

10499/25

I-10/44/25



10/19  
 J. No. 127/25  
 K. No. 130/25  
 2-2/25 5857/25

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AT 607048

Certified that the document is submitted to registration. The Signature Sheet and endorsement Sheet attached to the document are the part of the document.

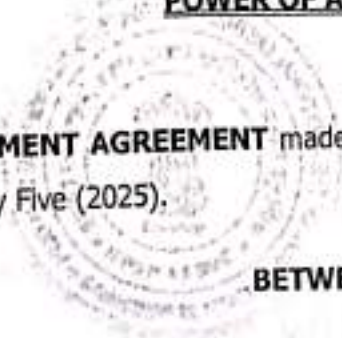
Additional District Sub-Registrar  
 Medinipur, Dum Dum, 24-Pgs. (North)

15 SEP 2025

**AGREEMENT FOR DEVELOPMENT**  
**AND**  
**POWER OF ATTORNEY**

THIS DEVELOPMENT AGREEMENT made this the 10th day of September Two Thousand Twenty Five (2025).

BETWEEN



पश्चिम बंगाल राज्य सरकार  
 मदिनीपुर जिल्ला, मदिनीपुर

10 SEP 2025

09/7/2025  
 Subhraj Heights  
 GIB Rana  
 Name of Treasury :- Barrackpore  
 Name of Vender :- RANA SUR  
 Date of Purchase :- 04 JUL 2025  
 Total Amount :- 140 000  
 Name of Vendor :-

*[Handwritten Signature]*

1 Rona Sarkar.



M.O.D  
204

10/25

Rona Sarkar

10/25



M.O.D  
205

Santam Das, Advocate  
 Sital Kumar Das  
 High Court, Calcutta.



*[Handwritten Signature]*

Dist. Sub-Registrar  
 Coasloore, Dum Dum

10 SEP 2025

# भारतीय गैर न्यायिक

2

पचास  
रुपये

रु.50



INDIA

FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 895090

2

(1) SMT. ROMA SARKAR (PAN FJRPS0469G) AADHAAR NO. 7690 0449 4591), (DOB: 14/09/1939), daughter of Late Chandra Dr. Jagadish Talukdar and wife of Sri Parimal Sarkar, by Faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at 25/1A, Gorakshabasi Road, Post Office. Dum Dum, Police Station – Dum Dum (Presently Nager Bazar), Kolkata – 700028, District – North 24 Parganas, (2) SMT. SWAPNA ROY CHOWDHURY (PAN AJNPR1134J) (AADHAAR NO. 6060 9711 4802), (DOB: 10/05/1948) daughter of Late Jagadish Chandra Talukdar and wife of Sri Dilip Kumar Roy Chowdhury, by Faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at 181, Nagendra Nath

3005 938 0 7



Road, Post Office – Dum Dum, Police Station – Dum Dum (Presently Nager Bazar) Kolkata – 700028, District – North 24 Parganas, (3) **SRI SUPRIYO GHOSH (PAN ADOPG5234D (AADHAAR NO. 8574 4673 4360))**, (DOB: 21/07/1964) son of Late Rabindra Mohan Ghosh and grandson of Late Jagadish Chandra Talukdar, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing 25/2, Gorakshabasi Road, Post Office. Dum Dum, Police Station – Dum Dum (Presently Nager Bazar), Kolkata – 700028, District – North 24 Parganas, (4) **SRI GOUTAM TALUKDAR (PAN AEKPT8923K) (AADHAAR NO. 2370 5817 1523)**, (DOB: 04/04/1955), son of Late Jagadish Chandra Talukdar, by Faith – Hindu, by Occupation – Retired person, by Nationality – Indian, residing 25/1, Gorakshabasi Road, Post Office. Dum Dum, Police Station – Dum Dum (Presently Nager Bazar), Kolkata – 700028, District – North 24 Parganas, (5) **SMT. PAPIYA TALUKDAR (PAN ATMPT9094N) (AADHAAR NO. 7456 2087 7785)**, (DOB: 21/12/1975), wife of Late Pratik Talukdar, by Faith – Hindu, by Occupation – Housewife by Nationality – Indian, residing 25/1, Gorakshabasi Road, Post Office. Dum Dum, Police Station – Dum Dum (Presently Nager Bazar), Kolkata – 700028, District – North 24 Parganas, (6) **MS. ASHMITA TALUKDAR (PAN BSQPT7640N) (AADHAAR NO. 6463 6305 5749)**, (DOB: 30/08/2000), daughter of Late Pratik Talukdar, by Faith – Hindu, by Occupation – Service, by Nationality – Indian, residing 25/1, Gorakshabasi Road, Post Office. Dum Dum, Police Station – Dum Dum (Presently Nager Bazar), Kolkata – 700028, District – North 24 Parganas, (7) **MS. ESHITA TALUKDAR (PAN CAJPT5173N) (AADHAAR NO. 9426 4256 7824)**, (DOB: 06/09/2004), daughter of Late Pratik Talukdar, by Faith – Hindu, by Occupation – Service, by Nationality – Indian, residing 25/1, Gorakshabasi Road, Post Office. Dum Dum, Police Station – Dum Dum (Presently Nager Bazar), Kolkata – 700028, District – North 24 Parganas, (8) **SMT. MOUSUMI CHAKRABORTY, (PAN ANUPC7826K) (AADHAAR NO. 8656 7890 9417)**, (DOB: 04/07/1967), daughter of Late Subrata Talukdar, by Faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at Flat No. 1402, Floor – 13, Fresco, Block No.5, Uni World City, Arterial Main Road, Post Office. New Town, Police Station – New Town, Kolkata – 700156, District – North 24 Parganas, hereinafter called and referred to as **OWNERS**, (which expression shall unless excluded by or repugnant to the context



*[Handwritten signature]*

Jr. District Sub-Registrar  
Coimbatore, Dum Dum

10 SEP 2025

be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns} of the **FIRST PART**.


**AND**

**"SUBHANGI HEIGHTS", (PAN : AFRFS0962H)** having its office at 232, Gorakshabasi Road ,P.O. – Dum Dum, P.S. – Nager Bazar, Kolkata – 700028, District – North 24 Parganas, a partnership firm being represented by its Partners namely **(1) SRI. CHANCHAL SAHA, (PAN : AVHPS3694L), (Aadhaar No.9123 7277 7060)** son of Late M.N. Saha, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at 232, Goraksha Basi Road, P.O. – Dum Dum, P.S.- Dum Dum, presently Nager Bazar, Kolkata-700028, District - North 24 Parganas **(2) SRI RAJESH SHAW, (PAN : ATCPS0203L), (AADHAAR NO.9681 6452 6270)** son of Madan Lal Shaw, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at 60, B.L.D. Bagan, P.O. Dum Dum, P.S. – Nager Bazar, Kolkata – 700 028, District –North 24 Parganas and **(3) SRI TANMOY GHOSH, (PAN : ADTPG7125J), (AADHAAR NO.5480 0514 1465)** son of Late Sukumar Ghosh, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at 6B, New Road, Desh Bandhu Nagar, P.O. Deshbandhu Nagar, P.S. – Baguiati, Kolkata – 700 059, District –North 24 Parganas, hereinafter referred to and called as the **DEVELOPER** (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, as proprietor successors-in-interest legal representatives and assigns) of the **SECOND PART**.

**WHEREAS** Ramdas Mallick was recorded Owners of the land measuring 1.6711 decimals lying and situated at Mouza – Satgachi, J. L. No. 20, Touzi No. 160, under the then Collectorate of Alipore, Resa No. 154, Hall Khatian – 12, Sabek Dag Nos. 833, 835, Hal Dag No. 2681, 2682, 2683 and 2684 respectively, under South Dum Dum Municipality, District – 24 Parganas.

**AND WHEREAS** the said Ramdas Mallick seized and possessed the said land and entitled the same.



  
Sd/- District Sub-Registrar  
Coimbatore, Dum Dum

10 SEP 2025

**AND WHEREAS** the said Ramdas Mallick by a registered Deed of Conveyance dated 20.09.1901 sold/transferred the land measuring 1.6711 decimals to one Nandalal Seth.

**AND WHEREAS** the said Nandalal Seth executed a Will on 12/03/1920, and on the same day, he expired.

**AND WHEREAS**, after death of Nandalal Seth, Probate was obtained from the Hon'ble High Court at Calcutta, on 03/11/1920.

**AND WHEREAS**, the executor of Nandalal Seth namely Jogendra Nath Seth and the wife of Nandalal Seth viz. Malini Das, to return the debt of said Nandalal Seth sold the land measuring 1.6711 decimals to Sarat Chandra Dey and Basanta Kumar Dey and the said Deed was registered on 28.08.1921 in the Office of Alipore District Registry Office and recorded in Book No. 1, Volume No. 87, Pages – 237 to 288 Being Deed No. 3664.

**AND WHEREAS**, after purchase, the said Sarat Chandra Dey and Basanta Kumar Dey seized and possessed the said land and entitled the same.

**AND WHEREAS**, the said Basanta Kumar Dey died intestated on 26/01/1926 leaving behind his three sons namely (1) Amiya Kumar Dey, (2) Nirmal Kumar Dey and (3) Gobinda Chandra Dey and Ranibala Dasi (wife) as his legal heirs.

**AND WHEREAS**, Sarat Chandra Dey during his lifetime executed a Will dated 13/02/1934, and he expired on 13/03/1934.

**AND WHEREAS**, the said Sarat Chandra Dey in his last Will appointed Amiya Kumar Dey as his executor.

**AND WHEREAS**, the said Amiya Kumar Dey obtained a Probate from the Hon'ble High Court at Calcutta on 11/05/1934.



*[Handwritten signature]*

Additional District Sub-Registrar  
Coimbatore, Dum Dum

10 SEP 2025

**AND WHEREAS**, according to the direction written in the Will, the three sons of Basanta Kumar Dey viz. (1) Amiya Kumar Dey, (2) Nirmal Kumar Dey and (3) Gobinda Chandra Dey recorded their names in the record of South Dum Dum Municipality being Premises No. 1 No. Gorakshabasi Road, Post Office - Dum Dum, Police Station - Dum Dum, Kolkata - 700028, Under South Dum Dum Municipality lying and situated at Mouza - Satgachi, J. L. No. 20, Touzi No. 160, under the then Collectorate of Alipore, Resa No. 154, Hal Khatian - 12, Sabek Dag Nos. 833, 835, Hal Dag No. 2681, 2682, 2683 and 2684 respectively, District - 24 Parganas and they became owners of undivided  $\frac{1}{2}$  share of land left by Sarat Chandra Dey,

**AND WHEREAS** the said Amiya Kumar Dey, Nirmalkumar Dey and Gobinda Chandra Dey all sons of Basanta Kumar Dey became owners of All that piece and parcel of land measuring 1.6711 decimals, left by Sarat Chandra Dey and Basanta Kumar Dey.

**AND WHEREAS**, the said (1) Amiya Kumar Dey, (2) Nirmal Kumar Dey and (3) Gobinda Chandra Dey and Ranibala Dasi amicably decided to partition their land by Metes and Bounds and appointed Brojendra Lal Mitra as their sole Arbitrator, and the said Arbitrator passed an Award and according to the Award passed by the Arbitrator (1) Amiya Kumar Dey, (2) Nirmal Kumar Dey and (3) Gobinda Chandra Dey and Ranibala Dasi jointly executed a Partition Deed amongst themselves and the said Deed was registered in Kolkata Registry Office by a registered deed dated 06/04/1949 and the same was recorded in Book No. 1, Volume No. 24, Pages 201 to 243 Being Deed No.1122.

