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Justified that the document is a valid one in registration. The Signature Sheet and endorsement Sheet Attached to the document are the part of the document.

*Additional District Sub-Registrar
Western Dum Dum, 24-Pin, West Bengal*

DEVELOPMENT AGREEMENT
WITH DEVELOPMENT POWER OF ATTORNEY
12 SEP 2025

THIS AGREEMENT is made on this the ¹⁵12 day of **September**, Two Thousand and Twenty Five (2025).

BETWEEN

(1) SRI RAM AVTAR KURMI (PAN: IWQPK2780D, AADHAAR: 731862518191), by occupation - Business, **(2) SRI RADHESHYAM KURMI** (PAN: BVVPR4257B, AADHAAR: 888434677417), by occupation - Service and **(3) SRI DHRUVRAJ VARMA** (PAN: AOXPV2590K, AADHAAR: 457128881458), by occupation - Service, all are sons of Late Ram Chandra Kurmi, all by faith - Hindu, Nationality - Indian, all are residing at 54, Behari Lal Dutta Bagan, Post Office - Dum Dum, Police Station - Nagerbazar, Kolkata - 700028, District - North 24 Parganas, State of West Bengal, hereinafter jointly called and referred as the "**OWNERS/VENDORS**" (which expression or terms shall unless excluded by or repugnant to the context be deemed to mean and to include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

15 SEP 2025

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AND

M/S. SUBHANGI HEIGHTS (PAN: AFRFS0962H), a partnership firm having its principal place of business at 317(N), 232 Gorakshabasi Road, P.O. Dum Dum, P.S. Dum Dum now Nagerbazar, Kolkata - 700028, District - North 24 Parganas, represented by its Partners namely **(1) SRI CHANCHAL SAHA (AADHAR No. 912372777060, PAN: AVHPS3694L)**, son of Late Mahendra Nath Saha, residing at 4th Floor, Flat No. 4B, 232 Gorakshabasi Road, P.O. Dum Dum, P.S. Dum Dum now Nagerbazar, Kolkata - 700028, District - North 24 Parganas, **(2) SRI RAJESH SHAW (AADHAR No. 968164526270, PAN: ATCOPS0203L)**, son of Late Madan Lal Shaw, residing at 60, B.L.D. Bagan Road, P.O. Dum Dum, P.S. Dum Dum now Nagerbazar, Kolkata - 700028, District - North 24 Parganas and **(3) SRI TANMOY GHOSH (AADHAR No. 548005141465, PAN: ADTPG7125J)**, son of Late Sukumar Ghosh, residing at 6B, New Road, P.O. Deshbandhu P.S. Baguiati, Kolkata - 700059, District - North 24 Parganas, State of West Bengal, all by faith - Hindu, occupation - Business, Nationality - Indian, hereinafter called the "**DEVELOPER/CONFIRMING PARTY**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS being trustee of Late Behari Lal Dutta Trust, Panchanan Dutta, Ananta Kumar Dutta and Maha Debi Kurmi vide one "Deed of Conveyance" dated 29.03.1963 duly registered at the Office of the Sub Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 45, Pages from 1210 to 1215, being No. 2799 for the year 1963 absolutely sold, transferred and conveyed **ALL THAT** piece and parcel of "Bastu" land measuring an area of 5(Five) Cottahs 11(Eleven) Chittaks 7(Seven) Sq. ft be the same a little more or less comprising in C.S. Dag No. 841/899 under C.S. Khatian No. 349, R.S. Dag No. 2704 under R.S. Khatian No. 1970, L.R. Dag No. 2125 under L.R. Khatian No. 2723, lying and situated at Mouza - Satgachi, J.L. No. 20, R.S. No. 154, A.D.S.R. Cossipore Dum Dum, Police Station - Dum Dum now Nagerbazar, within the local Municipal limits of South Dum Dum Municipality Ward No. 25, Kolkata - 700028, in the District of North 24



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Parganas, State of West Bengal, in favour of one Prayag Kurmi against a valuable consideration mentioned therein.

AND WHEREAS said Prayag Kurmi while seized and possessed of or otherwise well and sufficiently entitled the said property as absolute owner without any interruptions from any corner duly mutated his name in the records of local B.L. & L.R.O. and South Dum Dum Municipality, paid khazanas and taxes in respect of the same regularly, suddenly died intestate on 23.06.1986 leaving behind him his wife Maha Devi Kurmi and only son namely Ram Chandra Kurmi as his legal heirs and representatives. Thereafter on 10.10.1999 said Maha Devi Kurmi has also died intestate.

AND WHEREAS thus above named Ram Chandra Kurmi became sole owner in respect of aforesaid property left by Prayag Kurmi and while possessing and enjoying the same peacefully without any interruption from any corner said died intestate on 04.04.2000 leaving behind him his wife Santi Devi Kurmi, five sons namely Ram Avtar Kurmi, Radheshyam Kurmi, Dhruvraj Varma, Bholai Kurmi @ Verma, Vishnu Prasad Kurmi @ Verma and one daughter namely Ansuiya Kurmi @ Devi as his legal heirs and representatives. Thereafter on 14.11.2020 said Santi Devi Kurmi has also died intestate.

AND WHEREAS thus above named Ram Avtar Kurmi, Radheshyam Kurmi, Dhruvraj Varma, Bholai Kurmi @ Verma, Vishnu Prasad Kurmi @ Verma and Ansuiya Kurmi @ Devi became joint owners in respect of **ALL THAT** piece and parcel of "Bastu" land measuring an area of 5(Five) Cottahs 11(Eleven) Chittaks 7(Seven) Sq. ft equivalent to 4102 Sq. ft together with Tiles Shed measuring 210 Sq. ft area be the same a little more or less comprising in C.S. Dag No. 841/899 under C.S. Khatian No. 349, R.S. Dag No. 2704 under R.S. Khatian No. 1970, L.R. Dag No. 2125 under L.R. Khatian No. 2723, lying and situated at Mouza - Satgachi, J.L. No. 20, R.S. No. 154, Premises No. 54, Behari Lal Dutta Bagan, Jessore Road, Police Station - Dum Dum now Nagerbazar, within South Dum Dum Municipality Ward No. 25, A.D.S.R. Cossipore Dum Dum, Kolkata - 700028, in the District of North 24 Parganas, State of West Bengal, wherein each of them having 1/6th undivided interest.




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WHEREAS by virtue of a registered "**Deed of Gift**" dated 29.03.2025 duly registered with the office of the A.D.S.R. Cossipore Dum Dum, North 24 Parganas and recorded in Book No. I, Volume No. 1506-2025, Page from 103258 to 103282, being Deed No. 3507 for the year 2025, above named Bholai Kurmi @ Verma, Ansuiya Kurmi @ Devi and Vishnu Prasad Kurmi @ Verma absolutely gifted, transferred their entire undivided respective shares i.e. 50% together lying in the aforesaid property in joint favours of Ram Avtar Kurmi, Radheshyam Kurmi and Dhruvraj Varma.

AND WHEREAS after aforesaid "**Deed of Gift**" dated 29.03.2025 said Ram Avtar Kurmi, Radheshyam Kurmi and Dhruvraj Varma being joint owners have duly mutated their name with the offices of local B.L. & L.R.O and South Dum Dum Municipality and paying Khazna and taxes respectively regularly in respect of their said property being **ALL THAT** piece and parcel of "Bastu" land measuring an area of 5(Five) Cottahs 11(Eleven) Chittaks 7(Seven) Sq. ft equivalent to 4102 Sq. ft together with Tiles Shed measuring 210 Sq. ft area be the same a little more or less comprising in C.S. Dag No. 841/899 under C.S. Khatian No. 349, R.S. Dag No. 2704 under R.S. Khatian No. 1970, L.R. Dag No. 2125 under L.R. Khatian No. 2723, lying and situated at Mouza - Satgachi, J.L. No. 20, R.S. No. 154, Premises No. 54, Holding No. 68, Cal Jessore Road, Behari Lal Dutta Bagan - Nagerbazar, Police Station - Dum Dum now Nagerbazar, within South Dum Dum Municipality Ward No. 25, A.D.S.R. Cossipore Dum Dum, Kolkata - 700028, in the District of North 24 Parganas, State of West Bengal, absolutely free from all encumbrances whatsoever and have been enjoying the same freely, peacefully, absolutely and without any interruptions from any corners whatsoever and have the full right to transfer, dispose or convey the same jointly to anybody in any way as they will think fit and proper.

AND WHEREAS the owners above named have intended to develop the said landed property by making construction of a multi-storied building upon obtaining sanctioned of a building plan from the South Dum Dum Municipality. The owners have no experience as to raising of any multi-storied building and the owners have no financial stability and capability to develop the said landed property by constructing of a multi-storied building




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owing to such difficulties the owners herein have intended to develop the said landed property through a recognized Developer/Promoter who have good knowledge and experience in raising multi-storied construction in different part of the locality. The owners herein with such intention have approached the Developer/Promoter hereto with the offer to undertake the said Development/Project upon the said property measuring 5(Five) Cottahs 11(Eleven) Chittaks 7(Seven) Sq. ft for construction of a multi-storied building thereupon.

