and/or enjoyed by any unit owner and which will not be treated as common area, facility and common amenity.

22. **UNIT OWNER** shall mean any person or persons or body or association or firm or company, who acquires, holds, enjoys and/or owns any unit in the said building and shall include the owner and developer of the project held by them from time to time.

23 SINGULAR NUMBER shall include plural numbers and vies-a-vis.

LAND OWNER'S REPRESENTATION AS FOLLOWS:-

The said property free from all encumbrances, attachment or defect in the title whatsoever and that the Owner have full power and absolute authority to enter into any agreement of the said property in manner with any person/s.

The Owner shall be libel to pay all the taxes, land revenue and imposition payable in respect of the said Property till the handover the peaceful vacant possession of the said Property to the developer.

There is no suit or proceedings pending against the Owner, herein as to the title of the said property of the Owner, herein.

The Owner herein has not yet received any notice from the Government, semi Government or any local body or authorities for the said property.

If any defect in the title and/or any representation of the Owner are found false, the Owner shall be liable to clear up the same at their own cost and expenses and compensate to the Developer for the losses arising out of the same.

No person other than the owner herein has any right, title, and/or interest of any nature in the said premises or any part thereof.

The right, title and interest of the owner herein in the premises is free from all encumbrances whatsoever [save as mentioned herein] and the owner has a good and marketable title thereto.

No part of the premises has been or is liable to be vested under the Urban Ceiling and Regulation Act, 1976 and/or under any other law and the proceedings have been MM or pending in respect thereof.

Neither the premises nor any part thereof has been attached and/or is liable to be any decree of order of any decree of law or due to income tax revenue or any other public demand.

The owner has not in any way dealt with the premises whereof the right, title, and interest of the owner as the ownership, use, development thereof is or may be affected in any manner whatsoever.

The owner shall have no difficulty in obtaining income tax clearance certificate and/or any permission for the completion of the transfer or developers' area to the developer and/or its nominees at the cost and expenses of the developer and/or otherwise in fulfilling his/her other obligations hereunder for such purpose of obtaining

permission Developer shall pay all amount of fees payable for the transfer of developer's area.

The representations of the owner mentioned hereinabove are herein after collectively called the "SAID REPRESENTATION" and the owner confirms that the said representations are true and correct.

POSSESSION: The Land Owner has delivered the physical and as well as identical possession to the Developer to develop the said plot of land today.

LAND OWNER'S ASSURANCE

Relying upon the said representation regarding the Owner's marketable title in the property, the Developer acceded the Owner's title in the property as clear and marketable and on such representation the Developer has agreed to develop the total land of **ALL THAT** piece and parcel of land classification Bastu measuring an area 05 (five) Cottah 09 (Nine) sq.ft. lying and situated at Mouza - Tegharia, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, R.S. Khatian No. 189 (old Khatian No. 136), **L.R. Khatian No. 1003 corresponding to L.R. Khatian No.2132 (in the name of Ranjit Ghosh), 2133 (in the name of Ashutosh Ghosh) and 2134 (in the name of Sudip Saha), C.S. Dag No. No.610, R.S. Dag No. 591/613 & 591/614, L.R. Dag No.591/614, 591/613, within the jurisdiction of A.D.S.R.O.- Bidhannagar (Salt Lake City) at present A.D.S.R.O, Rajarhat,**

under P.S.- previously Rajarhat at present Baguiati, District-North 24 Parganas within the local limits of Gopalpur-Arjunpur No. 2 Gram Panchayet at present Bidhannagar Municipal Corporation Ward No.11, Holding No. 73/1476, Assessee No. 2003317543, being **premises No.TG-2/18, Kulupukur**, Teghoria, P.O.- Hatiara, P.S.- Baguiati, District-North 24 Parganas, Kolkata-700157, West Bengal, more specifically mentioned in the schedule written hereunder, to complete the project, pay the moneys and do the work as per the terms & conditions written hereunder.

DEVELOPER'S REPRESENTATION AS FOLLOWS:-

The Developer has experience, sufficient infra structure, sufficient money and enough competent to apply and obtain revised plan sanctioned and also competent to complete the building in terms of this agreement within the stipulated period mentioned hereunder.

The Developer is satisfied with regard to the Owner's title of the said premises as per representation of the owner.

The developer will at his own costs and expenses apply and obtain plan and/or revised plan get sanctioned and also complete the building at their own costs and expenses with the stipulated period in terms of this agreement.

In case there is any damage to the building or unforeseen situation happens to any workmen, laborers in

course of construction, the Developer will be personally liable for the same and shall indemnify the owner from all costs, consequences and damages.

The developer shall at his own costs and expenses apply and obtain all; necessary permission certificates from all appropriate authority or authorities as may be required for the purposes of completion of the said building in the said premises.

The Owner will not be liable for any acts, deeds and things on the part of the Developer;

The developer shall bear all cost and expenses relating to statutory financial obligation towards local government authority;

The representations of the Owner and Developer mentioned hereinabove are hereafter collectively called "THE SAID REPRESENTATIONS" and the Owner and developer respectively confirm that the said representations are true and correct as per their knowledge and belief;

The Owner herein has agreed to appoint the Developer herein as the developer of the premises and the developer, relying upon the said representation, has agreed to develop the premises, to complete the project, pay the monies and to the works as and on the terms and conditions mentioned hereunder.