**AND WHEREAS**, the said Award was confirmed by the Hon'ble High Court at Calcutta by Award No. 93 of 1949 dated 15/06/1949.

**AND WHEREAS**, according to the Award passed by the Learned Arbitrator the Premises No.1, Gorakshabasi Road, under Mouza - Satgachi, J. L. No. 20, Touzi No. 160, under the then Collectorate of Alipore, Resa No. 154, Hal Khatian - 12, Sabek



*[Handwritten signature]*

Joint District Sub-Registrar  
Dum Dum

10 SEP 2025

Dag Nos. 833, 835, Hal Dag No. 2681, 2682, 2683 and 2684 respectively, District - 24 Parganas, was allotted to Nirmal Kumar Dey.

**AND WHEREAS**, after obtaining possession of the said land, the said Nirmal Kumar Dey recorded his name in the record of South Dum Dum Municipality Being premises No. 1, Gorakshabasi Road, Kolkata - 700028, District 24 Parganas.

**AND WHEREAS**, the said Nirmal Kumar Dey by a registered Deed of Conveyance dated 01/11/1949 sold transferred the land in favour of Gobinda Chandra Dey and the said Deed was registered and recorded in Book No. 1, Pages 277 to 282 Being Deed No. 3931.

**AND WHEREAS**, after purchase of the land, Gobindra Chandra Dey duly recorded his name in Revisional Settlement and Sabek Dag No. 833, was recorded in R.S. Dag No. 2683, Bastu, Area of land 1.1328 decimal, Sabek 834 was recorded in Revisional Settlement 2684, Bagan, Area of Land .1230 decimal, Sabek 835, recorded in Revisional Settlement in RS Dag No. 2681, Pukur, area of land .3643 decimal, Sabek Dag No. 833, Revisional Settlement 2682, nature of land - Pukur, area of land 0510 decimal, total area of land 1.6711 decimals under Mouza Satgachi, Khatian No. 12, recorded U/s 4, of WBLR Act, as Raiyat.

**AND WHEREAS**, the said Gobinda Chandra Dey by a Deed of Mortgaged dated 01/11/1949 mortgaged the property in favour of Nirmal Kumar Dey and the said Deed was registered and recorded in Book No. 1, Volume No. 3, Pages 275 to 279 Being Deed No. 33 for the year 1950.

**AND WHEREAS**, the aforesaid Gobindra Chandra Dey returned the mortgaged amount to Nirmal Kumar Dey.

**AND WHEREAS**, after getting back the mortgaged amount, the said Nirmal Chandra Dey again executed a reconveyance in favour of Gobinda Chandra Dey on 17/02/1951 and the said Deed was registered in the Office of Dum Dum Sub-



*[Handwritten signature]*  
Addl. District Sub-Registrar  
Cossipora, Dum Dum

10 SEP 2025

Registry Office and recorded in Book No. 1, Volume No.12, Page 270 to 274 Being Deed No. 1005.

**AND WHEREAS**, the aforesaid Gobinda Chandra Dey by a registered Deed of Conveyance dated 21/03/1964 sold/transferred the land measuring 1.6711 to his wife Chhabi Rani Dey and the said Deed was registered in the Office of Dum Dum Sub-Registry Office and recorded in Book No.1, Volume No. 36, Pages 101-108, Being Deed No. 2213.

**AND WHEREAS**, after purchase of the land, the said Chhabi Rani Dey seized and possessed and entitled the said land.

**AND WHEREAS**, after purchase of the aforesaid land, Chhabi Rani Dey, duly recorded her name in the Government record of right under Khatian No.12, and also recorded her name in the record of South Dum Municipality and paying taxes and Government revenue accordingly.

**AND WHEREAS**, the said Gobinda Chandra Dey also executed a Deed of Rectification on 19/08/1961 in favour of his wife Chhabi Rani Dey to rectify the error and the said Deed was registered in the office of Kolkata Registry Office and registered and recorded in Book No. 1, Volume No.144, Pages 24 to 27, Being Deed No.3977.

**AND WHEREAS**, Chhabi Rani Dey divided the aforesaid plot in several number of plots and drawn a sketch map and marked passage and drain to sell her property lying and situated at Mouza - Satgachi, J. L. No. 20, Resa No.154, Khatian No.1, Hal Khatian No.12, area of land 1.6711 decimal under South Dum Dum Municipality. Premises No.1, Gorakshabasi Road, C.S. Dag No. 834, R.S. Dag No.2684, and area of land 1230 decimal being Plot No.348, the land measuring 1 Cottah, 5 Chittaks, 22 Sq. Ft., was sold to the mother of the Owners nos. 1, 2, and 4 and grandmother of Owners Nos 3 and 8 and grandmother in law of Owner no. 5, and great grandmother of Owner number of 6 and 7 the said Deed was registered in the Office of Dum Dum Sub-Registry Office on 19/11/1971 corresponding to Bengali Year 1370,



*[Handwritten Signature]*  
Addl. District Sub-Registrar  
Coimbatore, Dum Dum

10 SEP 2025

second day of Agrayan and the said Deed was registered and recorded in Book No.1, Volume No. 78, Pages 148 to 152 Being No.5371 for the year 1971.

**AND WHEREAS**, after purchase of the aforesaid land, the said Nihar Kana Talukder duly recorded her name in the Government record of rights, and also mutated her name in the record of South Dum Dum Municipality P.O. Dum Dum, P.S. Dum Dum, Kolkata – 700028, South Dum Dum Municipality and also constructed a one-storied building measuring about 600 sq. ft. pucca structure thereon in the said plot of land and staying with his family members.

**AND WHEREAS**, the said Nihar Kana Talukdar, wife of Jagadish Chandra Talukdar died on 29/08/1995 and her husband namely Dr. Jagadish Chandra Talukdar alias Jagadish Ch. Talukdar died on 04/07/1988, leaving behind his two sons namely (1) Subrata Talukdar (since deceased), (2) Goutam Talukdar and three daughters viz. (1) Roma Sarkar, (2) Swapna Roy Chowdhury and (3) Uma Ghosh (since deceased) as the legal heirs and successors accordingly to Hindu Succession Act, 1956.

**AND WHEREAS**, one of the legal heirs of Nihar Kana Talukdar namely Subrata Talukdar son of Late Jagadish Chandra Talukdar died on 10/09/2011 and his wife namely Smriti Kana Talukdar also died on 17/09/2018, his onlyson namely Pratik Talukdar died on 25/10/2020 and present the following persons are the legal heirs of deceased Subrata Talukdar viz. (1) Papiya Talukdar (2) Mousumi Chakraborty and (3) Ashmita Talukdar and (4) Ms. Eshita Talukdar, according to Hindu Succession Act, 1956.

**AND WHEREAS**, Uma Ghosh, daughter of Nihar Kana Talukdar expired on 05/03/2020, leaving behind Supriya Ghosh as her only legal heir according to Hindu Succession Act.



Additional District Sub-Registrar  
Coimbatore, Dum Dum

10 SEP 2025

**AND WHEREAS** the said (1) SMT. ROMA SARKAR, (2) SMT. SWAPNA ROY CHOWDHURY, (3) SUPRIYO GHOSH, (4) SRI GOUTAM TALUKDAR, (5) SMT. PAPIYA TALUKDAR (6) SMT. ASHMITA TALUKDAR (7) ESHITA TALUKDAR and (8) SMT. MOUSUMI CHAKRABORTY are the owners of the property lying and situated at Mouza – Satgachi, J. L. No. 20, Resa No.154, Khatian No.1, Hal Khatian No.12, area of land 1 (One) Cottah, 5 Chittacks, 22 Sq.ft. under South Dum Dum Municipality. Premises No.1, Gorakshabasi Road, C.S. Dag No. 834, R.S. Dag No.2684, under South Dum Dum Municipality, Ward No.25, Holding No.35, Goraksha Basi Road, Post Office – Dum Dum, Police Station Dum Dum, presently Nager Bazar, Kolkata 700028, District North 24 Parganas morefully described in the First Schedule herein below.

**AND WHEREAS** while enjoying and possessing the said landed property with one storied thereon as the joint Owner, they decided to develop the said property by constructing a multi storied building there upon obtaining sanction building plan from South Dum Dum Municipality, but the Owner/Vendors, having no experience and lack of sufficient money to develop the said property and owing to such difficulties the said Owner/Vendors intended to develop the said property through a recognized developer.

**AND WHEREAS** knowing the intention of the aforesaid Owner, the Developer namely "**SUBHANGI HEIGHTS**", (**PAN : AFRFS0962H**) having its office at 232, Gorakshabasi Road ,P.O. – Dum Dum, P.S. – Nager Bazar, Kolkata – 700028, District – North 24 Parganas, a partnership firm being represented by its Partners namely (1) **SRI. CHANCHAL SAHA, (PAN : AVHPS3694L), (Aadhaar No.9123 7277 7060)** son of Late M.N. Saha, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at 232, Goraksha Basi Road, P.O. – Dum Dum, P.S.- Dum Dum, presently Nager Bazar, Kolkata-700028, District - North 24 Parganas (2) **SRI RAJESH SHAW, (PAN : ATCPS0203L), (AADHAAR NO.9681 6452 6270)** son of Madan Lal Shaw, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at 60, B.L.D. Bagan, P.O. Dum Dum, P.S. – Nager Bazar, Kolkata – 700 028, District –North 24 Parganas and (3) **SRI TANMOY GHOSH, (PAN : ADTPG7125J), (AADHAAR NO.5480 0514 1465)** son of Late Sukumar Ghosh, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at 68,



*[Handwritten signature]*

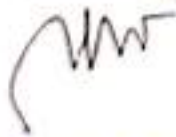
Additional District Sub-Registrar  
Coimbatore, Dum Dum  
10 SEP 2025

New Road, Desh Bandhu Nagar, P.O. Deshbandhu Nagar, P.S. – Baguiati, Kolkata – 700 059, District –North 24 Parganas, the approached the Land Owners to erect a multistoried building in the said land.

**THE OWNERS HEREIN HAVE REPRESENTED TO THE DEVELOPER AS FOLLOWS:**

1. The Owners is the sole and absolute Owners of the said premises, specifically described in the FIRST SCHEDULE hereto, free from all encumbrances whatsoever.
2. The Developer shall on completion of the building/s hand over the Owner's allocation before handing over possession of the units/floors/flats/car parking/space/s to the intending purchaser/s in the proposed building to be selected by the Developer.
3. The entirety of the premises is in the khas possession of the Owners and no other person or persons other than the Owners herein have any right title and interest, occupancy, easement or otherwise on the premises or any part thereof.
4. There is no suit and/or proceeding and/or litigation pending in respect of the Premises or any part thereof.
5. No person or persons other than the Owners herein have any right, title and interest of any nature whatsoever, in the premises or any part thereof.
6. The right title and interest of the Owners in the Premises is fully free from all sorts of encumbrances whatsoever and the Owners herein collectively have good and marketable title thereof.
7. There are no tenants in the said Premises in question and the Owners herein have not yet received any notice of any such claim or proceeding.