AND WHEREAS the aforesaid Developer/Promoter at such approach of the said owners had inspected the said property and thereby had detailed discussions with the owners with regard to the prospect of the said property/project and thereby have agreed to develop the said property by making construction of a multi-storied building comprising of various saleable units in conformity with the building plan to be sanctioned by the South Dum Dum Municipality in respect of the said property at their own cost and expenses.


AND WHEREAS on the basis of such discussions, the owners have agreed to enter into this Development Agreement with the Developer/Promoter to entrust and handover the work and right of the development and construction of a multi-storied building on the total area of land as said by dismantling the structure if any, in accordance with the site plan and the building plan to be sanctioned by the authority of the South Dum Dum Municipality to the Developer subject to certain terms and conditions as mentioned herein below.

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

ARTICLES - I, DEFINITIONS

1. **OWNERS**: shall mean the said Ram Avtar Kurmi, Radheshyam Kurmi and Dhruvraj Varma their legal heirs, successors, executors, administrators, legal representatives and assigns.




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2. **DEVELOPER** : **M/S. SUBHANGI HEIGHTS (PAN: AFRFS0962H)**, a partnership firm having its principal place of business at 317(N), 232 Gorakshabasi Road, P.O. Dum Dum, P.S. Dum Dum now Nagerbazar, Kolkata - 700028, District - North 24 Parganas, represented by its Partners namely **(1) SRI CHANCHAL SAHA (AADHAR No. 912372777060, PAN: AVHPS3694L)**, son of Late Mahendra Nath Saha, residing at 4th Floor, Flat No. 4B, 232 Gorakshabasi Road, P.O. Dum Dum, P.S. Dum Dum now Nagerbazar, Kolkata - 700028, District - North 24 Parganas, **(2) SRI RAJESH SHAW (AADHAR No. 968164526270, PAN: ATCPS0203L)**, son of Late Madan Lal Shaw, residing at 60, B.L.D. Bagan Road, P.O. Dum Dum, P.S. Dum Dum now Nagerbazar, Kolkata - 700028, District - North 24 Parganas and **(3) SRI TANMOY GHOSH (AADHAR No. 548005141465, PAN: ADTPG7125J)**, son of Late Sukumar Ghosh, residing at 6B, New Road, P.O. Deshbandhu P.S. Baguiati, Kolkata - 700059, District - North 24 Parganas, State of West Bengal.

3. **LAND** : **ALL THAT** piece and parcel of "Bastu" land measuring an area of 5(Five) Cottahs 11(Eleven) Chittaks 7(Seven) Sq. ft be the same a little more or less comprising in C.S. Dag No. 841/899 under C.S. Khatian No. 349, R.S. Dag No. 2704 under R.S. Khatian No. 1970, L.R. Dag No. 2125 under L.R. Khatian No. 2723, lying and situated at Mouza - Satgachi, J.L. No. 20, R.S. No. 154, Premises No. 54, Holding No. 68, Cal Jessore Road, Behari Lal Dutta Bagan-Nagerbazar, Police Station - Dum Dum now Nagerbazar, within South Dum Dum Municipality Ward No. 25, A.D.S.R. Cossipore Dum Dum, Kolkata - 700028, in the District of North 24 Parganas, State of West Bengal, more fully and particularly described in the Schedule here in under written.

4. **PREMISES**: shall mean Premises No. 54, Holding No. 68, Cal Jessore Road, Behari Lal Dutta Bagan-Nagerbazar, P.O. Dum Dum, P.S. Dum Dum now Nagerbazar, Kolkata - 700028, Ward No. 25 within the jurisdiction of South Dum Dum Municipality, in the District of North 24 Parganas.

5. **BUILDING** : shall mean and include the multi-storied building to be constructed at the said premises in accordance with the building plan to be




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sanctioned by the appropriate authority or further storey if the authority so granted with or without modifications.

6. BUILDING PLAN: shall mean and include the drawing, plans and specifications of the said building to be approved by the Owner and sanctioned by the South Dum Dum Municipality with any renewal or amendment thereto and/or modification thereof made or caused by the Developer after approval of the Owner and sanctioned by the competent authority/authorities.

7. COMMON AREAS, FACILITIES AND COMMON AMENITIES: shall mean and include corridors, hallways, stairs, lift, passage ways, drive ways, space for installation of pump, space for installation of electric meter, tube well over head water reservoir, water pump, electric motor, roof, open space around the building and other facilities and amenities which maybe mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and or management of the building.

8. SALEABLE SPACE: shall mean and include the space in the building available for independent use and occupations after making due provision for common facilities and the space required thereof.

9. OWNERS ALLOCATION:

Ram Avtar Kurmi, Radheshyam Kurmi and Dhruvraj Varma shall jointly be entitled:

(a) 3 Nos. residential Flat in the new building to be constructed facing East each measuring 875 Sq. ft including super built up area 25% equivalent to 700 Sq. ft covered area with all facilities and amenities of the building.

(b) 3 Nos. residential Flat in the new building to be constructed each measuring 208.33 Sq. ft including Super built up area 25% equivalent to 166.66 Sq. ft covered area with all facilities and amenities of the building.




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The Developer shall pay a non-refundable sum of Rs. 13,00,000/- (Rupees Thirteen Lac) only to the Land-Owners for the purpose of settlement of the existing tenants in the property.

It is agreed that the Developer have the liberty to demolish the existing structures standing upon the Schedule property at its own cost with the help of the Land-Owners.

The above referred Owner's Allocation will take effect after the execution and registration of "Partition Deed" between the Land-Owners above named through the Developer herein at its entire expenditure.

10. DEVELOPER'S ALLOCATION: shall mean and include the remaining portions in the multi-storied buildings consists of proposed buildings to be constructed on the said premises after allocation to the Land-Owners, including proportionate share of land and the common facilities and amenities attributable to the constructed area to remain with the Developers/Confirming Party.

11. TRANSFEROR: with its grammatical variation shall include transfer by possession and by any other means adopted for affecting what is under the Owners as a transfer of space in the said building to the intending purchasers thereof all though the same way does not amount to a transfer.


12. TRANSFeree: shall mean a Person, Firm, Limited Company, Association of Persons to whom any space in the building has been transferred.

13. ARCHITECT: shall mean and include any person or firm appointed or nominated by the Developer/Confirming Party as architect for the supervision of the construction of the building.

ARTICLE -II, RIGHTS AND REPRESENTATIONS

1. The Land-Owners are absolutely seized, possessed or and/or otherwise well and sufficiently entitled to the said property.




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2. None other than the Land-Owners have any right, title interest claim and or demand over and in respect of the said property and/or any portion thereof.
3. The said property is free from all encumbrances, charges, liens, lispendents, attachment, trusts, acquisitions, requisitions whatsoever or however.
4. There is no vacant land at the said property within the meaning of the Urban Land (Ceiling and Regulation) Act - 1976.
5. There is no bar legal or otherwise for the Land-Owners to obtain the certificate under section 230(4)(I) of the Income Tax, 1961 and other consents and permission that may be required.
6. The Land-Owners shall be entitled to transfer or otherwise deal with Land-Owners allocation in the proposed project to be constructed.

ARTICLE - III COMMENCEMENT

This agreement shall be deemed to have commenced on and with effect from the date of its execution.

ARTICLE - IV "DEVELOPER'S RIGHT"

1. The Owners hereby grant subject to what have been hereinafter provided the exclusive right to Developer/Confirming Party to built, construct, erect and complete the said building comprising the various sizes of flat in order to sell the said flats to the member of the public for their residential purposes by entering into agreements for sell and/or transfer and/or construction in respect of the Developer's allocation in accordance with the plan to be sanctioned by the appropriate authority with or without amendment and/or modification made or caused by the Developer/Confirming Party with the approval of the Owners.
2. The Developer/Confirming Party shall be entitled to prepare, modify or alter the plan with approval of the Owner and to submit the same to the




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appropriate authorities in the name of the Owners as its own costs and Developer/ Confirming Party shall pay and bear all the expenses required to be paid or deposited for obtaining the sanction of appropriate authorities if required for construction of the building at the said premises provided however that Developer/Confirming Party shall be exclusively entitled to all refunds if any, or all payments and/or deposits paid by the Developer/Confirming Party.

3. Nothing in these presents shall be construed as a demised of assignment or transfer by the Owners said premises or any part thereof to the Developer/ Confirming Party or as creating any right, title or interest in respect thereof in favour of the Developer/Confirming Party other than an exclusive license to the Developer/Confirming Party to sell the flats of the said premises in terms thereof and to deal with the Developer/Confirming Party allocation in building to be constructed thereon in the manner and subject to the terms hereinafter stated.

ARTICLE - V. APARTMENT CONSIDERATION.

1. In consideration of the Owners having agreed to permit the Developer/Confirming Party to sell the flats of the said premises and construct, erect and complete the building at the said premises the Developer/Confirming party agrees:

- a) At its own costs shall obtain all necessary permissions and/or consents.
- b) In respect of the consideration of the building to pay costs of the development and construction of the Owner's allocation in the building at the said premises.
- c) To bear all costs charges and expenses for construction of the building at the said premises.
- d) Allocate the Owners of their respective allocations in the building to the constructed at the said premises within 36 (Thirty Six) months from the date of obtaining sanctioned building plan, which is the essence of this contract. It is made clear that after 36 months as aforesaid after getting sanctioned



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building plan if the project as above is incomplete and the owners allocation not handed over, in such case the owners each shall be entitled for financial compensation per month for each unit from the Developer.