LAND OWNER'S RIGHT

The Owner shall have every right to transfer her allocated portion, save and except the area of the developer's allocation, mentioned in the Second schedule, written hereunder to any third party, as per their choice.

That the Owner shall be liable to pay all the taxes, land revenue and imposition payable in respect of the said Property till the handover the peaceful vacant possession of the said Property to the developer, if any portion of such taxes, rents, levies, impositions etc., found to have remained unpaid for the period up to the date hereof, the same shall be deemed to be the liability of the Owner and realizable from the Owner.

DEVELOPER'S RIGHTS

The Developer shall construct, build and complete the construction of the Said proposed multi storied building on the land mentioned in' the First Schedule, written hereunder within **24 (Twenty Four) months from the date of this Development Agreement** the cost and expenses of the Developer, herein.

The developer can engage masons, architects, engineers and other labors and specialist as per its choice for construction of the said multistoried building on the said land as mentioned in the first schedule, written hereunder.

The developer can use the building materials of any brand of standard quality and the materials according to the specification mentioned in the Fourth Schedule written hereunder.

The developer shall have every, right to publish advertisement in daily news papers and/or fix hording, banners at the site of the building to procure the intending purchaser/s and the Owner shall have no objection in this regard.

The developer shall with effect from the date hereof have liberty to negotiate with the prospective buyer and/or buyers and shali have right to take booking for the flat/s and/or units, space, if any to any other portion of the said proposed multistoried building save and except the allocation of the Owner, as mentioned above together with proportionate share of land and common parts and common amenities of the said proposed building to be constructed on the land at the cost of the Developer, herein.

That if the developer is able to construct a multistoried building and in that case the developer shall have only right to sell or transfer the said flat to any intending purchaser/s.

All agreement/s for sale, deed of conveyance for the developer's allocation will be prepared by MR. SOUMEN BHADRA the Advocate of the developer.

The Developer shall be free to deal with developer's allocation in the said building without imposing any

financial burden or liability in any manner whatsoever upon the owner, herein.

The Developer shall have every right to transfer its allocated portion to any intending purchaser/s as per their choice and according to such price as would be decided by the Developer and such consideration amount will be exclusive income of the Developer and the Owner herein shall not raise any objection for that.

OWNER'S OBLIGATION

The Owner herein shall be bound to hand over the XEROX documents relating to the title of the property to the Developer, herein and/or show the original documents to the concerned authority and/or the intending purchaser/s, if any, if required.

The Owner herein shall at the request of the Developer shall sign, execute such further necessary documents, writings for completion of construction of the proposed building and sale of the allocated portion of the Developer, herein provided that the developer shall be entitled to sign, execute such deeds, things, writings by said Power of Attorney to be executed by the Owner herein.

The Owner shall not obstruct in any manner whatsoever the construction of the building or any part thereof, if the work is done according to the agreement.

The Owner shall all times make payment of all Municipal Taxes, and other rates, taxes, impositions and outgoing for their allocation that may be imposed hereafter from time to time or become payable from the date of handing over possession of his allocation, respectively.

The Owner shall pay common costs, expenses and outgoing in proportionate ratio after completion of the FIFTH SCHEDULE.

The Owner agrees to be member of the Association of the flat Owner/s, which will be created in future for administration and maintenance of common areas and facilities at the Said Building and further agrees to sign and execute all papers, documents and applications, by-laws, rules and regulations of it.

The Owner has agreed to sign all the papers and documents for modification and/or addition of the said building plan.

The Owner shall not do any act, deed or things whereby the developer may be prevented from construction and sell out the developer's allocated portion to the intending purchaser/s.

As soon as the proposed building on the said land will be completed for occupation, the developer shall give notice in writing to the Owner, herein to take possession of the Owner's allocation and from the date of such notice of possession, the Owner shall be liable to pay proportionate

cost of common charges of the said building after completion of Fourth Schedule, written hereunder.

The Owner shall all times makes pay rent of all Municipal Taxes, and other rates, taxes, impositions and outgoing for owner's allocation that may be imposed hereafter from time to time or become payable from the date of handing over possession of owner's allocation, respectively.

The Owner shall pay common costs, expenses and outgoing in proportionate ratio after completion of the FIFTH SCHEDULE.

The Owner shall not obstruct in any manner whatsoever the construction of the building or any part thereof, if the work is done according to the agreement.

The Owner, herein covenant with the developer not to further enter into any agreement, lease, let out, mortgage the said property or any part thereof to any other.

That the owners agree to get possession of the owner's allocated flats with construction power as to be provided by the WBSEDCL during the construction of the proposed building and it is to be mentioned, that if the transformer for the proposed building is not installed within the specified period as promised, for the policy of concerned authority, the developer shall not be liable for the same and in that case the owners also agrees to get possession without running lift facility

DEVELOPER'S OBLIGATION

The Developer shall construct, build and complete the construction of the Said proposed multi storied building on the land mentioned in the First Schedule, written hereunder within **24 (Twenty Four) months** from this Development Agreement at the cost and expenses of the Developer, herein.