  
Mr. District Sub-Registrar  
Coimbatore, Dum Dum

10 SEP 2025

8. No part of the Premises have been or is liable to be acquired under the Urban Land (Ceiling and Regulation) Act, 1976 and/or under any other law and no proceedings is pending in respect thereof.
9. The Premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings have been received or come to the notice of the Owners herein.
10. Neither the Premises nor any part thereof have been attached and/or is liable to be attached by any decree or order of any court of law or due to Income Tax, revenue or any other Public Demand whatsoever.
11. The Owners herein have not in any way dealt with the premises whereby the right title and interest of the Owners as to the Ownership, use, development and enjoyment thereof is or may be affected in any manner.
12. The Owners herein shall have no difficulty to obtain Income Tax Certificate and/or any permission for the completion of the transfer of the Developer's allocated portions to the Developer and/or its nominee and/or otherwise in fulfilling their other obligations hereunder written.
13. The Owners herein is fully and sufficiently entitled to enter into this agreement.
14. The representations of the Owners mentioned herein above are hereafter collectively called "The Said Representations" and the Owners confirm that the said representations is true and correct to the best of the knowledge and belief.
15. The Owners herein have agreed to appoint the Developer herein as the developer of the premises and the developer, relying upon the said representation, have agreed to develop the premises, to complete the project, pay the monies and wages to the workers as and on the terms and conditions mentioned hereunder.



*[Handwritten signature]*  
Sd/-, District Sub-Registrar  
Cossipore, Dum Dum

10 SEP 2025

**NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AND DECLARED** in the presence of the following **WITNESSES:-**

1. The Owners herein have appointed the Developer as the developer of the premises and the Developer have accepted such appointment on the terms and conditions hereunder contained.
2. The development of the Premises will be in the following manner.
  - a) On getting sanction plan, the Owners herein have to deliver vacant and peaceful possession of the premises to the developer .
  - b) Upon execution of this agreement, the Owners herein shall hand over the original documents to the developer herein.
  - c) At any time hereafter the Developer shall be entitled to enter upon the premises and do all works for the construction of the said building thereon at its own costs, expenses and supervision.
  - d) The Developer shall, at its own costs and expenses cause the said Building Plans to be prepared and submitted to the Municipality for necessary sanction SUBJECT TO the Owners herein paying all outstanding rates and taxes, till the date thereof.
  - e) Upon receiving the registered general power of attorney as stated hereunder, the Developer shall complete all formalities for submission of plan for sanction before the appropriate authority.
  - f) Upon receiving sanction of the Plans of the said building from the Competent as well as the local authority, the Developer shall notify the Owners herein about the same, getting the sanctioned plan and after getting the copy of the sanctioned plan, the Owners will give up possession of the property to the developer for construction of the proposed building.
  - g) The Developer shall hold and remain in possession of the Premises and it shall always be deemed that the Developer is in possession of the entirety of



*[Handwritten signature]*

Additional District Sub-Registrar  
Dum Dum

10 SEP 2025

the Premises in part performance of this Agreement during the subsistence hereof.

h) **SUBJECT TO** force majeure and reasons beyond the control of the Developer, within 24 months thereafter i.e. after the Developer receives sanction of the said building plans, the Developer shall complete the project by constructing the said Building and/or otherwise and deliver possession of the Owners allocated is a to the Owners herein in a habitable condition with such reasonable changes as may be advised by the Architects **SUBJECT TO** the Owners meeting the obligation of this agreement.

i) The said building shall be for residential cum commercial purpose or such other purpose.

3. The Owners herein shall answer and comply with all requisitions made by the Developer for establishing the right title and interest of the Owners to the premises and shall make out a marketable title.

4. The Owners herein shall give such other consent, sign such papers, documents deeds and undertakings and render such co-operation, as be required by the developer for the smooth running of the construction and completion of the said building i.e. the Project.

5. In connection with the aforesaid, it is agreed and clarified as follows :-

a) The developer shall cause such changes to be made in the plans as the Architects may approved and/or as shall be required by the concerned authorities, from time to time on Owners consent.

b) In case it be required to pay any outstanding dues to the Municipal authority or any other out goings and liabilities in respect of the Premises including the cost and expenses regarding the mutation of the name of the Owner, then the Owners herein, shall pay such dues and bear the cost and thereof till the date of hand over the physical vacant possession to the Developer and the



*[Handwritten signature]*

Additional District Sub-Registrar  
Cossimbare, Dum Dum

10 SEP 2025

Developer shall pay the Municipal rates and taxes and electricity bills from the day of getting physical vacant possession of the Premises.

- c) The Developer shall be at liberty to do all works as may be required for the project and to utilize the existing water, electricity and telephone connections if any, in the Premises, at its own costs and expenses. The Developer shall have the right to obtain temporary connection of utilities for the project and the Owners herein shall sign and execute all papers and documents necessary therefore.
- d) The Developer shall be at liberty to utilize the debris of the existing structure in the premises and/or the proceeds thereof.
- e) All costs, charges and expenses for sanction of the plans and construction of the said building and/or development of the premises, save otherwise mentioned herein, shall be borne and paid by the Developer, exclusively.
- f) The owner No.4 (GOUTAM TALUKDAR) will get a self contained Flat in the newly constructed building measuring about 900 Sq. Ft more or less built up area within (2<sup>nd</sup> Floor to Top Floor of the building) (Goraksha Basi Road facing) and Owner Nos. 5 to 8 viz SMT. PAPIYA TALUKDAR, MS. ASHMITA TALUKDAR MS. ESHITA TALUKDAR and SMT. MOUSUMI CHAKRABORTY will get jointly a self-contained flats measuring 900 Sq. Ft., more or less built up area within (2<sup>nd</sup> Floor to Top Floor of the building) (Goraksha Basi Road facing). In addition to this, the Owners No. 4 viz. GOUTAM TALUKDAR will get a shifting in the locality at the cost of the Developer or may receive Rs.10,000/- Rupees (Ten Thousand) only per month as rent till handing over of the Owners' allocation. Owners No. 5, 6, and 7 viz SMT. PAPIYA TALUKDAR, MS. ASHMITA TALUKDAR and MS. ESHITA TALUKDAR will get a shifting in the locality at the cost of the Developer or may receive Rs.10,000/- Rupees (Ten Thousand) only per month as rent till handing over of the Owners' allocation.



*[Handwritten signature]*

Additional District Sub-Registrar  
Consipore, Dum Dum

10 SEP 2025

g) The Owner Nos. 1 and 2 will get Rs.5,00,000/- ( Rupees Five Lakhs) only each as forfeited money.

h) The Owners and the Developer shall be entitled absolutely to the respective allocated area and shall be at liberty to deal therewith in any manner they deem fit and proper including delivering possession to any third party SUBJECT TO HOWEVER the general restrictions for mutual advantage inherent in the Ownership unit schemes, the developer will also be at liberty to enter into agreements for sale of his respective allocated area as specifically stated in the SECOND and THIRD SCHEDULE written hereunder, SAVE THAT the Owners shall adopt the same covenants as the Developer may adopt in its agreement with the unit Owners of the Developer's allocated area, at least, insofar as the same relate to common areas, facilities, amenities, expenses and other matters of common interest. The form of such agreement to be utilized by the parties shall be such as up drawn by the Advocate of the Developer.

i) That the Developer shall be entitled to receive all monies in respect of the developers allocated area and also the sale proceed of the developer's allocation area PROVIDED HOWEVER THAT the monies payable and deposits for common purposes and common expenses shall be receivable only by the Developer from all the unit Owners as fully mentioned hereafter.

j) The Owners through their Constituted Attorney, i.e. the Developer herein shall sell and convey to the Developer itself and/or its nominees undivided proportionate share in the land contained in the premises appurtenant to the Developer's allocated area and the consideration for the same shall be the cost of construction of the Owner' allocated area and no other amount shall be payable to the Owner. The cost of preparation, stamping and registration of the Conveyances shall be borne and paid by the Transferees. The form of such conveyance shall be decided by the Developer at its sole discretion. The Owners and the Developer, however shall, at their own costs procure all consents and/or permissions may as be required for completion of such transfer, including the matter relating to the INCOME TAX ACT, 1961.



*[Handwritten signature]*

Additional District Sub-Registrar  
Coimbatore, Dum Dum

10 SEP 2025

6. It is further clarified as follows :-

- a) Upon completion and handing over the Owners allocated area to the Owners of the said building from time to time, the Developer shall maintain and manage the same in accordance with such rules as may be framed by the Developer in conformity with other buildings containing Ownership units. The Developer and the Owners and/or their respective transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoing in respect of the maintenance and management.
- b) All Municipal rates, taxes and outgoing, including arrears, in respect of the Premises till the hand over of the physical vacant possession to the Developer by the Owners shall be for and to the account of the Owners and thereafter the same shall be borne and paid by the Developer, till the completion of the Project and thereafter the same shall be borne and paid by the unit Owner, to the extent of their respective areas.
- c) That the name of the said Building shall be such as "decided by the Developer".

7. The Owners shall, on or after the day of signing of this agreement, at the request of the Developer grant to the developer and/or his nominee/nominees a registered Power of Attorney authorizing the developer to do all act as be necessary for the project and/or in pursuance hereof and/or on behalf of the Owner. However the Owners shall from time to time grant such further powers or authorities to the developer and/or to its nominee concerning the project, for the developer doing the various works envisaged hereunder, including entering into agreement for sale and/or construction of the said building and/or portion thereof and receiving all amounts in pursuance thereof.

8. The developer shall indemnify and keep the Owners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the developer in pursuance of the authorities granted as aforesaid.



*[Handwritten signature]*

addl. District Sub-Registrar  
Corripore, Dum Dum

10 SEP 2025

9. The developer shall at its own cost and expenses shall demolish the existing building and the earnings from the salvage of the existing building shall be retained taken by the Developer and instead of that the Developer at its own cost and expenses shall provide one alternative accommodation for the land Owners before demolition of existing structure till completion of project or possession, whichever is earlier.

10. The Developer shall on completion of the building/s handover the Owner's allocation before handing over possession of the units/floors/ flats/car parking spaces/spaces to the intending purchaser/purchasers in the proposed building to be selected by the Developer.

11. The Owners shall extend such co-operation to the developer and sign such papers, confirmations and/or authorities as may be reasonably required by the Developer from time to time, for the Project, at the costs and expenses of the Developer.

12. In case any outgoing or encumbrances relating to title or Ownership be found on the Premises till the date of completion of the Project in terms hereof, then and in such event. The Owners shall be liable to remove the same at their own cost. In case the Owners fail to do that, then the Developer shall be at liberty to do so and recover the costs from the Owner.

13. During the continuance of this agreement the Owners shall not in any way cause any unlawful impediment or obstruction whatsoever in the construction of the said building by the Developer PROVIDED THAT the construction is being carried out in accordance with approved plan, structural design and specification but the Owners shall have full right to enter into the said building and inspect the construction work carried on there by the Developer and to check the materials used in the Owner' allocated portion.

14. In case any of the parties hereto commit any default in fulfillment of his/its obligations-contained herein then and in such event, the other party shall be entitled to specific performance and/or damages.



*[Handwritten signature]*  
Add. District Sub-Registrar  
Koshiapur, Dum Dum

10 SEP 2025

15. In case the Owners fail to obtain either any clearance and permission necessary for the Project or provide physical vacant possession of the Premises, then in such event, the Developer shall be at liberty to make the necessary efforts in that regard, for and on behalf of the Owners and the Owner' cost and expenses, to be recovered in the same manner as mentioned herein above.