2. Herein of the Developer/Confirming Party shall be entitled to the profit if any arising out of same and shall be liable to render accounts to appropriate authority under law when required for determination of profits if any earned and appropriated by him and shall pay tax on such profit according to law. The aforesaid shall constitute the apartment consideration for grant of exclusive right for development for the said premises.

The aforesaid shall constitute the apartment consideration for grant of exclusive right for development for the said premises. It is noteworthy to mention that the developer has undertaken that he has got sufficient financial capacity to complete the present project including obtaining Occupancy Certificate and prior to this project has successfully completed other big and identical projects even in the nearest locality.


ARTICLE VI, SPACE ALLOCATION

1. On completion of the new building the Owners shall be entitled to such portion thereof which shall be entitled to such portion thereof which shall comprise in the new building more fully described in the Schedule hereunder and the balance of the constructed area shall go to be the share of the Developer/Confirming Party in consideration of its having constructed the said building at its own costs.

2. Subject as aforesaid the common portion, open space and the roof of the building shall exclusively belong to the Developer/Confirming Party and the Owners proportionately subsequently to be vested on all the Flat Owners subject to the fulfillment of all the obligation of the Developer/Confirming Party.

3. No formal deed of transfer in respect of the Developer/Confirming Party allocation shall be required or be verbal in as such as the said Developer/Confirming Party allocations shall be deemed to have been built and/or exclude on its own account except the Owners shall be liable to transfer or




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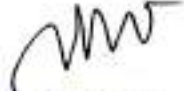
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convey the proportionate undivided share in the said land comprised in the said property in favour of the Developer/Confirming Party or its nominee/s in such part or parts as shall be desirable by the Developer/Confirming Party at a consideration as hereinbefore.

ARTICLE -VII, BUILDING

1. The Developer shall at his own cost construct/erect, complete the building with common facilities and amenities at the said premises in accordance with the sanctioned plan with good and standard materials as may be specified by the architect from time to time. Such construction of the building shall be completed in the entirety by the Developer within 36 months from the date of obtaining sanctioned building plan being deemed to be as the agreement between the parties.
2. Subject as aforesaid the decision of the architect regarding the quality of the materials shall be final and binding between the parties hereto.
3. The Developer shall erect in the said building at its own costs as per specification and drawings provided by the architect, pump, tube-well, water storage tanks overhead reservoirs, electrifications, permanent electric connection shall be provide and other facilities as are required to be providing as residential building, self contained apartment and constructed spaces for sale therein on Ownership basis.
4. The Developer/Confirming Party shall be authorized in the name of the Owners in so far as the necessary to apply and obtained quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the Owner for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other inputs and facilities required for the construction of enjoyment of the building for which purpose the Owner shall execute in favour of the Developer/Confirming Party a registered "**Power of Attorney**" as earliest and other authorities as shall be required by the Developer/Confirming Party.




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5. The Developer/Confirming Party shall at its own costs and expenses and without creating any financial or other liability of the owners construct and complete the building and various units and/ or apartments herein in accordance with the building plan and amendment thereto or modification thereof made or caused to be made by the Developer/Confirming Party with the consent of the Owners in writings.
6. All costs, charges and expenses including architects fees shall be paid, discharged and borne by the Developer/Confirming Party and the Owner shall have no liability in this context.
7. The Developer/Confirming Party shall provide at its own costs electricity, wiring, water, pipeline, sewerage connection in portion of the Owner's allocation.
8. The Developer/Confirming Party is undertaking not to transfer/assign the present project in favour of any Third Party under any circumstances for financial gain and shall obtain sanction plan of the present project within a reasonable period from this date.

ARTICLE - VIII COMMON EXPENSES

1. The Developer/Confirming Party shall pay and bear all property tax and other dues and outgoings in respect of the entire property accordingly due as and from the date of handing over vacant possession by the Owners till the completion of the project.
2. As soon as the said new building to be completed the Developer/Confirming Party shall give written notice to the Owners requesting the Owners to take possession of the Owner's allocation in the building and there being no dispute regarding the completion of the building in terms of this agreement and according to the specification and plan thereof and certificate of the Architect being produced to that effect then after 15 days from the date of service such notice and at all times hereafter the Owners shall be exclusively responsible for payment of all property taxes, rates, dues and other public outgoings and impositions whatsoever [hereinafter for the sake brevity referred to as the said rates, dues and other



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public outgoings and impositions whatsoever) payable in respect of the Owner's Allocation the said rate to be propionate pro-rata basis with reference to the saleable area in the building if they are levied on the building as whole.

3. The Owners and the Developer/Confirming Party shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and the Developer/Confirming Party and both parties shall keep each other indemnified against all claims actions, demands costs, and charges and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owners or the Developer/Confirming Party in this behalf.
4. As and from the date of service of notice of possession the Owners shall also be responsible to pay bear and shall forth with pay on demand to the Developer/Confirming Party with the service charges for the common facilities in the new building with respect of the Owner's Allocations said charges to include proportionate share of premium for the insurance of the building, water, fire, and scavenging charges and taxes lights sanction for bill collection and management of the common facilities, replacements, repair and maintenance charges and expenses for the building and of all common wiring pipes, electrical and mechanical equipments, switchgear, transformer, pumps, motors and other electrical and mechanical installations, stairways, corridors, halls, passage, ways, gardens, parkways and other common facilities whatsoever as may be mutually agreed from time to time.
5. Any transfer of any part of the Owner's allocation in the new building shall be subject to other provisions hereof and the transferee shall thereafter be responsible in respect of the space transferred to pay the said rates and service and other charges for the common facilities.
6. Should the Owners fail to pay any amount payable in respect of the said rates or service charges within 15 days of demand in this behalf, the Owners shall be liable to pay interest on the amount outstanding if it is not




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otherwise disputed at the rate of 12% per annum for the last due of payment up to payment in full.

ARTICLE- IX COMMON RESTRICTIONS

The Owner's allocation in the new building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's Allocation in the new building intended for the common benefits of all occupiers of the new building which shall include the followings :-

1. Both the Owners and the Developer/Confirming Party shall not use or permit to use of the owner's allocation in the new building or any portion thereof for carrying on any un-lawful or illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance hazard to the other occupiers of the new buildings.
2. Neither party shall demolish or permit demolition of any wall, other structure in their respective allocations without the previous consent nor shall such consent not be with held unreasonably.
3. Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless.
 - A. Such party shall have observed and performed all terms and conditions on their respective part to be observed and or performed.
 - B. The proposed transferee shall have given and written understanding to be bound by the terms and conditions hereof and to duly and promptly pay all and whatsoever shall be payable in relation to the area in their/possessions.
4. Both parties shall abide by all laws, by-laws, rules and regulation of Government, local bodies as the case may be and shall attend to answer and be responsible for any deviations violations and /or breach of any of the said laws, by-laws and regulation.
5. The respective Owners shall keep the interior and walls, sewers, drains, pipe and other fittings and fixtures and appurtenance and floor and ceiling etc. In each of their respective allocations in the new building in good




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working conditions and repair and in particular so as met to cause any damage to the new building or any other space or accommodation there in and shall keep other of their and/or the other occupiers of the building indemnified from and against the consequence if any.

6. No goods or other items shall be kept by the Owners or the Developer/Confirming Party or the transferees for display or other-wise in the corridor or other places of common use in the new building and incase any hindrance is caused in any manner in the free movement, either party shall be liable to remove the same at their risk.

7. The Owners shall permit the Developer/Confirming Party and its servant and agents with or without workman and others at all reasonable time to enter into and upon the Owner's allocation and every part thereof for the purpose of maintenance or repairing any part of the building, re-building, cleaning, lighting and keeping in order and in good condition any common facilities and/or for the purpose of pulling down maintain repairing and testing drains gas, water pipes and electric wires and for any similar purposes.


ARTICLE -X, OWNER'S OBLIGATIONS

1. The Owners shall handover the symbolic possession of the entirety of the said property to the Developer/Confirming Party simultaneously with the execution of these presents for constructions of the building on the said property in terms of this Agreement. It is made know that there are no tenants, occupiers, and trespassers in the said premises.

2. The Owners hereby agree and covenant with the Developer/Confirming Party not to cause any interference or hindrances in the construction and completion of the said building at the said property by the Developer/Confirming Party.

3. The Owners hereby agree and covenant with the Developer/Confirming Party not to do any act, deed or thing whereby the Developer/Confirming Party may be presented from selling, assigning, and/or disposing if any of the Developer's Allocation in the building at the said property.




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4. The Owners shall not let-out, grant, lease mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer/ Confirming Party during the period of construction.

5. The Owners hereby agree and covenant with the Developer/Confirming Party to transfer the undivided proportionate share allocable and attributable to the Developer's Allocation in favour of the Developer/Confirming Party or its nominee or nominees in such part or parts as the Developer/Confirming Party shall require and for the aforesaid purpose shall obtain all necessary approvals, consents and permissions including the certificate Under Section 230A (I) of the Income Tax Act, 1961.

6. The Owners hereby agrees and undertakes that the Owners shall cause to join such party or parties in the Deed of Conveyance as Vendor at Developer's costs and expenses so as to transfer to the Developer/Confirming Party its allocation.