If any portion of taxes, rents, levies, impositions etc., found to have remained unpaid from today, the same shall be deemed to be the liability of the Developer and realizable from the Developer.

All cost and expenses for construction of the said multi storied building including the building plan, will be borne by the Developer, herein, but the land Owner shall have to

The developer shall install electric meter, water pump, deep tube well for the purpose of the cost of the developer but individual electric meter charges shall be borne by the Owner for Owner's allocation and the intending purchaser/s for developer allocation.

The developer can use the road of the other adjacent plot's first schedule below and property amalgamated with the other land (only southern side plot of land) for the future development.

That the Developer will registry any Sale Deed in favour of other intending purchasers from the Developer's

allocation after handing over the possession of the Land Owner's allocated share to the Land Owners.

That all the expenses relating to the WBSEDCL Transformer for the said multistoried building are to be incurred by the Developers themselves.

That the Land Owners will not liable for any kind of suit or proceeding regarding the building construction or accident of any workers save and except any king of dispute regarding the landed property.

COMMON RESTRICTIONS

THE OWNERS HEREN SHALL NOT DO THE FOLLOWING THINGS:

- a. Obstruct the developer or the association for doing anything in relating to the common purposes.
- b. Volute any of the rules and regulate down at any time hereafter in respect use of the building.
- c. Injure, harm, damage common portion or any other flats in the building by making any addition or alteration or withdrawing any support.
- d. Throw of accumulate or cause to be thrown or accumulated any dirt, rubbish or other w within the common portion and particularly in the land surrounding the building at the places indicated therefore.

- e. Carry on or causing to carry on any obnoxious injurious, noisy, dangerous, hazardous, illegal or immoral activity in the said flat or any wheelers in the building or the premises.
- f. Do or suffer any thing to be done in or about the said flat, which may cause or laid cause tantamount to cause any damage to the flooring or ceiling or walls of the flats or any other portion out or below the said flat or on the flats or spaces adjacent to the flat or any manner interfere with the use and enjoyment thereof or any open space/s, passage or amenities available for common use.

OWNER'S INDEMNITY

The Owner, covenant with the developer to have harmless, indemnify and keep indemnify the Developer, against all encumbrances, charges and equities, whatsoever.

POWER AND PROCEDURE

The present Owner shall execute a REGISTERED POWER OF ATTORNEY unto and in favour of the developer, herein or their nominee/s to empower them to prepare plan, sanction, and modification of the same and enter into any agreement for sale except Owner's allocation as mentioned in Second Schedule written hereunder and deed of conveyance of the developer's allocation on behalf of the Owner, herein.

DEALING OF SPACE IN THE BUILDING

The Owner shall not do any act, deed or things whereby the developer may be prevented from construction and sell out the developer's allocated portion, as mentioned in the Third Schedule, written hereunder to the intending purchaser/s.

SPACE ALLOCATION

As soon as the proposed building on the said land will be completed for occupation, the developer shall give notice in writing to the Owner, herein to take possession of the Owner's allocation and from the date of such notice of possession, the Owner shall be liable to pay proportionate cost of common charges of the said building after completion, which is mentioned in Fifth Schedule, written hereunder.

MISCELLANEOUS

The Owner, herein and the Developer, herein have entered into this agreement purely for contract and under no circumstances, this shall be treated as a partnership in between the Owner and the developer, herein, nor will it be treated as an agreement for sale of the said property.

Unless otherwise expressly mentioned herein, neither party shall be entitled to rescind this agreement. The remedy of the parties shall be only as to claim damages as provided herein.

The proposed building shall be known as the name which the Developer will decide.

The extra work other than specified in the fourth Schedule, written hereunder shall be charged as extra work and charges payable by the Owner, herein and/or intending purchaser/s for the said extra work, which will be decided mutually by the Purchaser/s and Developer, herein before the extra work starts.

The intending purchaser/s shall all times make payment of all Municipal Taxes, and other rates, taxes, impositions and outgoing for developer's allocation that may be imposed from time to time or become payable from the date of handing over possession respectively.

FORCE MAJEURE

Due to any unavoidable circumstances, act of God and due to natural calamity like as earth quake, flood etc., the completion of construction of building and hand over the Owner's allocation of the said building is delayed within the specified period as mention above, should be extended for six months.

ARBITRATION PROCEEDINGS

Any disputes and differences arising out of this agreement shall be referred to the Arbitrator which will be appointed by the both the parties, herein whose decision shall be binding and final on both the parties. The

Arbitrator shall have the summery power and may keep record and/or any arbitrator proceedings shall be governed by the provision of the prevailing Act.