16. That the Owners herein authorized the Developer to amalgamate their land with the adjacent plot holders and they will not raise any objection.

17. The Owners undertake that after accepting the Owners allocation they will partition / or gifted their respective shares between themselves.

18. All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall be referred for arbitration to such person as be mutually acceptable, failing which, single arbitrator. Such arbitration shall otherwise be in accordance with the Arbitration and Conciliation Act, 1996 as amended till the date of disputes and or difference.

#### **DEVELOPMENT POWER OF ATTORNEY**

**KNOW ALL MEN BY THIS WE (1) SMT. ROMA SARKAR (PAN FJRPS0469G) AADHAAR NO. 7690 0449 4591),** (DOB: 14/09/1939), daughter of Late Chandra Dr. Jagadish Talukdar and wife of Sri Parimal Sarkar, by Faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at 25/1A, Gorakshabasi Road, Post Office. Dum Dum, Police Station – Dum Dum (Presently Nager Bazar), Kolkata – 700028, District – North 24 Parganas, **(2) SMT. SWAPNA ROY CHOWDHURY (PAN AJNPR1134J) (AADHAAR NO. 6060 9711 4802),** (DOB: 10/05/1948) daughter of Late Jagadish Chandra Talukdar and wife of Sri Dillip Kumar Roy Chowdhury, by Faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at 181, Nagendra Nath Road, Post Office – Dum Dum, Police Station – Dum Dum (Presently Nager Bazar) Kolkata – 700028, District – North 24 Parganas, **(3) SRI SUPRIYO GHOSH (PAN ADOPG5234D (AADHAAR NO. 8574 4673 4360),** (DOB: 21/07/1964) son of Late Rabindra Mohan Ghosh and grandson of Late



अति. District Sub-Registrar  
Coimbatore, Dum Dum

10 SEP 2025

Jagadish Chandra Talukdar, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing 25/2, Gorakshabasi Road, Post Office. Dum Dum, Police Station – Dum Dum (Presently Nager Bazar), Kolkata – 700028, District – North 24 Parganas, (4) **SRI GOUTAM TALUKDAR (PAN AEKPT8923K) (AADHAAR NO. 2370 5817 1523)**, (DOB: 04/04/1955), son of Late Jagadish Chandra Talukdar, by Faith – Hindu, by Occupation – Retired person, by Nationality – Indian, residing 25/1, Gorakshabasi Road, Post Office. Dum Dum, Police Station – Dum Dum (Presently Nager Bazar), Kolkata – 700028, District – North 24 Parganas, (5) **SMT. PAPIYA TALUKDAR (PAN ATMPT9094N) (AADHAAR NO. 7456 2087 7785)**, (DOB: 21/12/1975), wife of Late Pratik Talukdar, by Faith – Hindu, by Occupation – Housewife by Nationality – Indian, residing 25/1, Gorakshabasi Road, Post Office. Dum Dum, Police Station – Dum Dum (Presently Nager Bazar), Kolkata – 700028, District – North 24 Parganas, (6) **MS. ASHMITA TALUKDAR (PAN BSQPT7640N) (AADHAAR NO. 6463 6305 5749)**, (DOB: 30/08/2000), daughter of Late Pratik Talukdar, by Faith – Hindu, by Occupation – Service, by Nationality – Indian, residing 25/1, Gorakshabasi Road, Post Office. Dum Dum, Police Station – Dum Dum (Presently Nager Bazar), Kolkata – 700028, District – North 24 Parganas, (7) **MS. ESHITA TALUKDAR (PAN CAJPT5173N) (AADHAAR NO. 9426 4256 7824)**, (DOB: 06/09/2004), daughter of Late Pratik Talukdar, by Faith – Hindu, by Occupation – Service, by Nationality – Indian, residing 25/1, Gorakshabasi Road, Post Office. Dum Dum, Police Station – Dum Dum (Presently Nager Bazar), Kolkata – 700028, District – North 24 Parganas, (8) **SMT. MOUSUMI CHAKRABORTY, (PAN ANUPC7826K) (AADHAAR NO. 8656 7890 9417)**, (DOB: 04/07/1967), daughter of Late Subrata Talukdar, by Faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at Flat No. 1402, Floor – 13, Fresco, Block No.5, Uni World City, Arterial Main Road, Post Office. New Town, Police Station – New Town, Kolkata – 700156, District – North 24 Parganas,, hereinafter called and referred to as the **LAND OWNERS/EXECUTANTS** send the following greetings :

**WHEREAS** the Executants herein are the exclusive owner and possessor in respect of **ALL THAT** piece and parcel of bastu land measuring an area of 1 (One) cottah, 5 Chittaks, 22 sqft. be the same a little more or less i.e. 967 Sq. ft. more or less with



*[Handwritten signature]*

Asst. District Sub-Registrar  
Coaspore, Dum Dum

10 SEP 2025

One storied building measuring 600 Sq. ft. Covered Area more or less or under Mouza-Satgachi, J.L. No.20, Re. Sa. No. 154, Touzi no.160, Khatian No. 1, Hal Khatian No. 12, , C.S. Dag No.834, R.S. Dag No.2684 L.R. Dag No. 2097, L.R. Khatian No.768, 1247, 4378, 5782, 5783 more or less Holding No.35, Gorakshabasi Road, Post Office – Dum Dum, Police Station – Dum Dum, presently Nager Bazar, under South Dum Dum Municipality, Ward No.25, Kolkata – 700028, Sub Registry Office, A.D.S.R. Cossipore Dum Dum District – North 24-Parganas which is more fully described in the First Schedule herein under written and herein after referred to as the "**SAID PROPERTY**".

**AND WHEREAS** in order to proceed further for the purpose of proposed construction as per the said Development Agreement WE have decided to appoint "**SUBHANGI HEIGHTS**", (**PAN : AFRFS0962H**) having its office at 232, Gorakshabasi Road ,P.O. – Dum Dum, P.S. – Nager Bazar, Kolkata – 700028, District – North 24 Parganas, a partnership firm being represented by its Partners namely **(1) SRI. CHANCHAL SAHA, (PAN : AVHPS3694L), (Aadhaar No.9123 7277 7060)** son of Late M.N. Saha, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at 232, Goraksha Basi Road, P.O. – Dum Dum, P.S.- Dum Dum, presently Nager Bazar, Kolkata-700028, District - North 24 Parganas **(2) SRI RAJESH SHAW, (PAN : ATCPS0203L), (AADHAAR NO.9681 6452 6270)** son of Madan Lal Shaw, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at 60, B.L.D. Bagan, P.O. Dum Dum, P.S. – Nager Bazar, Kolkata – 700 028, District –North 24 Parganas and **(3) SRI TANMOY GHOSH, (PAN : ADTPG7125J), (AADHAAR NO.5480 0514 1465)** son of Late Sukumar Ghosh, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at 6B, New Road, Desh Bandhu Nagar, P.O. Deshbandhu Nagar, P.S. – Baguiati, Kolkata – 700 059, District –North 24 Parganas, as our true and lawful attorneys to act deed the followings in respect of the aforesaid property :

1. To execute deed of Conveyance or Conveyances in respect of the said Premises or any part thereof, Developer allocation.



Additional District Sub-Registrar  
Coimbatore, Dum Dum

10 SEP 2025

2. To sign and execute any deeds, instruments or documents for the purpose of transferring of the said premises or any part thereof to the intending purchaser/purchasers, Developer allocation.
3. To protect the possession, manage and maintain the said premises.
4. To receive from the intending purchaser or purchasers any Earnest money and or/ advance and also the balance purchase money in respect of sale the said schedule property by cash, cheques, drafts, pay orders, and to give good, valid receipt duly signed by them on me behalf and discharges for the same which will protect the purchaser or purchasers and the attorney shall deposit the sale amount.
5. To sign and execute all other deeds, instruments and assurances which my said Attorney shall consider necessary and to enter into and/or agree to such convenient and conditions as may be required for fully effectually conveying of the said property as I could do the same myself.
6. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Additional Registrar of Assurances, District – Registrar, Sub – Registrar having authority for and to have said conveyance or conveyances registered and to do all acts, deeds and things which my said attorney shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually in all respect as I could do the same.
7. To appear and represent us before the <sup>A.D.S.R, COSSIPORE, Dum Dum,</sup> South Dum Dum Municipality in executing amalgamation of adjacent lands/site plan/construction plan etc, CALCUTTA Electric supply corporation, Authority, Income Tax Department and before all other statutory AUTHORITY and local bodies as and when our said attorney consider necessary in connection with our property.
8. To pay municipal and other statutory taxes, Rates Charges in respect of the said property on behalf of us and in our names as and when the same will be due or payable.

Supriyo Ghosh  
S. Ghosh & Co.



*[Handwritten signature]*

Additional District Sub-Registrar  
Coimbatore, Dum Dum

10 SEP 2025

9. To execute conveyance or conveyances in favour of the intending purchaser or purchasers on behalf of us in our name and as act deed in favour of the intending purchaser/purchasers in respect of the said property and also to execute and register any other documents or documents in that behalf, Developer allocation.
10. To enforce, prosecute, defend and oppose all actions and other legal proceedings and /or claims and demands concerning and relating to my said premises or any part or portion thereof.
11. To appoint, engage on behalf of us any advocates, pleaders or Solicitors, whenever our said Attorney shall think fit and proper to do so in respect of the said property.
12. To appear for and represent us before any Officers, Collector, Magistrate, Judge and in all Government Officers, Municipality .in all things relating to the said property to protect our interest over the said property.
13. To appear for and represent us in all the courts, civil, Criminal or revenues, Original Revisional or Appellate and sign execute verify and file plaints, Vakalatnama written statements and petitions and also to present appeals in any Court and to accept service of all summons, notices and other process of law.
14. To sign, verify and file applicants for execution of decree or order of any Court, declare and/or affirm any Plaint, written statement, Petition, Affidavit, Verification, Vokalatnama, memo of appeal or any other documents and papers in any proceeding concerning to the said premises.
15. To withdraw and receive documents or moneys from any Court Office either in execution of decree or otherwise and to do all the acts that may be necessary in connection with any such cases.
16. To do all acts and deeds and to obtain all necessary permission clearance from the appropriate authority or authorities for sale of the said property or portion thereof.



*[Handwritten signature]*

Joint District Sub-Registrar  
Coimbatore, Dum Dum

10 SEP 2025

17. To collect advance or part payment or full consideration from the intending purchasers of flats/along will the proportionate share of land on my behalf except the portions which will be kept reserved for me as per said agreement, and the said Attorney shall appropriate the sale proceeds.
18. To advertise in different newspapers and display hording in different places, engage Agency or agencies for selling of flats/along with the proportionate share of land in out/by him as the said Attorney shall think fit and proper.
19. And generally to do, execute and perform any other acts, deed, matter or thing whatsoever which in the opinion of my said attorney ought to be done, executed and performed in relation to me property or me concern as fully and effectually as we ourselves, could do the same if we personally present.

And we do hereby agree and undertake to ratify and confirm all and whatsoever my said attorney, under the law in, that behalf hereinbefore contained, shall lawfully do, execute or perform in exercises of the authorities and liberties hereby conferred upon, under and by virtue of this deed.