7. To enable the Developer/Confirming Party to develop the said property the owners hereby granting in favour of the Developer/Confirming Party instant registered "Development Power of Attorney" and such Development Power of Attorney shall remain revocable & Developer/Confirming Party shall maintain all the clauses therein and if any breach of conduct takes place will have right to cancel the same.

8. The Owners herein undertake that there is no defect in respect of title, interest or possession in respect of his aforesaid property and under any circumstances if it is found incorrect they shall bear all the required costs and expenses to correct the same as earliest.

ARTICLE XI - DEVELOPERS OBLIGATIONS

1. The Developer/Confirming Party shall construct the said new building at the said property in accordance with the sanction plan and the specification mentioned in the Schedule and to be passed and sanctioned by the South Dum Dum Municipality written hereunder and with the best of the material




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- with an intention that the said building will be decent residential complex at its own costs.
2. The Developer/Confirming Party shall also construct and complete at its own costs the entire common facilities and amenities for the said building.
 3. The Developer/Confirming Party here by agrees and covenants with the Owners to complete construction of the said building within 36 (Thirty Six) months from the date of obtaining sanctioned building plan.
 4. The Developer/Confirming Party shall have no right, title and interest whatsoever in the Owner's Allocation and undivided proportionate share pertaining thereof in common facilities and amenities which shall solely and exclusively belong and continue to being to the Owners. And similarly the Owners shall not have any right or claim in respect of the Developer's Allocation as herein provided.
 5. The Developer/Confirming Party shall have no right to claim for payment of reimbursement of any costs expenses or charge incurred towards constructions of the Owner's Allocation and of the undivided proportionate share in the common facilities and amenities.
 6. The Developer/Confirming Party shall on completion of the new building, put the Owners in undisputed possession of the Owner's Allocation together with all rights in common to the common portion.
 7. The Developer/Confirming Party hereby agree and covenants with the Owners not to transfer and/or assign the benefits of this agreement or any portions thereof without the consent in writing of the Owners.
 8. The Developer/Confirming Party shall not violate or contravene any of the provisions or Rules applicable for constructions of the said building. The Developer shall intimate and take approval from the owners for any modification or alteration of sanctioned building plan to be obtained for the proposed project.



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9. The Developer/Confirming Party hereby agree and covenants with the Owners not to do any act, deed or thing were by the Owner is presented from enjoins, selling, assigning and /or disposing of any of the Owner's Allocation in the said new building at the said property.
10. The Developer/Confirming Party hereby undertake that the firm shall firstly handover the flats as agreed to the respective Owners and then only the Owners shall permit handing over of possession of respective flats/possessions to the other purchasers by the Developer/Confirming Party. The Developer/Confirming Party shall obtain Completion Certificate in respect of the building and shall bear entire expenditure thereto. The Developer/Confirming Party shall not be entitled to mortgage the property and/or any part or portion thereof of the project to any Third Party for financial arrangement under any circumstances.
11. The Developer/Confirming Party shall provide 8" Diameter cement under- ground sewerage facility. The Developer/Confirming Party shall provide lift facility with sufficient weight carrying capacity together with AMC in the proposed new building.
12. The Developer/Confirming Party shall pay and bear the property taxes and other dues and outgoings in respect of the Owners allocation of the said building according to dues as and from the date of handing over vacant possession by the Owners till delivery of Owners allocation with Completion/Occupation Certificate.
13. In the event South Dum Dum Municipality and other authorities concerned permitting any future vertical or horizontal extension or construction in the said building then the same shall be the property of the Owners and the Developer/Confirming Party proportionately.
14. During construction period the Developers men and agent shall not commit any nuisance in the neighborhood and if committed the Owner's shall not have any responsibility including financial liability.
15. The Owners shall not be responsible and/or liable for any financial or other liabilities arising out of any suit by any Third Party or for any




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compensation of any kind arising out of the death its agents, contractors, sub-contractors, nominee or nominees. It is however agreed that the Owners shall be responsible for any liability arising out of any suit filed by Third Party on account of any act of commission or of the Owners.

16. The Developer shall clear all dues including Municipal Taxes before handing over of physical possession of the allocations of the Owners. The Owners shall not have financial burden whatsoever regard to obtaining Occupancy Certificate of the building and/or bringing electricity including individual electric meter in the proposed new building.

17. The Developer/Confirming Party shall provide a copy of Soil Report of the project land to the Owners free of cost.

18. The Owners appointed Engineer together with Engineer of the Developer/Confirming Party shall jointly determine final measurement of allocations of the Owners which will be binding upon both the parties.

ARTICLE -XII, OWNER'S INDEMNITY

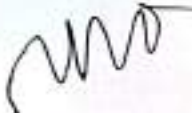
1. The Owners hereby undertake that the Developer/Confirming Party shall be entitled to the said construction and shall enjoy its allocation space without any interference and/or disturbances provided the Developer/Confirming Party perform and fulfils all the terms and conditions herein contained and/or its part to be observed and performed, excepting "Owner's Allocation".

ARTICLE - XIII, DEVELOPER'S INDEMNITY

1. The Developer/Confirming Party hereby undertake to keep the Owners indemnified against all third party claims and actions arising out of any sort of act or commission if the Developer/Confirming Party in/or relates to the construction of the said building.

2. The Developer/Confirming Party hereby undertake to keep the Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer/Confirming Party actions with regard to the




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development to the property and/or in the manner if construction of the said building and/or for any defect therein.

ARTICLE - XIV, COMMON FACILITIES

1. The Developer/Confirming Party shall pay and bear the property taxes and other dues and outgoing in respect of the Owner's allocation of the said building according to dues as and from the date of handing over vacant possession by the owners till as provided hereafter.

2. As soon as the building is completed and the electricity wiring, sewerage line and water pipes lines are ready up to the portion of the Owner's allocation, the Developer/Confirming Party shall give written notice to the Owners requesting the Owners to take possession of the Owner's allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof and certificate of the architect herein produced to the effect than after 30 (thirty) days from the date of service of such notice and at all times thereafter the Owners shall be responsible for payment of all Municipal and property taxes, dues, duties and other public outgoing of and impositions whatsoever the (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Owner's allocations, the said rates to be apportioned pro-rata with reference to the salable space in the building if they are levies on the building as a whole.

3. The Owners and the Developer/Confirming Party shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and Developer/Confirming Party and both the parties shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceedings whatsoever directly and indirectly insinuated against or suffered by or paid by either of them as case may be consequent upon a default by the Owners of the Developer/Confirming Party in this behalf.



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4. The Developer undertakes to keep existing Municipal water and CESC meters of the owners operational even in the new proposed multistoried building.

5. The top roof of the building would be common and all the purchasers including the owners have right to use and enjoy the same. The Developer would not have any authority to use/exploit the same commercially under any circumstances.

6. As and from the date of service of notice of possession, the Owners and the Developer/Confirming Party shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of both Owner's and Developer's allocation and the said charges to include proportionate share of premises for insurances of the building, water, fire and scavenging charges taxes light, sanitation and left maintenance operation, repair and renewal charges for bill collection management of the common facilities renovation replacement repair and maintenance charges and expenses for the building and of and common wiring, pipes, equipments, stairways, corridors, passage ways, and other common facilities whatsoever as may be mutually agreed from time to time.

ARTICLES - XV, CUSTODY OF THE TITTLE DEED OR RELEVANT ALL OTHER DOCUMENTS.

All the title deeds and relevant tax receipts, parcha and other documents in original will be kept under custody of the Developer/Confirming Party and the Developer/Confirming Party will deliver all those documents after expiration the contract period. However the Owners will be entitled to examine those documents as and when required.

ARTICLE - XVI, MISCELLANEOUS

1. The Owners and the Developer/Confirming Party have entered into this agreement purely as a contract and nothing contained herein shall not be deemed to construct as partnership between the Developer/Confirming Party and the Owners nor shall the parties hereto constitute as and Association of persons.



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2. All applications, plans and other papers and documents as may be required by the Developer/Confirming Party for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer's own costs and expenses and the Developer/Confirming Party shall pay and expenses required to be paid or deposited for exploitation of the said property provided HOWEVER that the Developer/Confirming Party shall be exclusively entitle to all refunds of any or all payment and/or deposits made by the Developer/Confirming Party.
3. Immediately after the Owners handing over possession of the said property, the Developer/Confirming Party shall start commencing the construction works thereon in terms of the sanctioned plan.
4. The Developer/Confirming Party shall be entitled to negotiate with prospective buyers and/or purchasers for sale of flats and other areas comprising in the Developer's Allocations and also enter in to agreement for sale with the intending Purchaser/s and to received earnest money thereof receives the full consideration amount towards sale of Developer's Allocation and appropriate the same and the Owners hereby confirm that the Owners shall have no claim or demand over the said consideration or amounts.
5. The Owners confirm and undertake that if so required by the Developer/Confirming Party the Owners shall join as Confirming Party to all agreements and other documents of transfer that may be enter into by the Developer/ Confirming Party and/or otherwise transfer of the flats in the said building of the Developer's Allocation without raising any objection and claiming any additional consideration money.
6. It is understood that from time to time facilitate of the construction of the new building by the Developer/Confirming Party various deeds by the Developer/Confirming Party and for which the Developer/Confirming Party may need the authority of the Owners and various applications and other documents may required to be signed or made by the Owners relating to the specific provision may not have been mentioned herein, the Owners hereby undertake to do all such acts, deeds, matters and things that may be reasonably required to be done in the manner and the Owners shall execute



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any such additional Power of Attorney and/or authorization as may be required by the Developer/ Confirming Party for the purpose and the Owners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts deeds matters and things do not in any way infringed on the rights of the Owners and/or go against the sprit of this agreement.