DEVELOPMENT POWER OF ATTORNEY as follows :

1. To sign all necessary application, correspondences, papers and writing for our before or addressed to any concerned authority, persons or organizations and offices relating to the properties described in the First Schedule herein below.
2. To represent us and to look after, manage and administer our said property in the same manner which we could do or should have done if, we were personally present.
3. To represent us before all court of law, municipal authority, government and public offices, statutory bodies and all other concerns relating to and/or concerning our Schedule- "A" mentioned property and to do all acts and things as may be required to protect our right and interest in our names and on our behalf.
4. To defend possession of our said plot of land and take necessary steps for maintenance.
5. To initiate, prosecute, conduct and defend all suits and legal proceeding in any court of law or tribunal relating to or concerning our said plot of land in our

names and on our behalf.

6. To sign building plan or plans and all papers and documents in this regard with any authority of the Rajarhat Gopalpur Municipality and/or Bidhannagar Municipal Corporation, such other authority, public body or government, semi government, undertaking as the case may be and as may be necessary, deposit the building plan to the appropriate authority of the Rajarhat Gopalpur Municipality and/or Bidhannagar Municipal Corporation by the signature or signatures of the Attorney in our names and on our behalf and take delivery of the plan or plans and to make payments of all fees to the Rajarhat Gopalpur Municipality and/or Bidhannagar Municipal Corporation.
7. To take all steps in compliance with such other statutory body or government bodies, local authorities, competent authority under the Urban Land (Ceiling and Regulation) Act, 1978, Land Acquisition Collector, Rajarhat Gopalpur Municipality and/or Bidhannagar Municipal Corporation or any other authority as may be necessary and to sign all papers and documents before any authority as above for the purpose of clearance and/or sanction and/or exemption certificate as our said appointed attorney may deem fit, proper and expedient.

8. To sign, execute and submit and take delivery of site plan, building plan, application of phase II certificate, completion certificate as any other plans, documents, statements, papers, undertaking, declaration as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered Rajarhat Gopalpur Municipality and/or Bidhannagar Municipal Corporation in respect of our property more specifically mentioned in the First Schedule written hereunder.
9. To make payments towards professional tax, sales tax, construction cost or any other tax to the appropriate authorities and the Rajarhat Gopalpur Municipality and/or Bidhannagar Municipal Corporation or other authority and to sign all papers and documents in our names and on our behalf as to our Attorney may deem fit and proper.
10. To receive the excess amount of fees, if any paid for the purpose of sanction modification and or alteration of the Development Plans to any Authority or Authorities.
11. To Develop our said land by making construction of such type of building purpose to take down, demolish and/or remove any house, building and/or structure of

whatsoever nature on the said premises, if any as our said Attorney shall think fit and proper.

12. To do all things necessary for the purpose of mutation and/or assessment of the said property, and sign all papers and documents in our names and on our behalf.
13. To appoint Architects, Engineers, Contractors, masons, laborers, subcontractor, plumbers, electricians, supervisor etc. for us and on our behalf for the purpose of pursuing Development work and/or construction at our said premises at its own cost and expenses.
14. To negotiate on terms for and to agree, to enter into any agreements or contracts with intending Purchaser or Purchasers restricted only to the Developer's Allocation, together with undivided proportionate share of land in the project as clearly mentioned in the Development Agreement.
15. To appear and represent us before Notary, Metropolitan Magistrate and other office or offices or authority or authority having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writing and to be signed by the said attorney in any manner concerning the said premises subject to the conditions mentioned under

various clauses in the said deed of Agreement for Development of the said property.

16. Our true and lawful Attorney shall be entitled to sell portion or portions of the property in respect of Developer's Allocation described in Third Schedule hereunder below together with undivided 'proportionate share of land, to any intending Purchaser or Purchasers and also to receive the advance money of consideration money.
17. Be it stated that our true and lawful Attorney will do any act, deeds and things in respect of the said property described in the Schedule- "A" below, to go any Court of Civil, Criminal, High Court, Land Ceiling Office, Local Police Station, Municipality or in any office or offices, authority or authorities relating to the said property on our behalf.
18. To receive from the intending Purchaser or Purchasers any earnest money and/ or advance or advances and also the balance of purchase money and to good, valid receipt and discharge of the same which will protect the Purchaser or Purchasers in respect of the Developer's allocated portion described in herein below.
19. Upon such receipt as aforesaid in our names and on

our behalf as our act and deeds, to sign, execute and deliver any conveyances of the said property in favour of the said intending Purchaser or Purchasers or their nominee or nominees, in respect of Third Schedule only.

20. To advertise in the newspapers for obtaining purchaser or purchasers for selling the Developer's allocated flats/commercial spaces and car parking spaces in the proposed building.
21. To engage and appoint any Solicitor(s), Advocate(s) or Counsel(s) to act and plead and otherwise conduct any case in the matter as our said Attorney may think proper.
22. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before any Additional District Sub-Registrar, District Registrar, Registrar of 'Assurances Kolkata or Registrar having authority for and to have the said consideration registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the said property to the Purchaser or Purchasers as fully and effectually in respect of Developer's allocated portion described in Third Schedule herein below as we could do the same ourselves.