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** piece and parcel of bastu land measuring an area of 1 (One) cottah, 5 Chittaks, 22 sft. be the same a little more or less i.e. 967 Sq. ft. more or less with one storied building measuring 600 Sq. ft. Covered Area more or less or under Mouza-Satgachi, J.L. No.20, Re. Sa. No. 154, Touzi no.160, Khatian No. 1, Hal Khatian No. 12, , C.S. Dag No.834, R.S. Dag No.2684 L.R. Dag No. 2097, L.R. Khatian No.768, 1247, 4378, 5782, 5783 more or less Holding No.35, Gorakshabasi Road, Post Office – Dum Dum, Police Station – Dum Dum, presently Nager Bazar, under South Dum Dum Municipality, Ward No.25, Kolkata – 700028, Sub Registry Office, A.D.S.R. Cossipore Dum Dum District – North 24-Parganas which is butted and bounded as follows:-



|                     |   |  |
|---------------------|---|--|
| <b>ON THE NORTH</b> | : | By Kurmi Land                          |
| <b>ON THE SOUTH</b> | : | By Goraksha Basi Road – 18 feet 6 inch |
| <b>ON THE EAST</b>  | : | By Indrakshini Apartment               |
| <b>ON THE WEST</b>  | : | By Pannalal Bose Building              |

**Approach Road - 18 feet 6 Inch.**

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(OWNERS ALLOCATION)**

The owner No.4 (GOUTAM TALUKDAR) will get a self contained Flat in the newly constructed building measuring about 900 Sq. Ft more or less built up area within (2<sup>nd</sup> Floor to Top Floor of the building) (Goraksha Basi Road facing) and Owner Nos. 5 to 8 viz SMT. PAPIYA TALUKDAR, MS. ASHMITA TALUKDAR , MS. ESHITA TALUKDAR and SMT. MOUSUMI CHAKRABORTY will get jointly a self-contained flats measuring 900 Sq. Ft., more or less built up area within (2<sup>nd</sup> Floor to Top Floor of the building) (Goraksha Basi Road facing). In addition to this, the Owners No. 4 viz. GOUTAM TALUKDAR will get a shifting in the locality at the cost of the Developer or may receive Rs.10,000/- Rupees (Ten Thousand) only per month as rent till handing over of the Owners' allocation. Owners No. 5, 6, and 7 viz SMT. PAPIYA TALUKDAR, MS. ASHMITA TALUKDAR and MS. ESHITA TALUKDAR will get a shifting in the locality at the cost of the Developer or may receive Rs.10,000/- Rupees (Ten Thousand) only per month as rent till handing over of the Owners' allocation.

The Owner Nos. 1 and 2 will get Rs.5,00,000/- ( Rupees Five Lakhs) only each as forfeited money.



सहा. जिल्हा उप-नोंदणी  
कोयंबटोर, दम दम

10 SEP 2025

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(DEVELOPERS ALLOCATION)**

That the developer shall be entitled to all the remaining portion of the building excluding land owner's allocation (as described above) including the common facilities, common parts and common amenities of the building and the said property shall be the property of the Developer with absolute right of the developer to enter into agreement for sale with intending purchaser/purchaser's, teamsters by and mode or transfer

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(COMMON AREAS, COMMON FACILITIES AND AMENITIES)**

The Landowner, occupiers, society or association or Company shall allow each other the following easement quasi easement and equal easement right, privileges etc.

Land under the said building described in the First Schedule.

All side spaces backspace, paths, passages, sewerage provided in the said building.

General lighting of the common portions and space for installation of electric meter in general and separate.

Municipal connection of the drain and sewerage line of the said building.

Stairs case landing, Lift well, lift room, staircase and lobbies passage of the building.

Septic tank, water pump, under ground and overhead water reservoir, water line.

Electric meter for common purpose, lift machine and accessories.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
**(SPECIMEN OF WORKS)**

**Foundation and Structure** : R.C.C, reinforced cement concrete frame adequately founded in ground with strip foundation designed in conformity with



*[Handwritten signature]*

Additional District Sub-Registrar  
Cossidore, Dum Dum

10 SEP 2025

relevant guideline laid down by Bureau of Indian structure.

**Walls**

- : Peripheral walls is 200 mm thick Cement Brick work in 1:6 Cement and Sand mortar.

Partition with adjacent flat/ common area is 125 mm and 75 mm thick Cement Brick work in 1:4 cement and sand mortar.

All other partitions inside the flats and common areas is 75 mm thick Cement Brick work in 1:4 Cement and sand mortar reinforced with H.B. wire netting.

**Plaster**

- : External surface of the building shall be plastered with 20 mm thick 1:6 Cement and sand mortar.

Internal surface of walls shall be plastered with 12/19 mm-thick 1:6 Cement and sand mortar.

Ceiling shall be plastered with 6 mm thick 1:4 Cement and sand mortar.


**Flooring**

- : All Floors shall be that of vitrified tiles / marbel finished including all floors in the bath rooms, W. C. and kitchens and stair, lobby and landing.

**Skirting**

- : All rooms and passage floor shall have skirting of 100 mm wide finished to match with the adjacent floor.



  
Sd/- District Sub-Registrar  
Cossipora, Dum Dum

10 SEP 2025

- Dado** : Coloured glazed tiles up-to ceiling height shall be provided to all toilet and W.C. walls with the adjacent flooring materials.
- Cooking Platform** : Black Stone with Granite shall be provided, walls adjacent to the cooking platform shall be covered with thick coloured glazed tiles height 2 ½ feet from cooking platform.
- Doors** : Wooden frames [Sal Wood], main door will be made of Flush Door and other internal doors will be of Flush Door and the door of Toilet will be made of P.V.C. One lock and eye piece in main door.
- Windows** : All window frames will be made of aluminum channel window.
- Door and Window Fittings** : Adequate fittings will be provided to all doors and windows
- Painting** : Internal surface of walls and ceilings shall be covered with a layer of putty inside flats as well as in common area's walls.



*[Handwritten signature]*

Additional District Sub-Registrar  
Coimbatore, Dum Dum

10 SEP 2025

External surface of walls shall be painted with two coats of cement based water proof paint. Weather Shield.

Exposed surface of all timber works shall be covered with two coats of wood primer.

Exposed surface of all steelwork shall be coated with two coats of red oxide primer with two coats of paint.

**Fittings, Fixtures & Accessories:**

All sanitary plumbing lines shall be concealed, Toilet: One Tap, shower.

W.C: EWC/ European commode. Ablution

Dinning: Wash Hand Basin [Pedestal].


Kitchen: Stainless Steel Sink [Big], Pillar one, Bibcock

**Electrical**

: Bed rooms: one fan point, three light points, one five amps. Plug Point and One Air conditioner point for master bed rooms.

Kitchen: one light point, one five amps. Plug Point and one exhaust fan point provision



  
Asst. District Sub-Registrar  
Coalgpore, Dum Dum

10 SEP 2025

## 30

Common Toilet: one light point, one exhaust fan point provision and one geyser point, one wall mixture.

Attached Toilet: one light point and one exhaust fan point provision.

Verandah. one light Point.

Drawing/Dining: two light points, two fan Points, two five-amp plug Point and two fifteen amp plug Points.

- Water Supply** : 24 hours water supply will be provided by deep tube well with pumps.
- Extra Works** : Any extra work other than our standard specification Shall be charged extra and such amount shall be Deposited before the execution of such work.
- Loft** : One Loft having dimension [3'-0" X 4'-0"] will be provided at free of cost Owner.
- Lift** : Available



*[Handwritten signature]*

Adl. District Sub-Registrar  
Coimbatore, Dum Dum

10 SEP 2025

**IN WITNESS WHEREOF** the Owners and the Developer hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED**

by the withinnamed in the presence of :

**WITNESSES :**

1. A. Chatterjee  
130, G.B. Rd.  
Kolkata-700028.

2. Sayan Maik

1. Roma Sarker.

2. Swapna Roy Chowdhury.


3. Supriyo Ghosh.

4. Goutam Talukdar

5. Papiya Talukdar

6. Ashmita Talukdar

7. Esrita Talukdar

8.  L. T. I of Mousumi Chakraborty by the pen of Santanu Das

**Signature of the Owners**

Drafted by me :

Santanu Das  
Advocate  
High Court, Calcutta  
WB 8844/1979.

SUBHANGI HEIGHTS

Chiranjit Saha

Partner

SUBHANGI HEIGHTS

Rajesh Shaha

Partner


SUBHANGI HEIGHTS

Tanmay Ghosh

Partner

**Signature of the Developer**



  
Sd/-, District Sub-Registrar  
Coimbatore, Dum Dum

10 SEP 2025

**RECEIVED** of and from the within named Developer a sum of Rs.10,00,000/- (Rupees Ten Lakhs) only as forfeited money as per memo below :

**MEMO**

| Date      | Cheque / DD  | Drawn on            | Amount<br>(Rs.) |
|-----------|--------------|---------------------|-----------------|
| 09.9.2025 | DD No 001683 | AXIS BANK<br>BIRATI | 5,00,000/-      |
| 09.9.2025 | DD No 001684 | AXIS BANK<br>BIRATI | 5,00,000/-      |
|           |              |                     | 10,00,000/-     |

(Rupees Ten Lakhs) only.

**WITNESSES :**

1. A. Chatterjee  
130, G. B. Rd.  
Kolkata - 700028.

2. Sayan Maik  
vill - Kalutukur.  
P.O - Kalamabaganam.  
Dist - Purba Bardhaman.

1. Roma Sarkar.  
Roma Sarkar.  
2. Swapa Roy Chowdhury.


3. Supriyo Ghosh.

4. Goutam Talukdar,

5. Papiya Talukdar

6. Aehmita Talukdar

7. Eshita Talukdar

8.  L.T.I of Mousumi  
Chakraborty by the pen of  
Santanu Das

Signature of the Owners



*[Handwritten Signature]*  
Jd. District Sub-Registrar  
Cossibora, Dum Dum

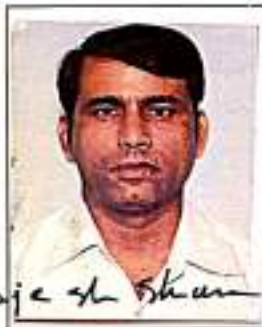
10 SEP 2025

## SPECIMEN FORM FOR TEN FINGERPRINTS



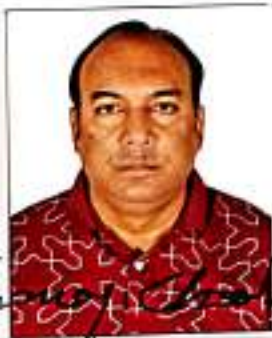
Chuchi Saha  
Chuchi Saha

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |



Rajesh Kumar  
Rajesh Kumar

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |



Tannoy Ghosh  
Tannoy Ghosh

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |



Roma Sarkar  
Roma Sarkar

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |



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

10 SEP 2025

## SPECIMEN FORM FOR TEN FINGERPRINTS



Swarna Roy Chowdhury

Swarna Roy Chowdhury

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |



Goutam Talukder

Goutam Talukder

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |



Supriyo Ghosh

Supriyo Ghosh


|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |



L.T.I of Mousumi Chakraborty by the Pen of Santanu Das.