7. Any notice required to be given by the Developer/Confirming Party shall without prejudice to any other mode of service available be deemed to have been served of the Owners if delivered by hand and duly acknowledge or sent by prepaid Registered Post with acknowledgement due and shall like wise be deemed to have been served on the Developer/Confirming Party of delivered by hand or sent by pre-paid Registered post to the Registered Office of the Developer/Confirming Party.

8. The Developer/Confirming Party and the Owners shall mutually frame scheme for the management and administration of the said building and/or common parts thereof. The Owners, the Developer/Confirming party and Regulations of such Management/Society/Association/Holding organization and hereby give their consent to abide by the same.

9. In the event of the South Dum Dum Municipality and other authorities concerned permitting any future vertical or horizontal extension or construction in the said building then the same shall be the property of Owners and the Developer/Confirming Party proportionately.

10. Nothing in there presence shall be constructed as demise or Assignment or conveyance in hand by the Owner of the said property or any part thereof to the Developer/Confirming Party or as creating any right, title or interests in respect thereof in the Developer/Confirming Party other than Exclusive license to the Developer/Confirming Party or commercially exploit the same in terms hereof, provided however and to deal with Developer's Allocation in the said new building in manner herein above stated. The Developer/Confirming Party shall be entitled to borrow money from any Bank or Banks or Financial Institutions with out creating any financial liabilities on the Owners or effecting their estate and interest in the said




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property and it being expressly agreed and understood that in no event Owners nor may or their estate shall be responsible and/or make liable for payment of any dues of such Bank/s or Financial Institutions and for that purpose the Developer/Confirming Party shall keep the Owners indemnified against all action suits proceedings and costs charges and expenses in respect thereof.

11. As and from the date of completion of the new building the Developer/Confirming party and/or its transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes payable in respect of their space.

12. The owners shall not be responsible and/or liable for any financial or other liabilities arising out of any suit by any third party or for any compensation of any kind arising out of the death its agents its agents, contractor sub - contractors, nominee or nominees. It is how ever agreed that the Owners shall be responsible for any liability arising out of any suit filed by third party on account of any act of commission or of the Owners.

13. Unless otherwise expressly mentioned herein neither party is entitled to rescind this Agreement.

ARTICLE XVII - FORCE MAJEURE

1. The Parties hereto shall not be considered to be liable for any obligation here under to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.

2. Force majeure shall mean flood, earthquake, riot, storm, tempest, civil commotion, strike, lock-out and/or any other act or commission beyond the control of the parties hereto.

ARTICLE XVIII- LEGAL PROCEEDINGS

1. It is here by expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer/Confirming Party as constituted



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attorney of the Owners to defend all actions, suit and proceedings which may arise in respect of the development of said premises and all costs, charges and expenses incurred for that purpose with approval of the Owners shall be borne and paid by Developer/Confirming Party specific may be required to be done by the Developer/Confirming Party and for which the Developer may need the authority of the Owner's applications and other documents may be required to be signed or made by the Owner's relative to which specific provision may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and other things that may reasonably required to be done in the matter and the Owners shall execute any such additional power of attorney and/or authorizations as may be required by the Developer/Confirming Party for the purpose and the Owners also undertake to sign and execute also such additional appliance and other documents as the case may be provided that all such acts deeds and things do not in any way infringe of the rights of the Owners and/or go against the spirit of this agreements.

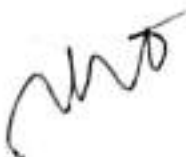
2. Any notice require to be given by the Developer/Confirming Party shall without prejudice to any other mode or service available demand to have been served on the Owner if delivered by hand duly acknowledgment due to the residence of the Owner shall likewise be deemed to the have been served on the Developer/Confirming Party if delivered by hand or send by pre-paid register post to the Registered office of the Developer/Confirming Party.

3. Both the Developer/Confirming Party and the Owner shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof the Owner hereof the Owner hereby agree to abide by all the rules and regulations as such management society/association/holding organization do hereby give their consent to abide by the same.

4. The name of the building shall be **"Subhangi Heights"**.

5. Nothing in this present shall be construed as a demises or assignment or Conveyance in law by the Owner of the premises or any part thereof to the Developer/Confirming Party or as creating any right title or interest in




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respect thereof in the Developer/Confirming Party other than an exclusive license to the Developer/Confirming Party commercially exploits the same in terms thereof provided however the Developer/Confirming Party shall be entitled to borrow money from any Banks without creating any financial liability of the Owner or effecting his estate and interest in the said premises and it is being expressly agreed and understood that in no event the Owner or any of his estate shall be responsible and/or made liable for payment of any dues of such Banks and for that purpose, the Developer/Confirming Party shall keep the Owner indemnified against all actions, suits, proceedings and costs, charges and expenses and respect thereof.


6. There is no existing agreement regarding the development or sale of the said premises and the all other agreement if any, prior to this agreement have been canceled and are being suppressed by this agreement and the Owner agree to indemnify and keep indemnified Developer/Confirming Party against any or all claims made by any third party in respect of the said premises.

7. The Developer/Confirming Party At its entire expenses shall execute a proper Deed of Partition among the owners regard to their respective allocations so that each owners can mutate their portions from the local South Dum Dum Municipality and can pay individual Municipal Taxes in their exclusive names.

8. The owners undertake and agree to execute and registrar all conveyance and transfer in favour of the persons with whom the Developer/Confirming Party or enter under into agreement as and when required by the Developer/Confirming Party (The stamp duty or registration fees and all other expenses towards the registration will be borne by the concerned parties).

9. If any dispute and differences arise between the parties regard to this project both the parties shall have right and liberty to sue each other before the appropriate Court of Law for proper redressed and shall not refer the said dispute or differences for arbitration under any circumstances.




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ARTICLE XIX, POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS SHALL COME that We, **(1)SRI RAM AVTAR KURMI (PAN: IWQPK2780D, AADHAR: 731862518191)**, by occupation - Business, **(2) SRI RADHESHYAM KURMI (PAN: BVVPR4257B, AADHAR: 888434677417)**, by occupation - Service and **(3)SRI DHRUVRAJ VARMA (PAN: AOXPV2590K, AADHAR: 457128881458)**, by occupation - Service, all are sons of Late Ram Chandra Kurmi, all by faith - Hindu, Nationality - Indian, all are residing at 54, Behari Lal Dutta Bagan, Post Office - Dum Dum, Police Station - Nagerbazar, Kolkata - 700028, District - North 24 Parganas, State of West Bengal, as our true and lawful **CONSTITUTED ATTORNEY** for and on our behalf to do all acts, deeds, matters and things as follows:

WHEREAS We are the absolute undivided owners of **ALL THAT** piece and parcel of "Bastu" land measuring an area of 5(Five) Cottahs 11(Eleven) Chittaks 7(Seven) Sq. ft be the same a little more or less comprising in C.S. Dag No. 841/899 under C.S. Khatian No. 349, R.S. Dag No. 2704 under R.S. Khatian No. 1970, L.R. Dag No. 2125 under L.R. Khatian No. 2723, lying and situated at Mouza - Satgachi, J.L. No. 20, R.S. No. 154, Premises No. 54, Behari Lal Dutta Bagan, Jessore Road, Police Station - Dum Dum now Nagerbazar, within South Dum Dum Municipality Ward No. 25, A.D.S.R. Cossipore Dum Dum, Kolkata - 700028, in the District of North 24 Parganas, State of West Bengal with **M/S. SUBHANGI HEIGHTS (PAN: AFRFS0962H)**, a partnership firm having its principal place of business at 317(N), 232 Gorakshabasi Road, P.O. Dum Dum, P.S. Dum Dum now Nagerbazar, Kolkata - 700028, District - North 24 Parganas, represented by its Partners namely **(1) SRI CHANCHAL SAHA (AADHAR No. 912372777060, PAN: AVHPS3694L)**, son of Late Mahendra Nath Saha, residing at 4th Floor, Flat No. 4B, 232 Gorakshabasi Road, P.O. Dum Dum, P.S. Dum Dum now Nagerbazar, Kolkata - 700028, District - North 24 Parganas, **(2) SRI RAJESH SHAW (AADHAR No. 968164526270, PAN: ATCPS0203L)**, son of Late Madan Lal Shaw, residing at 60, B.L.D. Bagan Road, P.O. Dum Dum, P.S. Dum Dum now Nagerbazar, Kolkata - 700028, District - North 24 Parganas and **(3) SRI TANMOY GHOSH (AADHAR No.**




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548005141465, PAN: ADTPG7125J, son of Late Sukumar Ghosh, residing at 6B, New Road, P.O. Deshbandhu P.S. Baguiati, Kolkata – 700059, District – North 24 Parganas, State of West Bengal, in respect of construction of a multi-storied building upon the said land on Joint-Venture basis contained with several terms and conditions mentioned therein.