23. To apply for and on obtained sanction of electric-connection, water-connection, sewerage and drainage connection or any other connection related to our property on-our behalf and sign all papers, forms, applications and/or documents related thereto and to pay all fees towards sanction of the same.
24. To institute, defend and prosecute enforce or resist any suit or other actions and proceedings, appeals in any court of law within the jurisdiction of our property including criminal, revenue, civil and all or any other statutory authority and for which to execute warrant of attorney, to sign Vakalatnama, appoint Advocate and other authority, to act and plead to sign and verify complaints, written-statements, petitions and other pleadings including pleadings under Article 226 of the Constitution of India, etc.

THE FIRST SCHEDULE PROPERTY REFERRED TO ABOVE

ALL THAT piece. and parcel of Vacant land
classification Bastu

L.R. DAG No.	L.R. No.	KHATIAN	ARER	Classification
519/614	2132		1 K - 2 Ch - 19 Sq.ft ✓	Bastu
519/614	2134		1 K - 2 Ch - 19 Sq.ft	Bastu
519/614	2133		1 K - 2 Ch - 20 Sq.ft ✓	Bastu
519/613	2132		0 K - 8 Ch - 14 Sq.ft	Bastu
519/613	2134		0 K - 8 Ch - 14 Sq.ft ✓	Bastu
519/613	2133		0 K - 8 Ch - 13 Sq.ft	Bastu

measuring an area 05 (five) Cottah 09 (Nine) sq.ft. lying and situated at Mouza - Tegharia, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, R.S. Khatian No. 189, 494/1, 489/1, 251/1, 37/1, 464/1, 367/1, 119/1 (old Khatian No. 135, 136), L.R. Khatian No. 1003 corresponding to L.R. Khatian No.2132 (in the name of Ranjit Ghosh), 2133 (in the name of Ashutosh Ghosh) and 2134 (in the name of Sudip Saha), C.S. Dag No. No.610, R.S. Dag No. 591/613 & 591/614, L.R. Dag No.591/614, 591/613, within the jurisdiction of A.D.S.R.O.- Bidhannagar (Salt Lake City) at present A.D.S.R.O, Rajarhat, under P.S.- previously Rajarhat at present Baguiati, District- North 24 Parganas within the local limits of Gopalpur-Arjunpur No. 2 Gram Panchayet at present Bidhannagar Municipal Corporation Ward No.11, Holding No. 73/1476, Assessee No. 2003317543, being premises No.TG-2/18, Kulupukur, Teghoria, P.O.- Hatiara, P.S.- Baguiati, District- North 24 Parganas, Kolkata-700157, West Bengal, Which is butted and bounded as follows:-

ON THE NORTH: Land of Mintu Saha and house of Sri Gopal Chatterjee

ON THE SOUTH: Municipal Road thereafter Kulupukur;

ON THE EAST: Premises No.TG-2/17, Tegharia

ON THE WEST: Premises No.TG-2/18-C, Tegharia.

**THE SECOND SCHEDULED PROPERTY REFERRED TO
ABOVE (OWNERS ALLOCATION AS CONSIDERATION)**

- (1) Flat No. 1C (South-West facing) on the Ground Floor
of the building.
- (2) Flat No. 1D (North-West facing) on the Ground Floor
of the building.
- (3) Flat No. 1E (North-East facing) on the Ground Floor
of the building.
- (4) Flat No. 5C (North-West facing) on the Fourth Floor
of the building.
- (5) Flat No. 5D (North-East facing) on the Fourth Floor
of the building
- (6) **NON-REFUNDABLE MONEY OF Rs. 50,00,000/- (Rs.
Fifty lakh only) out of which Rs. 50,000/= (Rs. Fifty
Thousand) Only has paid at the time of execution of
this instant Agreement and rest amount will pay by
the Developer to the Land Owners herein within
Sixteen months from date of execution of this
instant Agreement**

And these will be full and final consideration for the Owners, herein and the Owners, herein shall not further claim any allocation, area, possession, property, money, right, title and interest over the said new constructed multistoried building save and except this allocated share mentioned herein above.

THE THIRD SCHEDULED PROPERTY REFERRED TO ABOVE (DEVELOPER'S ALLOCATION)

Remaining of the constructed area except the Owner's allocated portion as mentioned above shall be developer's allocation.

THE FOURTH SCHEDULED PROPERTY REFERRED TO ABOVE (SPECIFICATION OF THE PROPOSED BUILDING)

STRUCTURE: All structures will be R.C.C. structures as per Municipal design.

WALLS: All external walls are 8" thick and -all Partition wall is 5" and 3" thick.

FLOORS: All floors of the Flat are fitted with Tiles.

DOORS & FRAMES: Doors' Frames are made of Standard wooden frames and approved quality. Doors are thick flush Door having good quality fittings except main door. Main Door and Balcony Door will be Laminated with Mica.

WINDOWS: Approved quality Aluminum sliding windows, including 3 mm Glass.

KITCHEN: The kitchen Table Top is made of 1'-9" wide Black stone. Ceramic tiles will be fitted on back side wall of table and steel sink up to 3' - 0" height from table top level.

TOILET: Commode type toilet and one shower and two bib cocks of ISI Standard quality tap will be fixed in toilet and it will be fitted with tiles (ESSCO or equivalent).

DRAWING / DINING : One Basin provided in the drawing cum dining Room.