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |



  
Dist. Sub-Registrar,  
Coimbatore, Dum Dum

10 SEP 2025

## SPECIMEN FORM FOR TEN FINGERPRINTS



*Papiya Talukdar*  
Papiya Talukdar

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand  | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
|            |               |             |               |             |               |
| Right Hand | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|            |               |             |               |             |               |



*Ashmita Talukdar*

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand  | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
|            |               |             |               |             |               |
| Right Hand | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|            |               |             |               |             |               |



*Eshtita Talukdar*  
Eshtita Talukdar

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand  | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
|            |               |             |               |             |               |
| Right Hand | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|            |               |             |               |             |               |



|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand  | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
|            |               |             |               |             |               |
| Right Hand | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|            |               |             |               |             |               |



*[Handwritten signature]*

Additional District Sub-Registrar  
Coimbatore, Dum Dum

10 SEP 2025



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
FORM-1564

Miscellaneous Receipt





|  |  |                     |            |
|--|--|---------------------|------------|
| Visit Commission Case No / Year        | 1506000127/2025  | Date of Application | 10/09/2025 |
| Query No / Year                        | 15062002175851/2025  |                     |            |
| Transaction                            | [0110] Sale, Development Agreement or Construction agreement   |                     |            |
| Applicant Name of QueryNo              | Mr Santanu Das   |                     |            |
| Stamp duty Payable                     | Rs. 5,071/-  |                     |            |
| Registration Fees Payable              | Rs. 10,800/-   |                     |            |
| Applicant Name of the Visit Commission | Mr S Das   |                     |            |
| Applicant Address                      | dumdum   |                     |            |
| Place of Commission                    | 25/1A GORAKSHABASI ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 |                     |            |
| Expected Date and Time of Commission   | 10/09/2025 5:00 PM   |                     |            |
| Fee Details                            | J1: 250/-, J2: 500/-, PTA-J(2): 0/-, Total Fees Paid: 750/-  |                     |            |
| Remarks                                |  |                     |            |



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas  
Signature / LTI Sheet of Query No/Year 15062002175851/2025

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant  | Category  |  | Finger Print  | Signature with date                    |
|--------|--|---|--|---|--|
| 1      | Smt SWAPNA ROY CHOWDHURY 181 NAGENDRA NATH ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028     | Land Lord   |     |    | <i>Swapna Roy Chowdhury</i><br>12.9.25 |
| Sl No. | Name and Address of identifier   | Identifier of   | Photo  | Finger Print  | Signature with date                    |
| 1      | SANTANU DAS<br>Son of SUNIL KUMAR DAS<br>H C CALCUTTA, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001 | Smt ROMA SARKAR, Smt SWAPNA ROY CHOWDHURY, Shri SUPRIYO GHOSH, Shri GOUTAM TALUKDAR, Smt PAPIYA TALUKDAR, Ms ASHMITA TALUKDAR, Ms ESHITA TALUKDAR, Smt MOUSUMI CHAKROBORTY, Shri CHANCHAL SAHA, Shri RAJESH SHAW, Shri TANMOY GHOSH |  |  | <i>Santanu Das</i><br>12.9.25          |

(Kaustava Dey)

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

*Dist. Sub-Registrar  
Cossipore, Dum Dum*



Signature  
Sd/- Additional District Sub-Registrar  
Coimbatore, Dum Dum

10 SEP 2025



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
FORM-1564  
Miscellaneous Receipt

|  |  |                     |            |
|--|--|---------------------|------------|
| Visit Commission Case No / Year        | 1506000130/2025  | Date of Application | 12/09/2025 |
| Query No / Year                        | 15062002175851/2025  |                     |            |
| Transaction                            | [0110] Sale, Development Agreement or Construction agreement |                     |            |
| Applicant Name of QueryNo              | Mr Santanu Das   |                     |            |
| Stampduty Payable                      | Rs.5,071/-   |                     |            |
| Registration Fees Payable              | Rs.10,800/-  |                     |            |
| Applicant Name of the Visit Commission | Mr C Saha  |                     |            |
| Applicant Address                      | nagerbazar   |                     |            |
| Place of Commission                    | dum dum  |                     |            |
| Expected Date and Time of Commission   | 12/09/2025 5:00 PM   |                     |            |
| Fee Details                            | K1: 50/-, K2: 500/-, PTA-K(2): 0/-, Total Fees Paid: 550/-   |                     |            |
| Remarks                                |  |                     |            |



Handwritten text and signature area, including a date stamp '12/09/2025'.



*[Handwritten signature]*

Sub-Registrar,  
Coimbatore, Dum Dum

10 SEP 2025



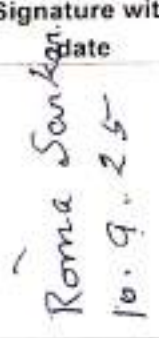


Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15062002175851/2025

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant  | Category  | Photo   | Finger Print  | Signature with date   |
|--------|--|-----------|---|---|---|
| 1      | Smt ROMA SARKAR<br>25/1A GORAKSHABASI<br>ROAD, City - , P O:-<br>DUM DUM, P S.-Dum<br>Dum, District:-North 24-<br>Parganas, West Bengal,<br>India, PIN:- 700028            | Land Lord |  |  |  |
| 2      | Smt SWAPNA ROY<br>CHOWDHURY 181<br>NAGENDRA NATH<br>ROAD, City - , P O -<br>DUM DUM, P S.-Dum<br>Dum, District -North 24-<br>Parganas, West Bengal,<br>India, PIN:- 700028 | Land Lord |   |   |   |
| 3      | Shri SUPRIYO GHOSH<br>25/7 GORAKSHABASI<br>ROAD, City - , P O -<br>DUM DUM, P S.-Dum<br>Dum, District -North 24-<br>Parganas, West Bengal,<br>India, PIN - 700028          | Land Lord |   |   |   |



*[Handwritten signature]*

Dist. District Sub-Registrar  
Coimbatore, Dum Dum

10 SEP 2025

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant   | Category  | Photo | Finger Print | Signature with date |
|--------|---|-----------|-------|--------------|---------------------|
| 4      | Shri GOUTAM<br>TALUKDAR 25/1<br>GORAKSHABASI<br>ROAD, City:- , P.O:-<br>DUM DUM, P.S.-Dum<br>Dum, District-North 24-<br>Parganas, West Bengal,<br>India, PIN:- 700028 | Land Lord |       |              |                     |
| 5      | Smt PAPIYA<br>TALUKDAR 25/1<br>GORAKSHABASI<br>ROAD, City:- , P.O:-<br>DUM DUM, P.S.-Dum<br>Dum, District-North 24-<br>Parganas, West Bengal,<br>India, PIN:- 700028  | Land Lord |       |              |                     |
| 6      | Ms ASHMITA<br>TALUKDAR 25/1<br>GORAKSHABASI<br>ROAD, City:- , P.O:-<br>DUM DUM, P.S.-Dum<br>Dum, District-North 24-<br>Parganas, West Bengal,<br>India, PIN:- 700028  | Land Lord |       |              |                     |


  
 2505 932 01



*[Handwritten signature]*

Dist. District Sub-Registrar  
Coimbatore, Dum Dum


10 SEP 2025

**I. Signature of the Person(s) admitting the Execution at Private Residence.**

| Sl No. | Name of the Executant   | Category  | Photo | Finger Print | Signature with date |
|--------|---|---|-------|--------------|---------------------|
| 7      | Ms ESHITA TALUKDAR<br>25/1 GORAKSHABASI<br>ROAD, City:- , P.O.-<br>DUM DUM, P.S.-Dum<br>Dum, District:-North 24-<br>Parganas, West Bengal,<br>India, PIN - 700028 | Land Lord   |       |              |                     |
| 8      | Smt MOUSUMI<br>CHAKROBORTY City:- ,<br>P.O.- NEW TOWN, P.S.-<br>New Town, District -<br>North 24-Parganas,<br>West Bengal, India,<br>PIN - 700156                 | Land Lord   |       |              |                     |
| 9      | Shri CHANCHAL SAHA<br>232 GORAKSHA BASI<br>ROAD, City:- , P.O.-<br>DUM DUM, P.S.-Dum<br>Dum, District:-North 24-<br>Parganas, West Bengal,<br>India, PIN - 700028 | Represent<br>ative of<br>Developer<br>[SUBHAN<br>GI<br>HEIGHTS<br>] |       |              |                     |
| 10     | Shri RAJESH SHAW 60<br>B L D BAGAN, City:- ,<br>P.O.- DUM DUM, P.S.-<br>Dum Dum, District:-North<br>24-Parganas, West<br>Bengal, India, PIN:-<br>700028           | Represent<br>ative of<br>Developer<br>[SUBHAN<br>GI<br>HEIGHTS<br>] |       |              |                     |



REGISTRAR OF ASSURANCES  
 DUM DUM, WEST BENGAL  
 25/09/2025



  
-adi. District Sub-Registrar  
Cossipore, Dum Dum

10 SEP 2025

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant   | Category  | Photo  | Finger Print  | Signature with date      |
|--------|---|---|--|---|--------------------------|
| 11     | Shri TANMOY GHOSH<br>6B NEW ROAD, City -<br>P.O - DESHBANDHU<br>NAGAR, P.S -Baguiati,<br>District -North 24-<br>Parganas, West Bengal,<br>India, PIN - 700059                 | Represent<br>ative of<br>Developer<br>[SUBHAN<br>GI<br>HEIGHTS  |  |   |                          |
| Sl No. | Name and Address of identifier  | Identifier of   | Photo  | Finger Print  | Signature with date      |
| 1      | SANTANU DAS<br>Son of SUNIL<br>KUMAR DAS<br>H.C CALCUTTA,<br>City - Kolkata, P.O -<br>GPO, P.S -Hare<br>Street, District -<br>Kolkata, West<br>Bengal, India, PIN:-<br>700001 | Smt ROMA SARKAR, Smt<br>SWAPNA ROY CHOWDHURY,<br>Shri SUPRIYO GHOSH, Shri<br>GOUTAM TALUKDAR, Smt<br>PAPIYA TALUKDAR, Ms<br>ASHMITA TALUKDAR, Ms<br>ESHITA TALUKDAR, Smt<br>MOUSUMI CHAKROBORTY,<br>Shri CHANCHAL SAHA, Shri<br>RAJESH SHAW, Shri TANMOY<br>GHOSH |  |  | Santanu Das<br>- 10/9/25 |

(Kauslava Dey)

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

**Dist. Sub-Registrar**  
**Cossipore, Dum Dum**

*Handwritten notes in the top left corner, including the word "Title" and some illegible scribbles.*



*Handwritten signature*  
Add. District Sub-Registrar  
Coimbatore, Dum Dum

10 SEP 2025



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



192025260185830108

GRN Details

|                   |                     |                     |                         |
|-------------------|---------------------|---------------------|-------------------------|
| GRN:              | 192025260185830108  | Payment Mode:       | SBI Epay                |
| GRN Date:         | 30/07/2025 11:35:35 | Bank/Gateway:       | SBIePay Payment Gateway |
| BRN :             | 3397771256225       | BRN Date:           | 30/07/2025 11:35:49     |
| Gateway Ref ID:   | CHU1798449          | Method:             | State Bank of India NB  |
| GRIPS Payment ID: | 300720252018583009  | Payment Init. Date: | 30/07/2025 11:35:35     |
| Payment Status:   | Successful          | Payment Ref. No:    | 2002175851/1/2025       |

[Query No\*/Query Year]

Depositor Details

|                           |  |
|---------------------------|--|
| Depositor's Name:         | Ms SUBHANGI HEIGHTS                      |
| Address:                  | 232 GORAKSHA BASI ROAD, DUM DUM - 700028 |
| Mobile:                   | 9831317910                               |
| Period From (dd/mm/yyyy): | 30/07/2025                               |
| Period To (dd/mm/yyyy):   | 30/07/2025                               |
| Payment Ref ID:           | 2002175851/1/2025                        |
| Dept Ref ID/DRN:          | 2002175851/1/2025                        |

Payment Details

| Sl. No.      | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹)   |
|--------------|-------------------|--|--------------------|--------------|
| 1            | 2002175851/1/2025 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 4921         |
| 2            | 2002175851/1/2025 | Property Registration- Registration Fees | 0030-03-104-001-16 | 10028        |
| <b>Total</b> |                   |  |                    | <b>14949</b> |

IN WORDS: FOURTEEN THOUSAND NINE HUNDRED FORTY NINE ONLY.