AND WHEREAS in pursuance of this Development Agreement executed on this day. We, hereby executed this Power of Attorney and by this Power of Attorney said **M/S. SUBHANGI HEIGHTS (PAN: AFRFS0962H)**, a partnership firm having its principal place of business at 317(N), 232 Gorakshabasi Road, P.O. Dum Dum, P.S. Dum Dum now Nagerbazar, Kolkata – 700028, District – North 24 Parganas, represented by its Partners namely **(1) SRI CHANCHAL SAHA (AADHAR No. 912372777060, PAN: AVHPS3694L)**, son of Late Mahendra Nath Saha, residing at 4th Floor, Flat No. 4B, 232 Gorakshabasi Road, P.O. Dum Dum, P.S. Dum Dum now Nagerbazar, Kolkata – 700028, District – North 24 Parganas, **(2) SRI RAJESH SHAW (AADHAR No. 968164526270, PAN: ATCPS0203L)**, son of Late Madan Lal Shaw, residing at 60, B.L.D. Bagan Road, P.O. Dum Dum, P.S. Dum Dum now Nagerbazar, Kolkata – 700028, District – North 24 Parganas and **(3) SRI TANMOY GHOSH (AADHAR No. 548005141465, PAN: ADTPG7125J)**, son of Late Sukumar Ghosh, residing at 6B, New Road, P.O. Deshbandhu P.S. Baguiati, Kolkata – 700059, District – North 24 Parganas, State of West Bengal, shall have every right mentioned herein below. We, hereby appointed as our lawful **CONSTITUTED ATTORNEY** in our name on our behalf to do execute and perform the following acts, deeds, matters and things;

1. To construct the building upon the aforesaid property mentioned in the Schedule herein below in accordance with the Sanctioned building Plan to be obtained from the authority of South Dum Dum Municipality and to sign on our behalf in the building plan and all the documents and to represent ourselves and to file and obtain the same from the South Dum Dum Municipality and to take all other necessary steps in the South Dum Dum Municipality. We hereby also authorize to our constituted attorney to mutate our name or our legal heirs if required and they have also authorized to




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apply, collect or any other job/s regarding obtaining completion/Occupation Certificate, site plan, mutation, related to taxation job, amalgamation, water connection, Form - 60 of Income Tax Act, amendment and rectification or any other job in respect of the said property mentioned in the Schedule herein below.

2. To negotiate on terms for and to agree for all sales to any intending purchaser/s at such price/s at any time which my said Attorney in its absolute discretion thinks fit and proper in respect of Developer's Allocation.

3. To book flats and different units and to enter into all agreement for sale/s of such flats or different units which to be constructed upon the said property mentioned in the Schedule hereinafter except the allocation of the Land-Owners.

4. To receive from the intending purchaser/s any earnest money and/or advances and also the balance of purchase money on completion of such sale/s and to give good and valid receipt for the same in respect of the Developer's Allocation.

5. Upon such receipt as aforesaid to sign and execute on our behalf in any deed or deed of sale, conveyance/s of the said landed property in favour of the purchaser/s or their nominee/s or assign/s except the allocation of the Land-Owners.

6. To attend any Court of Law either Civil or Criminal and to represent us in all Government Offices on our behalf in connection with the construction of the proposed building upon the said property mentioned in the Schedule below.

7. To receive any such amount for the purpose of sale, transfer and convey the respective flats/units, either by cash or by cheque and to deposit the same in his account/s and to spend the same in his absolute discretion think best fit and proper in respect of the sale/transfer of the developer's allocation in the said building.



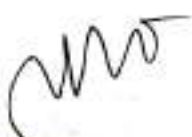
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8. To appoint Advocate for the purpose of all agreement, sale deed and for taking all legal steps/actions for the aforesaid building and to pay their legal remuneration save and except the allocation of the Land-Owners.
9. To sign all complaints, petition, application, forms, affidavit, etc and to file the same before any Ld. Court of Law or any other offices, if required.
10. To appear in any suit, proceedings, motion, L.A. office, I.T. office, etc. on our behalf and to file the statement or objection, affidavit-in-opposition, etc. if required, in connection with the land mentioned in the Schedule herein below.
11. To appoint labour, labour contractor/rajmistri, carpenter, electrician, grill fitters, plumbers, deep tube-well borers, etc. for the construction of the said building.
12. To call the tender, quotation, etc. from the suppliers for supply of cement, iron rod, sand, stone chips, wood, marble, tiles, iron grill, etc. and to appoint them as my Constituted Attorney shall think fit and proper.
13. To sign and execute conveyance/s of the said proposed building to be constructed thereupon or any part thereof in respect of the Developer's Allocation.
14. To lodge the conveyance, lease and/or other documents for registration and to admit, execution thereof before the authority concerned and to sign, execute and register the "Deed of Conveyance" in respect of various flats, garages, offices and other units together with undivided proportionate share of the said land save and except the allocation of the Land-Owners.
15. To represent ourselves before the CESC authority and other competent authority/s as and when required.
16. To attend before any office of the Registrar and/or to execute and present for registration and admit, execution of any agreement, deed, conveyance, transfer, assignment, assurance, release, indemnity or other




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instrument/s which is/are compulsory under the Registration Act and generally to do all things necessary or expedient for lawful registration.

17. To ask or demand, recover, receive and collect all money due and payable in connection with the said proposed building from the intending purchaser/s or any other person/s in connection with the said building or construction and to settle compromise or compound any debt or claim whatsoever in respect of the Developer's Allocation.

18. To sale, transfer, convey and to deliver the possession of flat/s, shop/s, garage/s and office/s, etc with undivided proportionate share of land along with other amenities relating thereto either in complete or incomplete, finished or semi finished condition which our Constituted Attorney shall think best fit and proper in respect of the Developer's Allocation.

19. To attend, appear or to represent us to the office of the Additional District Sub-Registrar, District Registrar, Registrar of Assurances, Kolkata having jurisdiction over our property fully set forth in **Schedule** below at the time of registration of sale deed or deeds of any flat or flats, garages and shop rooms etc. under Developer's allocation after completion of entire proposed building erected on our aforesaid property and after delivery of possession of our Land-Owner's allocation.

20. To amalgamate with the other land adjoining with this Schedule mentioned property.

21. To erect boundary wall/s on the all sides of our property and to fix a gate for entrance at the same.

22. To insure our said property against damage, fire, tempest, riots, civil commotion, floods, earth-quake or other worries/natural calamities as our said Attorney may think fit and proper.

23. To appear before any authority or authorities and to accept service of any writ or summons or other legal process and to appear before any court of law Civil, Criminal or Revenue or in the Court or Magistrate or Judicial or other officers touching any matter relating to our aforesaid property as our



[Handwritten signature]
Additional District Sub-Registrar
Cooch Behar, Dum Dum

12 SEP 2025

said Attorney shall deem advisable and to commence any action or other proceedings before any court of law and to prosecute or discontinue or become non-suited therein and to settle, compromise any matter relating to our aforesaid property and construction of building thereon as our said Attorney shall think fit and proper and for such purpose to engage Solicitors, Advocate or Lawyer to procedure or defend for and on our behalf signing our name and to pay their fees.

24. And to do acts, deeds, matter and things necessary and convenient for all or any of the purpose and for giving full effect to the authorities hereinbefore contained as fully and effectually as we could do in person.

25. All other necessary jobs and steps in the concerning B.L. & L.R.O. office including mutation, payment of khazana or any other job in respect of our undivided share in the said property mentioned in the Schedule herein below.

We do hereby agree to ratify and confirm whatsoever our said Attorney shall do in the holdings by virtue of this present **AND WE HEREBY DECLARE** that we have not done anything inconsistent with this Power of Attorney.

AND We hereby declare that this Power of Authorities hereby granted till the said property is fully and properly developed and all transfer and/or conveyance of the said building, is fully conveyed and/or transferred in favour of the ultimate transferee, i.e. purchasers of the units.

AND We do hereby agree to ratify and confirm whatsoever all acts, deeds and things lawfully and bona fide done by our said Attorney which shall be construed as our acts, deeds and things done to all intents and purpose.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of "Bastu" land measuring an area of 5(Five) Cottahs 11(Eleven) Chittaks 7(Seven) Sq. ft be the same a little more or less comprising in C.S. Dag No. 841/899 under C.S. Khatian No. 349, R.S. Dag No. 2704 under R.S. Khatian No. 1970, L.R. Dag No. 2125 under L.R. Khatian No. 2723, lying and situated at Mouza - Satgachi, J.L. No. 20, R.S.



[Handwritten Signature]
Additional District Sub-Registrar
Coimbatore, Dum Dum

12 SEP 2025

No. 154, Premises No. 54, Behari Lal Dutta Bagan, Jessore Road, Police Station - Dum Dum now Nagerbazar, within South Dum Dum Municipality Ward No. 25, A.D.S.R. Cossipore Dum Dum, Kolkata - 700028, in the District of North 24 Parganas, State of West Bengal, having cemented floor Tiles shed complete residential structure measuring about 300 (Three Hundred) Sq. ft **TOGETHER WITH** right to use common toilet, electricity, water facility, common areas and facilities and the said is butted and bounded by:-

ON THE NORTH : Factory.