WATER SUPPLY: All internal water lines will be concealed of PVC pipes. Outside water pipe lines are of high density PVC. Deep tube well is provided for water supply and stored in overhead Tank for 24 hours.

ELECTRICAL WORKS : All electric wiring will be concealed throughout the flats and Two light points, one fan point, and one 5 Amp, 2 A.C point are provided in the flat, one light point, one 15 amp Plug point & one exhaust fan point are provided in kitchen. One 15 amp Plug point, One TV point, one refrigerator point are provided in dining cum drawing room, and one light point and one exhaust fan point, one geezer point in bath room & One calling Bell point at main entrance of Flat.

PAINTING & FINISHING: Outside wall will be painted with weather coat and internal walls are painted with plaster of Paris. All Doors and windows, Grills, Pumps, etc will be painted with primer.

LIFT: Lift will be provided for 24 hrs.

EXTRA WORK: Any extra work other than standard specification as give hereinabove shall be treated as extra work and such amount shall be paid by the Purchasers herein to the Developer, herein before commencement of the work and for which no outside labour/s and/or contractor/s will be allowed till the date of handing over the said unit.

THE FIFTH SCHEDULED ABOVE REFERRED TO
(COMMON AREAS & FITTINGS OF THE PROPOSED BUILDING)

1. Open and/or covered paths and passages, driveways, open areas of the all floors.
2. The foundation, columns, girders, beams, supports, wall corridor, lobbies, entrance and exit of the building.
3. The main entrance and exit gate from ingress and egress to the Building,
4. The common passage and lobby on all floors.
5. The stair case and landing on all floors, stair case walls on the all the floors, lift with lift cases,
6. ALL common services and open common spaces and undivided proportionate share of land and right, liberties, easement and privileges and appendages and appurtenances to be enjoyed by the Co -Owner.

7. Water pump, water including water distribution system.
8. Underground and overhead water tanks and septic tank.
9. Electric meter room/space, pump room.
10. Common Electrical installation, Electricity service and electricity main line wiring and accessories for lighting of the common parts and electric meter space and wiring from the electrical substation to one point inside or at the main gate of each unit.
11. Common water Line, Drainage and sewerage pipes; fittings and septic tank.
12. Boundary walls and gates.
13. Such other common parts, equipment, installing fixtures and fittings and open spaces in or about the said building.
14. Roof of the building.
15. One Meeting room.
16. Generator for Common area, Lift, and light and fan points in the flat.
17. Water Treatment System

THE SIXTH SCHEDULED ABOVE REFERRED TO
(EXPENSES FOR COMMON MAINTENANCE)

All cost of maintenance operating, replacing, white washing painting at outside, rebuilding, re-construction, repairing, and lighting the common parts, roof and also the other parts of the said building. All charges and deposit for the maintenance/running of the common portion, Electric Bill for the common portions. Cost for formation and operations of residents association, if any.

IN THE WITNESS WHEREOF THE PARTIES HERETO
SET AND SUBSCRIBED THEIR EFFECTIVE HANDS AND SEALS
ON THE DAY, MONTH AND YEAR FIRST ABOVE
WRITTEN.

SIANED SEALED AND DELIVERED
RY' THE CHNER DEVELOPER
AT KOLKATA
IS THE PRESENCE OF -

1 Sudip Kalay,
Bagmati, Hyangan
KOL - 700059

2 Soumen Bhadra
Bagmati, Bagmati
KOL - 700159.

1) Ravi'it. Chak

2) Suzip Sale

3) Ashutosh Ghosh

SIGNATURE OF THE OWNERS

As per instruction of both
the parties, Herein
**DRAFTED & PREPARED
BY ME:-**

Soumen Bhadra
(Soumen Bhadra)
Advocate,
Judges' Court, Barasat,
F/53/358/06

G. S. ENTERPRISE
Suzip Sale

Ravi'it. Chak

Partner Ashutosh Ghosh

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

Received from within named Developer within mentioned of Rs.50,000/= (Rupees Fifty Thousand) only out of Rs.50,00,000/= only as non-refundable security money as per terms and conditions of this instant Development Agreement as per Memo below:

By way of Online Transfer : Rs.50,000/= only

Date : 05/02/2026

SIGNED SEALED AND
DELIVERED IN THE
PRESENCE OF:

1) Jindip Kulay .

1) Rajit L. Ghosh

2) Suail son

3) Ashutosh Ghosh

SIGNATURE OF THE OWNERS

2) Parman Ghosh

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Rishi. Singh



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Sudip Saha



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Ashfosh Ghosh

सर्वसुर निवासी कर्तव्य
 निर्धारण एवं
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 IHN2203487



पंजीकृत नाम : सुदीप कलैया
 Elector's Name : Sudip Kalay
 पितर का नाम : सुधीर कलैया
 Father's Name : Sushir Kalay
 लिंग/स्त्री : पुरुष / M
 Sex : M
 जन्म तिथि : 30/03/1995
 Date of Birth :

Sudip Kalay.