### Major Information of the Deed

|  |  |  |            |
|--|--|--|------------|
| Deed No :  | I-1506-10144/2025  | Date of Registration                                   | 15/09/2025 |
| Query No / Year  | 1506-2002175851/2025   | Office where deed is registered                        |            |
| Query Date   | 29/07/2025 3:09:36 PM  | A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details                      | Santanu Das<br>6, Old Post Office Street, 2nd Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831317910, Status :Advocate                                       |  |            |
| Transaction  | Additional Transaction   |  |            |
| [0110] Sale, Development Agreement or Construction agreement | [4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-] |  |            |
| Set Forth value  | Market Value   |  |            |
|  | Rs. 26,02,729/-  |  |            |
| Stampduty Paid(SD)   | Registration Fee Paid  |  |            |
| Rs. 5,071/- (Article:48(g))                                  | Rs. 10,800/- (Article:E, E, E.)  |  |            |
| Remarks  | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)  |  |            |

#### Land Details :






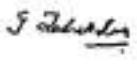
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gorakshabasi Road, Mouza: Satgachi, JI No: 20, Pin Code : 700028









| 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-2097 (RS :-) | LR-768               | Bastu         | Bastu   | 0.0044 Acre    |                         | 4,26,667/-            | Width of Approach Road: 19 Ft., |
| L2     | LR-2097 (RS :-) | LR-1247              | Bastu         | Bastu   | 0.0045 Acre    |                         | 4,36,364/-            | Width of Approach Road: 19 Ft., |
| L3     | LR-2097 (RS :-) | LR-4378              | Bastu         | Bastu   | 0.0044 Acre    |                         | 4,26,667/-            | Width of Approach Road: 19 Ft., |
| L4     | LR-2097 (RS :-) | LR-5782              | Bastu         | Bastu   | 0.0044 Acre    |                         | 4,26,667/-            | Width of Approach Road: 19 Ft., |
| L5     | LR-2097 (RS :-) | LR-5783              | Bastu         | Bastu   | 0.0045 Acre    |                         | 4,36,364/-            | Width of Approach Road: 19 Ft., |
|        |                 | <b>TOTAL :</b>       |               |         | <b>2.22Dec</b> | <b>0 /-</b>             | <b>21,52,729 /-</b>   |                                 |
|        |                 | <b>Grand Total :</b> |               |         | <b>2.22Dec</b> | <b>0 /-</b>             | <b>21,52,729 /-</b>   |                                 |

#### Structure Details :

| Sch No  | Structure Details          | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|---|----------------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1  | On Land L1, L2, L3, L4, L5 | 600 Sq Ft.        | 0/-                     | 4,50,000/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete |                            |                   |                         |                       |                           |
|   | <b>Total :</b>             | <b>600 sq ft</b>  | <b>0 /-</b>             | <b>4,50,000 /-</b>    |                           |

**Land Lord Details :**

| Sl No | Name,Address,Photo,Finger print and Signature   |   |   |  |
|-------|---|---|---|--|
| 1     | <p><b>Smt ROMA SARKAR (Presentant )</b><br/>                     Wife of Shri PARIMAL SARKAR 25/1A GORAKSHABASI ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: FJxxxxxx9G, Aadhaar No: 76xxxxxxxx4591, Status :Individual, Executed by: Self, Date of Execution: 10/09/2025<br/>                     , Admitted by: Self, Date of Admission: 10/09/2025 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/09/2025<br/>                     , Admitted by: Self, Date of Admission: 10/09/2025 ,Place : Pvt. Residence</p>          |   |   |  |
| 2     | <p><b>Smt SWAPNA ROY CHOWDHURY</b><br/>                     Daughter of Late JAGADISH CHANDRA TALUKDAR 181 NAGENDRA NATH ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AJxxxxxx4J, Aadhaar No: 60xxxxxxxx4802, Status :Individual, Executed by: Self, Date of Execution: 10/09/2025<br/>                     , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/09/2025<br/>                     , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Pvt. Residence</p> |   |   |  |
| 3     | <p><b>Name</b></p> <p><b>Shri SUPRIYO GHOSH</b><br/>                     Son of Late RABINDRA MOHAN GHOSH<br/>                     Executed by: Self, Date of Execution: 10/09/2025<br/>                     , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office</p>   | <p><b>Photo</b></p>  <p>12/09/2025</p>  | <p><b>Finger Print</b></p>  <p>Captured<br/>LTI<br/>12/09/2025</p>  | <p><b>Signature</b></p>  <p>12/09/2025</p> |
|       | <p>25/2 GORAKSHABASI ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: ADxxxxxx4D, Aadhaar No: 85xxxxxxxx4360, Status :Individual, Executed by: Self, Date of Execution: 10/09/2025<br/>                     , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office</p>   |   |   |  |
| 4     | <p><b>Name</b></p> <p><b>Shri GOUTAM TALUKDAR</b><br/>                     Son of Late JAGADISH CHANDRA TALUKDAR<br/>                     Executed by: Self, Date of Execution: 10/09/2025<br/>                     , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office</p>  | <p><b>Photo</b></p>  <p>12/09/2025</p> | <p><b>Finger Print</b></p>  <p>Captured<br/>LTI<br/>12/09/2025</p> | <p><b>Signature</b></p>  <p>12/09/2025</p> |
|       | <p>25/1 GORAKSHABASI ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: AExxxxxx3K, Aadhaar No: 23xxxxxxxx1523, Status :Individual, Executed by: Self, Date of Execution: 10/09/2025<br/>                     , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office</p>   |   |   |  |






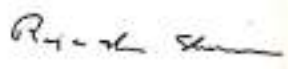


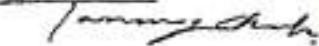
| 5 | Name  | Photo   | Finger Print  | Signature   |
|---|---|---|---|---|
|   | <b>Smt PAPIYA TALUKDAR</b><br>Wife of Late PRATIK<br>Executed by: Self, Date of Execution: 10/09/2025<br>, Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office   |    | <br>Captured   | <i>Papiya Talukdar</i>  |
|   |   | 12/09/2025  | LTI<br>12/09/2025   | 12/09/2025  |
|   | 25/1 GORAKSHABASI ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: ATxxxxxx4N, Aadhaar No: 74xxxxxxxx7785, Status :Individual, Executed by: Self, Date of Execution: 10/09/2025 , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office |   |   |   |
| 6 | Name  | Photo   | Finger Print  | Signature   |
|   | <b>Ms ASHMITA TALUKDAR</b><br>Daughter of Late PRATIK TALUKDAR<br>Executed by: Self, Date of Execution: 10/09/2025<br>, Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office  |    | <br>Captured   | <i>Ashmita Talukdar</i>   |
|   |   | 12/09/2025  | LTI<br>12/09/2025   | 12/09/2025  |
|   | 25/1 GORAKSHABASI ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-2XX0 , PAN No.:: BSxxxxxx0N, Aadhaar No: 64xxxxxxxx5749, Status :Individual, Executed by: Self, Date of Execution: 10/09/2025 , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office    |   |   |   |
| 7 | Name  | Photo   | Finger Print  | Signature   |
|   | <b>Ms ESHITA TALUKDAR</b><br>Daughter of Late PRATIK TALUKDAR<br>Executed by: Self, Date of Execution: 10/09/2025<br>, Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office   |  | <br>Captured | <i>Eshita Talukdar</i>  |
|   |   | 12/09/2025  | LTI<br>12/09/2025   | 12/09/2025  |
|   | 25/1 GORAKSHABASI ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-2XX4 , PAN No.:: CAxxxxxx3N, Aadhaar No: 94xxxxxxxx7824, Status :Individual, Executed by: Self, Date of Execution: 10/09/2025 , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office    |   |   |   |
| 8 | Name  | Photo   | Finger Print  | Signature   |
|   | <b>Smt MOUSUMI CHAKROBORTY</b><br>Daughter of Late SUBRATA TALUKDAR<br>Executed by: Self, Date of Execution: 10/09/2025<br>, Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office   |  | <br>Captured | <i>L T I of Mousumi Chakroborty. by the Pen of Santanu Das.</i> |
|   |   | 12/09/2025  | LTI<br>12/09/2025   | 12/09/2025  |

City:- , P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: ANxxxxxx6K, Aadhaar No: 86xxxxxxxx9417, Status :Individual, Executed by: Self, Date of Execution: 10/09/2025  
 , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office

**Developer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>SUBHANGI HEIGHTS</b><br>232 GORAKSHA BASI ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AFxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature   |   |  |   |
|-------|---|---|--|---|
| 1     | <b>Name</b>   | <b>Photo</b>  | <b>Finger Print</b>  | <b>Signature</b>  |
|       | <b>Shri CHANCHAL SAHA</b><br>Son of Late M N SAHA<br>Date of Execution -<br>10/09/2025, , Admitted by:<br>Self, Date of Admission:<br>12/09/2025, Place of<br>Admission of Execution: Office  | <br><small>Sep 12 2025 12:49PM</small>  | <br><small>LTI<br/>12/09/2025</small>  | <br><small>12/09/2025</small> |
|       | 232 GORAKSHA BASI ROAD, City:- , P.O:- DUM DUM, 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 Not Provided by UIDAI Status : Representative, Representative of : SUBHANGI HEIGHTS (as PARTNER) |   |  |   |
| 2     | <b>Name</b>   | <b>Photo</b>  | <b>Finger Print</b>  | <b>Signature</b>  |
|       | <b>Shri RAJESH SHAW</b><br>Son of MADAN LAL SHAW<br>Date of Execution -<br>10/09/2025, , Admitted by:<br>Self, Date of Admission:<br>12/09/2025, Place of<br>Admission of Execution: Office   | <br><small>Sep 12 2025 12:49PM</small> | <br><small>LTI<br/>12/09/2025</small> | <br><small>12/09/2025</small> |
|       | 60 B L D BAGAN, City:- , P.O:- DUM DUM, 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)              |   |  |   |
| 3     | <b>Name</b>   | <b>Photo</b>  | <b>Finger Print</b>  | <b>Signature</b>  |
|       | <b>Shri TANMOY GHOSH</b><br>Son of Late SUKUMAR<br>GHOSH<br>Date of Execution -<br>10/09/2025, , Admitted by:<br>Self, Date of Admission:<br>12/09/2025, Place of<br>Admission of Execution: Office   | <br><small>Sep 12 2025 12:50PM</small> | <br><small>LTI<br/>12/09/2025</small> | <br><small>12/09/2025</small> |

6B NEW ROAD, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: ADxxxxxx5J, Aadhaar No: 54xxxxxxxx1465 Status : Representative, Representative of : SUBHANGI HEIGHTS (as PARTNER)