ON THE SOUTH : House of Goutam Talukdar.

ON THE EAST : Multi-storied Building.

ON THE WEST : 6 ft wide Road, House of Sitaram Kurmi.

ANNEXURE "A", SPECIFICATION OF WORKS

1. CIVIL STRUCTURE: The building will be of R.C.C framed structure as per design approved with 200 mm thick outside walls and 125 mm thick separation walls and 75 mm thick inner partition wall using klin burnt bricks including outside and inside walls and ceiling will be plastered as per plan to be sanctioned by the South Dum Dum Municipality.

2. FLOOR AND TOILET/KITCHEN WALL FINISH: The flooring of each flat will be of 20 mm thick white good quality marbles in floor, kitchen table top or cooking platform will be made with black stone, sink in the kitchen will be made of black stone. The first top wall above the cooking platform will be fitted with 3 ft glazed tiles, the wall in the toilet will be finished with glazed tiles up to the height of 6 ft from the floor level.

3. W.C./BATH: One white European type Commode with a P.V.C. made cistern and one C.P. Shower with C.P. conceal stop cock and two C.P. Bibcock, one white porcelain made Wash Basin will be fitted and fixed as per design and/or direction and one C.P. Bibcock at kitchen for use in the sink.

4. WALL FINISH: All internal wall surfaces will be finished with plaster of paris and waterproof cement based paint on exterior wall of the building.



[Handwritten signature]
Additional District Sub-Registrar
Coimbatore, Dum Dum

12 SEP 2025

5. DOORS AND WINDOWS: All doors will be Flush Door and wooden frame with primer. All doors will be provided with standard fittings like tower bolt, door lock or hatch bolt, door stopper, hinges, etc. complete in all respects and P.V.C. doors for toilets. All windows will be aluminum channel including a fine design M.S. Grill.

6. GRILL: Square covered box grill for windows and balcony up to 3ft height covered with grill. Collapsible gate at main entrance of the building.

7. STAIR CASE: Marble flooring with MS Grill railing.

8. SANITARY AND WATER SUPPLY: All the waste water pipe line of HCI/PVC (Supreme). All the concealed water supply line will be G.I./P.V.C. and the exposed line will be U.P.V.C. One common R.C.C. Overhead reservoir will be provided at the roof top to supply 24 hours water to all the flats of the building by using Deep Tube Well and/or Municipal water.

9. ROOF TREATMENT: The roof treatment will be made providing roof tiles or roof will be treated waterproof by roof mosaic.

10. ELECTRIFICATION: Entire electrical work will be concealed. All electrical wires will be P.V.C. coated copper wire. Each room will have one Fan point, two tube light points, one five amps plug point, one light point. One light point and one exhaust fan point in the toilets. One light point, one exhaust fan point and one 5/15 amp combined plug switch point in the kitchen. One light point in the balcony and one door bell point at the main door of the flat. Each dining cum living room will have one fan point, one tube light point, concealed cable T.V. Common electric meter would be provided at the cost of the parties and individual electric cost would be borne by the Developer.

11. WATER SUPPLY: 24 hours water supply by deep tube well with pumps as well as municipal water supply.

12. LIFT: Reputed Company makes lift with sufficient carrying capacity will be provided.



A handwritten signature in blue ink, consisting of several loops and a final upward-pointing stroke.

Additional District Sub-Registrar
Coimbatore, Dum Dum

12 SEP 2025

EXTRA WORKS: any extra work other than standard specification shall be charged extra and such amount shall be deposited before the execution of such work.

N.B. Neither the flat owners shall have the right for any deviation whatsoever of the outside of the apartment nor they shall have personal colour choice for the same. The flat owners association shall only do the same in accordance with the existing laws and in terms of the bye-laws formed by the concerned association from time to time.

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

SIGNED, SEALED AND DELIVERED

by the parties at Dum Dum
in the presence of :

WITNESSES :

1. Arun kr Kurmi
54, B.L.D Bagan
Nagerbagare - Dum Dum
Kolkata - 700028

2. Dhiranath Shaw
54, B.L.D Bagan
Nagerbagare - Dum Dum
Kolkata - 700028

Ram Anbar Kurmi

Rachhe Shyam Kurmi

Dhanu Raj Varma

(Signature of the Owners/Vendors)

SUBHANGI HEIGHTS

CL-CL-811

Partner

SUBHANGI HEIGHTS

Roje shi Shan

Partner

SUBHANGI HEIGHTS

Tanmay Chakraborty

Partner

(Signature of the Developer)

Read over and explained by me:

Susanta Saha

Mr. Susanta Saha

Advocate

High Court, Kolkata

Enrolment No. WB-186/02



[Handwritten signature]

Additional District Sub-Registrar
Cooch Behar, Dum Dum

12 SEP 2025



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



192025260261779688

GRN Details

GRN: 192025260261779688 Payment Mode: SBI Epay
GRN Date: 10/09/2025 17:09:35 Bank/Gateway: SBlePay Payment Gateway
BRN : 9443302375529 BRN Date: 10/09/2025 17:09:49
Gateway Ref ID: CHU5898858 Method: State Bank of India NB
GRIPS Payment ID: 100920252026177967 Payment Init. Date: 10/09/2025 17:09:35
Payment Status: Successful Payment Ref. No: 3002317755/11/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Chanchal Saha
Address: Dum Dum
Mobile: 9830614095
Period From (dd/mm/yyyy): 10/09/2025
Period To (dd/mm/yyyy): 10/09/2025
Payment Ref ID: 3002317755/11/2025
Dept Ref ID/DRN: 3002317755/11/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3002317755/11/2025	Property Registration- Stamp duty	0030-02-103-003-02	39051
2	3002317755/11/2025	Property Registration- Registration Fees	0030-03-104-001-16	13400
3	3002317755/11/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				52751

IN WORDS: FIFTY TWO THOUSAND SEVEN HUNDRED FIFTY ONE ONLY.

PAID

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






(1)

Name RADHE SHYAM KURMI




Status - Presentant



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
				

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
				

All the above fingerprints are of the abovenamed person and attested by the said person

Radhe Shyam Kurmi

Signature of the presentant

(2)

Name RAM AVTAR KURMI

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
				

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
				

All the above fingerprints are of the abovenamed person and attested by the said person

Ram Avtar Kurmi

Signature of the Presentant / Executant /

Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)



[Handwritten signature]

Off. District Sub-Registrar
Dum Dum

12 SEP 2025

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

(1)

Name Chachi S.L.

Status - Presentant



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Chachi S.L.
Signature of the presentant

(2)

Name Tarunoy Chakraborty

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator ()



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

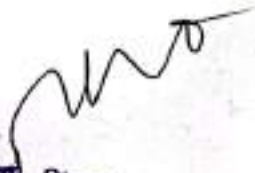
THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Tarunoy Chakraborty
Signature of the Presentant / Executant /

Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)




Off. District Sub-Registrar
Consular, Dum Dum

12 SEP 2025

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






(1)

Name RAJESH SHAW





Status - Presentant



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
				

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
				

All the above fingerprints are of the abovenamed person and attested by the said person

Rajesh Shaw

Signature of the presentant






(2)

Name DHRUV RAJ VARMA






Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator ()



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
				

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
				

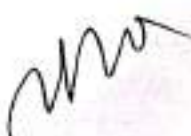
All the above fingerprints are of the abovenamed person and attested by the said person

Dhruv Raj Varma

Signature of the Presentant / Executant /

Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)




Addl. District Sub-Registrar
Dum Dum, Dum Dum

12 SEP 2025

Major Information of the Deed

Deed No :	I-1506-10083/2025	Date of Registration	12/09/2025
Query No / Year	1506-3002317755/2025	Office where deed is registered	
Query Date	12/08/2025 2:41:40 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Susanta Saha 533,jessore Road,Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 9051537393, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4311] Other than Immovable Property, Receipt [Rs : 13,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,28,78,885/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,051/- (Article:48(g))	Rs. 13,400/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



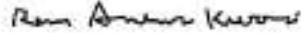


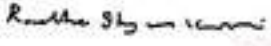


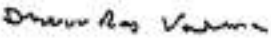
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Satgachi, Premises No: 54, , Ward No: 025 JI No: 20, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2125 (RS :-)	LR-2723	Bastu	Bastu	5 Katha 11 Chatak 7 Sq Ft	1/-	2,27,88,885/-	Width of Approach Road: 6 Ft.,
Grand Total :					9.4004Dec	1 /-	227,88,885 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	1 /-	90,000 /-	