IHN2203487
 स्थान :
 राज्य निर्वाचन आयोग, नई दिल्ली-110002
 क्षेत्र : 18 वार्ड, 710002

Address:
 JYANORA DAKSHINAMATH, DESHABANDHU
 NAGAR, PALARHAT DOPALPUR,
 BAGMATI, NORTH 21-PARGANAS- 710055

Date: 12/01/2017

117-संसाधन संग्रहीत करने वाले अधिकारी
 अधिकारी का हस्ताक्षर
 Registration Officer for
 117-Rajshat Gopalpur Constituency

ध्यान दें: यह फॉर्म केवल मतदान करने वाले व्यक्ति के लिए है।
 मतदान करने वाले व्यक्ति को इस फॉर्म को सुरक्षित रखना चाहिए।
 इस फॉर्म में परिवर्तन करने से मतदान करने वाले व्यक्ति को मतदान करने से निवृत्त करना पड़ेगा।
 इस फॉर्म में परिवर्तन करने से मतदान करने वाले व्यक्ति को मतदान करने से निवृत्त करना पड़ेगा।
 इस फॉर्म में परिवर्तन करने से मतदान करने वाले व्यक्ति को मतदान करने से निवृत्त करना पड़ेगा।

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



192025260460009598

GRN Details

GRN:	192025260460009598	Payment Mode:	SBI Epay
GRN Date:	04/02/2026 15:41:14	Bank/Gateway:	SBIPay Payment Gateway
BRN :	5394541498825	BRN Date:	04/02/2026 15:41:27
Gateway Ref ID:	CHW0469981	Method:	State Bank of India NB
GRIPS Payment ID:	040220262046000958	Payment Init. Date:	04/02/2026 15:41:14
Payment Status:	Successful	Payment Ref. No:	2000285859/5/2026

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Ranjit Ghosh
Address:	Baguiati
Mobile:	9830614095
Period From (dd/mm/yyyy):	04/02/2026
Period To (dd/mm/yyyy):	04/02/2026
Payment Ref ID:	2000285859/5/2026
Dept Ref ID/DRN:	2000285859/5/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000285859/5/2026	Property Registration- Stamp duty	0030-02-103-003-02	5071
2	2000285859/5/2026	Property Registration- Registration Fees	0030-03-104-001-16	1300
3	2000285859/5/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				6671

IN WORDS: SIX THOUSAND SIX HUNDRED SEVENTY ONE ONLY.

Major Information of the Deed

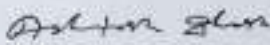
Deed No :	I-1523-01485/2026	Date of Registration	05/02/2026
Query No / Year	1523-2000285859/2026	Office where deed is registered	
Query Date	03/02/2026 12:20:50 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	S B Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830460575, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,000/-]		
Set Forth value	Market Value		
Rs. 6/-	Rs. 90,22,500/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,071/- (Article:48(g))	Rs. 1,300/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Kolupukur (Jyangra), Mouza: Tegharia, JI No: 9, Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-519/614	RS-189	Bastu	Bastu	1 Katha 2 Chatak 19 Sq Ft	1/-	20,72,500/-	Property is on Road
L2	RS-519/614	RS-189	Bastu	Bastu	1 Katha 2 Chatak 19 Sq Ft	1/-	20,72,500/-	Property is on Road
L3	RS-519/614	RS-189	Bastu	Bastu	1 Katha 2 Chatak 20 Sq Ft	1/-	20,75,000/-	Property is on Road
L4	RS-519/613	RS-189	Bastu	Bastu	8 Chatak 14 Sq Ft	1/-	9,35,000/-	Property is on Road
L5	RS-519/613	RS-189	Bastu	Bastu	8 Chatak 14 Sq Ft	1/-	9,35,000/-	Property is on Road
L6	RS-519/613	RS-189	Bastu	Bastu	8 Chatak 13 Sq Ft	1/-	9,32,500/-	Property is on Road
TOTAL :					8.2706Dec	6 /-	90,22,500 /-	
Grand Total :					8.2706Dec	6 /-	90,22,500 /-	