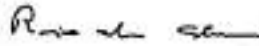


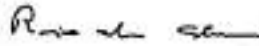


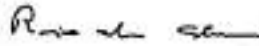









Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Ram Avtar Kurmi Son of Late Ram Chandra Kurmi Executed by: Self, Date of Execution: 12/09/2025 , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office	 12/09/2025	 LTI 12/09/2025	 12/09/2025
54,behari Lal Dutta Bagan, City:- , P.O:- Dumdum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: iwxxxxxx0d, Aadhaar No: 73xxxxxxxx8191, Status :Individual, Executed by: Self, Date of Execution: 12/09/2025 , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Radheshyam Kurmi Son of Late Ram Chandra Kurmi Executed by: Self, Date of Execution: 12/09/2025 , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office	 12/09/2025	 LTI 12/09/2025	 12/09/2025
54,behari Lal Dutta Bagan, City:- , P.O:- Dumdum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: bvxxxxxx7b, Aadhaar No: 88xxxxxxxx7417, Status :Individual, Executed by: Self, Date of Execution: 12/09/2025 , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Dhruvraj Verma Kurmi Son of Late Ram Chandra Kurmi Executed by: Self, Date of Execution: 12/09/2025 , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office	 12/09/2025	 LTI 12/09/2025	 12/09/2025
54,behari Lal Dutta Bagan, City:- , P.O:- Dumdum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: aoxxxxxx0k, Aadhaar No: 45xxxxxxxx1458, Status :Individual, Executed by: Self, Date of Execution: 12/09/2025 , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Subhangi Heights 232, Gorakshabasi Road, City:- , P.O:- Dumdum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Date of Incorporation:XX-XX-2XX7 , PAN No.:: afxxxxx2h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI 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> <p>Chanchal Saha Son of Late Mahendra Saha Date of Execution - 12/09/2025, , Admitted by: Self, Date of Admission: 12/09/2025, Place of Admission of Execution: Office</p> </td> <td>  <small>Sep 12 2025 12:23PM</small> </td> <td>  <small>LTI 12/09/2025</small> </td> <td>  <small>12/09/2025</small> </td> </tr> </tbody> </table> <p>4th Floor,flat No 4B,232, Gorakshabasi Road, City:- , P.O:- Dumdum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: AVxxxxxx4L, Aadhaar No: 91xxxxxxxx7060 Status : Representative, Representative of : Subhangi Heights (as partner)</p>	Name	Photo	Finger Print	Signature	<p>Chanchal Saha Son of Late Mahendra Saha Date of Execution - 12/09/2025, , Admitted by: Self, Date of Admission: 12/09/2025, Place of Admission of Execution: Office</p>	 <small>Sep 12 2025 12:23PM</small>	 <small>LTI 12/09/2025</small>	 <small>12/09/2025</small>			
Name	Photo	Finger Print	Signature									
<p>Chanchal Saha Son of Late Mahendra Saha Date of Execution - 12/09/2025, , Admitted by: Self, Date of Admission: 12/09/2025, Place of Admission of Execution: Office</p>	 <small>Sep 12 2025 12:23PM</small>	 <small>LTI 12/09/2025</small>	 <small>12/09/2025</small>									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>Rajesh Shaw (Presentant) Son of Late Madan Lal Shaw Date of Execution - 12/09/2025, , Admitted by: Self, Date of Admission: 12/09/2025, Place of Admission of Execution: Office</p> </td> <td>  <small>Sep 12 2025 12:23PM</small> </td> <td>  <small>LTI 12/09/2025</small> </td> <td>  <small>12/09/2025</small> </td> </tr> </tbody> </table> <p>60,B.L.D Bagan Road, City:- , P.O:- Dumdum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: ATxxxxxx3L, Aadhaar No: 96xxxxxxxx6270 Status : Representative, Representative of : Subhangi Heights (as partner)</p>	Name	Photo	Finger Print	Signature	<p>Rajesh Shaw (Presentant) Son of Late Madan Lal Shaw Date of Execution - 12/09/2025, , Admitted by: Self, Date of Admission: 12/09/2025, Place of Admission of Execution: Office</p>	 <small>Sep 12 2025 12:23PM</small>	 <small>LTI 12/09/2025</small>	 <small>12/09/2025</small>			
Name	Photo	Finger Print	Signature									
<p>Rajesh Shaw (Presentant) Son of Late Madan Lal Shaw Date of Execution - 12/09/2025, , Admitted by: Self, Date of Admission: 12/09/2025, Place of Admission of Execution: Office</p>	 <small>Sep 12 2025 12:23PM</small>	 <small>LTI 12/09/2025</small>	 <small>12/09/2025</small>									
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>Tanmoy Ghosh Son of Late Sukumar Ghosh Date of Execution - 12/09/2025, , Admitted by: Self, Date of Admission: 12/09/2025, Place of Admission of Execution: Office</p> </td> <td>  <small>Sep 12 2025 12:23PM</small> </td> <td>  <small>LTI 12/09/2025</small> </td> <td>  <small>12/09/2025</small> </td> </tr> </tbody> </table> <p>6B New Road, City:- , P.O:- Deshbandhu, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: ADxxxxxx5J, Aadhaar No: 54xxxxxxxx1465 Status : Representative, Representative of : Subhangi Heights (as partner)</p>	Name	Photo	Finger Print	Signature	<p>Tanmoy Ghosh Son of Late Sukumar Ghosh Date of Execution - 12/09/2025, , Admitted by: Self, Date of Admission: 12/09/2025, Place of Admission of Execution: Office</p>	 <small>Sep 12 2025 12:23PM</small>	 <small>LTI 12/09/2025</small>	 <small>12/09/2025</small>			
Name	Photo	Finger Print	Signature									
<p>Tanmoy Ghosh Son of Late Sukumar Ghosh Date of Execution - 12/09/2025, , Admitted by: Self, Date of Admission: 12/09/2025, Place of Admission of Execution: Office</p>	 <small>Sep 12 2025 12:23PM</small>	 <small>LTI 12/09/2025</small>	 <small>12/09/2025</small>									

Identifier Details :

Name	Photo	Finger Print	Signature
Susanta Saha Son of Mr Prabhat Kumar Saha 533, Jessore Road, City:- , P.O:- Dumdum, P.S.-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028		 Captured	
	12/09/2025	12/09/2025	12/09/2025
Identifier Of Ram Avtar Kurmi, Radheshyam Kurmi, Dhruvraj Verma Kurmi, Chanchal Saha, Rajesh Shaw, Tanmoy Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Ram Avtar Kurmi	Subhangi Heights-3.13347 Dec
2	Radheshyam Kurmi	Subhangi Heights-3.13347 Dec
3	Dhruvraj Verma Kurmi	Subhangi Heights-3.13347 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Ram Avtar Kurmi	Subhangi Heights-100.00000000 Sq Ft
2	Radheshyam Kurmi	Subhangi Heights-100.00000000 Sq Ft
3	Dhruvraj Verma Kurmi	Subhangi Heights-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Satgachi, Premises No: 54, , Ward No: 025 JI No: 20, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2125, LR Khatian No:- 2723	Owner:रम अवतार कुर्मी, Gurdian:रम अवतार कुर्मी, Address:बिहा , Classification:अण्ड, Area:0.09630000 Acre,	Ram Avtar Kurmi

Endorsement For Deed Number : I - 150610083 / 2025

On 12-09-2025

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

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

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

Presented for registration at 11:24 hrs on 12-09-2025, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Rajesh Shaw ,

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 2,28,78,885/-

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

Execution is admitted on 12/09/2025 by 1. Ram Avtar Kurmi, Son of Late Ram Chandra Kurmi, 54,behari Lal Dutta Bagan, P.O: Dumdum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 2. Radheshyam Kurmi, Son of Late Ram Chandra Kurmi, 54,behari Lal Dutta Bagan, P.O: Dumdum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 3. Dhruvraj Verma Kurmi, Son of Late Ram Chandra Kurmi, 54,behari Lal Dutta Bagan, P.O: Dumdum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service

Indetified by Susanta Saha, , Son of Mr Prabhat Kumar Saha, 533, Jessore Road, P.O: Dumdum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Advocate

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

Execution is admitted on 12-09-2025 by Chanchal Saha, partner, Subhangi Heights (Partnership Firm), 232, Gorakshabasi Road, City:- , P.O:- Dumdum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Susanta Saha, , Son of Mr Prabhat Kumar Saha, 533, Jessore Road, P.O: Dumdum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Advocate

Execution is admitted on 12-09-2025 by Rajesh Shaw, partner, Subhangi Heights (Partnership Firm), 232, Gorakshabasi Road, City:- , P.O:- Dumdum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Susanta Saha, , Son of Mr Prabhat Kumar Saha, 533, Jessore Road, P.O: Dumdum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Advocate

Execution is admitted on 12-09-2025 by Tanmoy Ghosh, partner, Subhangi Heights (Partnership Firm), 232, Gorakshabasi Road, City:- , P.O:- Dumdum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Susanta Saha, , Son of Mr Prabhat Kumar Saha, 533, Jessore Road, P.O: Dumdum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,400.00/- (B = Rs 13,000.00/- ,E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 13,400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/09/2025 5:09PM with Govt. Ref. No: 192025260261779688 on 10-09-2025, Amount Rs: 13,400/-, Bank: SBI EPay (SBIEPay), Ref. No. 9443302375529 on 10-09-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,051/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-, by online = Rs 39,051/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1777, Amount: Rs.1,000.00/-, Date of Purchase: 11/08/2025, Vendor name: S BOSE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/09/2025 5:09PM with Govt. Ref. No: 192025260261779688 on 10-09-2025, Amount Rs: 39,051/-, Bank: SBI EPay (SBIPay), Ref. No. 9443302375529 on 10-09-2025, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2025, Page from 287148 to 287195
being No 150610083 for the year 2025.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2025.09.12 13:52:09 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 12/09/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.