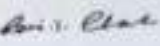
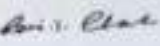
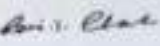
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RANJIT GHOSH Son of Mr BACHCHU GHOSH Executed by: Self, Admitted by: Self ,Place : Office	Photo  05/02/2026	Finger Print  LTI 05/02/2026	Signature  05/02/2026
, JYANGRA, GHOSH PARA, City:- , P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: AJxxxxxx8M, Aadhaar No: 87xxxxxxxx3850, Status :Individual, Executed by: Self, Admitted by: Self ,Place : Office				
2	Name Mr SUDIP SAHA Son of Late SANTOSH SAHA Executed by: Self, Admitted by: Self ,Place : Office	Photo  05/02/2026	Finger Print  LTI 05/02/2026	Signature  05/02/2026
, JYANGRA, GHOSH PARA, City:- , P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: ATxxxxxx5C, Aadhaar No: 54xxxxxxxx1333, Status :Individual, Executed by: Self, Admitted by: Self ,Place : Office				
3	Name Mr ASHUTOSH GHOSH (Presentant) Son of Late KANAI LAL GHOSH Executed by: Self, Admitted by: Self ,Place : Office	Photo  05/02/2026	Finger Print  LTI 05/02/2026	Signature  05/02/2026
, JYANGRA, GHOSH PARA, City:- , P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AVxxxxxx3E, Aadhaar No: 41xxxxxxxx0599, Status :Individual, Executed by: Self, Admitted by: Self ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	G S ENTERPRISE , JYANGRA, GHOSH PARA, City:- , P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAxxxxxx3E,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 RANJIT GHOSH Son of Mr BACHCHU GHOSH Date of Execution - 01/01/1900, , Admitted by: Self, Place of Admission of Execution: Office </td> <td>  Feb 5 2026 1:48PM </td> <td>  Captured LTI 05/02/2026 </td> <td>  05/02/2026 </td> </tr> <tr> <td colspan="4"> , JYANGRA, GHOSH PARA, City:- , P.O:- JYANGRA, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: AJxxxxxx8M, Aadhaar No: 87xxxxxxxx3850 Status : Representative, Representative of : G S ENTERPRISE (as PARTNER) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr RANJIT GHOSH Son of Mr BACHCHU GHOSH Date of Execution - 01/01/1900, , Admitted by: Self, Place of Admission of Execution: Office	 Feb 5 2026 1:48PM	 Captured LTI 05/02/2026	 05/02/2026	, JYANGRA, GHOSH PARA, City:- , P.O:- JYANGRA, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: AJxxxxxx8M, Aadhaar No: 87xxxxxxxx3850 Status : Representative, Representative of : G S ENTERPRISE (as PARTNER)			
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, JYANGRA, GHOSH PARA, City:- , P.O:- JYANGRA, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: AVxxxxxx3E, Aadhaar No: 41xxxxxxxx0599 Status : Representative, Representative of : G S ENTERPRISE (as PARTNER)													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUDIP KOLAY Son of Mr SUSHANTA KOLAY JYANGRA KALITALA, City:- , P.O:- JYANGRA, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059	 05/02/2026	 Captured 05/02/2026	 05/02/2026
Identifier Of Mr RANJIT GHOSH, Mr SUDIP SAHA, Mr ASHUTOSH GHOSH, Mr RANJIT GHOSH, Mr SUDIP SAHA, Mr ASHUTOSH GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RANJIT GHOSH	G S ENTERPRISE-0.633264 Dec
2	Mr SUDIP SAHA	G S ENTERPRISE-0.633264 Dec
3	Mr ASHUTOSH GHOSH	G S ENTERPRISE-0.633264 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr RANJIT GHOSH	G S ENTERPRISE-0.633264 Dec
2	Mr SUDIP SAHA	G S ENTERPRISE-0.633264 Dec
3	Mr ASHUTOSH GHOSH	G S ENTERPRISE-0.633264 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr RANJIT GHOSH	G S ENTERPRISE-0.634028 Dec
2	Mr SUDIP SAHA	G S ENTERPRISE-0.634028 Dec
3	Mr ASHUTOSH GHOSH	G S ENTERPRISE-0.634028 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr RANJIT GHOSH	G S ENTERPRISE-0.285694 Dec
2	Mr SUDIP SAHA	G S ENTERPRISE-0.285694 Dec
3	Mr ASHUTOSH GHOSH	G S ENTERPRISE-0.285694 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr RANJIT GHOSH	G S ENTERPRISE-0.285694 Dec
2	Mr SUDIP SAHA	G S ENTERPRISE-0.285694 Dec
3	Mr ASHUTOSH GHOSH	G S ENTERPRISE-0.285694 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr RANJIT GHOSH	G S ENTERPRISE-0.284931 Dec
2	Mr SUDIP SAHA	G S ENTERPRISE-0.284931 Dec
3	Mr ASHUTOSH GHOSH	G S ENTERPRISE-0.284931 Dec

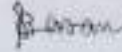


Endorsement For Deed Number : I - 152301485 / 2026

On 03-02-2026

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 90,22,500/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

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 12:09 hrs on 05-02-2026, at the Office of the A.D.S.R. RAJARHAT by Mr ASHUTOSH GHOSH , one of the Executants.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,300.00/- (B = Rs 500.00/- ,E = Rs 800.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 1,300/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/02/2026 3:41PM with Govt. Ref. No: 192025260460009598 on 04-02-2026, Amount Rs: 1,300/-, Bank: SBI EPay (SBIPay), Ref. No. 5394541498825 on 04-02-2026, Head of Account 0030-03-104-001-16

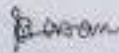
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 5,071/-

Description of Stamp

1. Stamp: Type; Impressed, Serial no 2625, Amount: Rs.5,000.00/-, Date of Purchase: 20/01/2026, Vendor name: Samrat Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/02/2026 3:41PM with Govt. Ref. No: 192025260460009598 on 04-02-2026, Amount Rs: 5,071/-, Bank: SBI EPay (SBIPay), Ref. No. 5394541498825 on 04-02-2026, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2026, Page from 57512 to 57575
being No 152301485 for the year 2026.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2026.02.16 11:40:47 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 16/02/2026
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.