**Identifier Details :**

| Name   | Photo   | Finger Print  | Signature   |
|--|---|---|---|
| <b>SANTANU DAS</b><br>Son of SUNIL KUMAR DAS<br>H C CALCUTTA, City:- Kolkata, P.O:-<br>GPO, P.S:-Hare Street, District:-Kolkata,<br>West Bengal, India, PIN:- 700001 |  | <br>Captured |  |
|  | 12/09/2025  | 12/09/2025  | 12/09/2025  |

Identifier Of Smt ROMA SARKAR, Smt SWAPNA ROY CHOWDHURY, Shri SUPRIYO GHOSH, Shri GOUTAM TALUKDAR, Smt PAPIYA TALUKDAR, Ms ASHMITA TALUKDAR, Ms ESHITA TALUKDAR, Smt MOUSUMI CHAKROBORTY, Shri CHANCHAL SAHA, Shri RAJESH SHAW, Shri TANMOY GHOSH

**Transfer of property for L1**

| Sl.No | From                     | To. with area (Name-Area)  |
|-------|--------------------------|----------------------------|
| 1     | Smt ROMA SARKAR          | SUBHANGI HEIGHTS-0.055 Dec |
| 2     | Smt SWAPNA ROY CHOWDHURY | SUBHANGI HEIGHTS-0.055 Dec |
| 3     | Shri SUPRIYO GHOSH       | SUBHANGI HEIGHTS-0.055 Dec |
| 4     | Shri GOUTAM TALUKDAR     | SUBHANGI HEIGHTS-0.055 Dec |
| 5     | Smt PAPIYA TALUKDAR      | SUBHANGI HEIGHTS-0.055 Dec |
| 6     | Ms ASHMITA TALUKDAR      | SUBHANGI HEIGHTS-0.055 Dec |
| 7     | Ms ESHITA TALUKDAR       | SUBHANGI HEIGHTS-0.055 Dec |
| 8     | Smt MOUSUMI CHAKROBORTY  | SUBHANGI HEIGHTS-0.055 Dec |

**Transfer of property for L2**

| Sl.No | From                     | To. with area (Name-Area)    |
|-------|--------------------------|------------------------------|
| 1     | Smt ROMA SARKAR          | SUBHANGI HEIGHTS-0.05625 Dec |
| 2     | Smt SWAPNA ROY CHOWDHURY | SUBHANGI HEIGHTS-0.05625 Dec |
| 3     | Shri SUPRIYO GHOSH       | SUBHANGI HEIGHTS-0.05625 Dec |
| 4     | Shri GOUTAM TALUKDAR     | SUBHANGI HEIGHTS-0.05625 Dec |
| 5     | Smt PAPIYA TALUKDAR      | SUBHANGI HEIGHTS-0.05625 Dec |
| 6     | Ms ASHMITA TALUKDAR      | SUBHANGI HEIGHTS-0.05625 Dec |
| 7     | Ms ESHITA TALUKDAR       | SUBHANGI HEIGHTS-0.05625 Dec |
| 8     | Smt MOUSUMI CHAKROBORTY  | SUBHANGI HEIGHTS-0.05625 Dec |

| Transfer of property for L3 |                          |                                    |
|-----------------------------|--------------------------|------------------------------------|
| Sl.No                       | From                     | To. with area (Name-Area)          |
| 1                           | Smt ROMA SARKAR          | SUBHANGI HEIGHTS-0.055 Dec         |
| 2                           | Smt SWAPNA ROY CHOWDHURY | SUBHANGI HEIGHTS-0.055 Dec         |
| 3                           | Shri SUPRIYO GHOSH       | SUBHANGI HEIGHTS-0.055 Dec         |
| 4                           | Shri GOUTAM TALUKDAR     | SUBHANGI HEIGHTS-0.055 Dec         |
| 5                           | Smt PAPIYA TALUKDAR      | SUBHANGI HEIGHTS-0.055 Dec         |
| 6                           | Ms ASHMITA TALUKDAR      | SUBHANGI HEIGHTS-0.055 Dec         |
| 7                           | Ms ESHITA TALUKDAR       | SUBHANGI HEIGHTS-0.055 Dec         |
| 8                           | Smt MOUSUMI CHAKROBORTY  | SUBHANGI HEIGHTS-0.055 Dec         |
| Transfer of property for L4 |                          |                                    |
| Sl.No                       | From                     | To. with area (Name-Area)          |
| 1                           | Smt ROMA SARKAR          | SUBHANGI HEIGHTS-0.055 Dec         |
| 2                           | Smt SWAPNA ROY CHOWDHURY | SUBHANGI HEIGHTS-0.055 Dec         |
| 3                           | Shri SUPRIYO GHOSH       | SUBHANGI HEIGHTS-0.055 Dec         |
| 4                           | Shri GOUTAM TALUKDAR     | SUBHANGI HEIGHTS-0.055 Dec         |
| 5                           | Smt PAPIYA TALUKDAR      | SUBHANGI HEIGHTS-0.055 Dec         |
| 6                           | Ms ASHMITA TALUKDAR      | SUBHANGI HEIGHTS-0.055 Dec         |
| 7                           | Ms ESHITA TALUKDAR       | SUBHANGI HEIGHTS-0.055 Dec         |
| 8                           | Smt MOUSUMI CHAKROBORTY  | SUBHANGI HEIGHTS-0.055 Dec         |
| Transfer of property for L5 |                          |                                    |
| Sl.No                       | From                     | To. with area (Name-Area)          |
| 1                           | Smt ROMA SARKAR          | SUBHANGI HEIGHTS-0.05625 Dec       |
| 2                           | Smt SWAPNA ROY CHOWDHURY | SUBHANGI HEIGHTS-0.05625 Dec       |
| 3                           | Shri SUPRIYO GHOSH       | SUBHANGI HEIGHTS-0.05625 Dec       |
| 4                           | Shri GOUTAM TALUKDAR     | SUBHANGI HEIGHTS-0.05625 Dec       |
| 5                           | Smt PAPIYA TALUKDAR      | SUBHANGI HEIGHTS-0.05625 Dec       |
| 6                           | Ms ASHMITA TALUKDAR      | SUBHANGI HEIGHTS-0.05625 Dec       |
| 7                           | Ms ESHITA TALUKDAR       | SUBHANGI HEIGHTS-0.05625 Dec       |
| 8                           | Smt MOUSUMI CHAKROBORTY  | SUBHANGI HEIGHTS-0.05625 Dec       |
| Transfer of property for S1 |                          |                                    |
| Sl.No                       | From                     | To. with area (Name-Area)          |
| 1                           | Smt ROMA SARKAR          | SUBHANGI HEIGHTS-75.00000000 Sq Ft |
| 2                           | Smt SWAPNA ROY CHOWDHURY | SUBHANGI HEIGHTS-75.00000000 Sq Ft |
| 3                           | Shri SUPRIYO GHOSH       | SUBHANGI HEIGHTS-75.00000000 Sq Ft |
| 4                           | Shri GOUTAM TALUKDAR     | SUBHANGI HEIGHTS-75.00000000 Sq Ft |

|   |                         |                                    |
|---|-------------------------|------------------------------------|
| 5 | Smt PAPIYA TALUKDAR     | SUBHANGI HEIGHTS-75.00000000 Sq Ft |
| 6 | Ms ASHMITA TALUKDAR     | SUBHANGI HEIGHTS-75.00000000 Sq Ft |
| 7 | Ms ESHITA TALUKDAR      | SUBHANGI HEIGHTS-75.00000000 Sq Ft |
| 8 | Smt MOUSUMI CHAKROBORTY | SUBHANGI HEIGHTS-75.00000000 Sq Ft |

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gorakshabasi Road, Mouza: Satgachi, 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:- 2097, LR Khatian No:- 768  |                 | Seller is not the recorded Owner as per Applicant. |
| L2     | LR Plot No:- 2097, LR Khatian No:- 1247 |                 | Seller is not the recorded Owner as per Applicant. |
| L3     | LR Plot No:- 2097, LR Khatian No:- 4378 |                 | Seller is not the recorded Owner as per Applicant. |
| L4     | LR Plot No:- 2097, LR Khatian No:- 5782 |                 | Seller is not the recorded Owner as per Applicant. |
| L5     | LR Plot No:- 2097, LR Khatian No:- 5783 |                 | Seller is not the recorded Owner as per Applicant. |

**Endorsement For Deed Number : I - 150610144 / 2025**

**On 10-09-2025**

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

Presented for registration at 12:16 hrs on 10-09-2025, at the Private residence by Smt ROMA SARKAR , one of the Executants.

**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 26,02,729/-

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

Execution is admitted on 10/09/2025 by Smt ROMA SARKAR, Wife of Shri PARIMAL SARKAR, 25/1A GORAKSHABASI ROAD, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife

Indetified by SANTANU DAS, , Son of SUNIL KUMAR DAS, H C CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

*Kaustava Dey*

**Kaustava Dey  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM**

**North 24-Parganas, West Bengal**

**On 12-09-2025**

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

Execution is admitted on 12/09/2025 by Smt SWAPNA ROY CHOWDHURY, Daughter of Late JAGADISH CHANDRA TALUKDAR, 181 NAGENDRA NATH ROAD, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife

Indetified by SANTANU DAS, , Son of SUNIL KUMAR DAS, H C CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, 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 Shri CHANCHAL SAHA, PARTNER, SUBHANGI HEIGHTS (Partnership Firm), 232 GORAKSHA BASI ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by SANTANU DAS, , Son of SUNIL KUMAR DAS, H C CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 12-09-2025 by Shri RAJESH SHAW, PARTNER, SUBHANGI HEIGHTS (Partnership Firm), 232 GORAKSHA BASI ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by SANTANU DAS, , Son of SUNIL KUMAR DAS, H C CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 12-09-2025 by Shri TANMOY GHOSH, PARTNER, SUBHANGI HEIGHTS (Partnership Firm), 232 GORAKSHA BASI ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by SANTANU DAS, , Son of SUNIL KUMAR DAS, H C CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Endorsement by Commissioner after execution of Visit Commission Case No:-000130 of 2025**

Having visited the residence of Smt SWAPNA ROY CHOWDHURY, , Daughter of Late JAGADISH CHANDRA TALUKDAR, 181 NAGENDRA NATH ROAD, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession House wife I have this day examined the said Smt SWAPNA ROY CHOWDHURY who has been identified to my satisfaction by SANTANU DAS, , Son of SUNIL KUMAR DAS, H C CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate AND the said Smt SWAPNA ROY CHOWDHURY has admitted the execution of this document

*Kaustava Dey*

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

**On 15-09-2025**

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,800.00/- ( B = Rs 10,000.00/- ,E = Rs 800.00/- ) and Registration Fees paid by , by Cash Rs 772.00/-, by online = Rs 10,028/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 30/07/2025 11:35AM with Govt. Ref. No: 192025260185830108 on 30-07-2025, Amount Rs: 10,028/-,  
Bank: SBI EPay ( SBIEPay), Ref. No. 3397771256225 on 30-07-2025, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,071/- and Stamp Duty paid by , by Stamp Rs 150.00/-, by online = Rs 4,921/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 5728, Amount: Rs.100.00/-, Date of Purchase: 09/07/2025, Vendor name: Rana Sur
2. Stamp: Type: Impressed, Serial no 5729, Amount: Rs.50.00/-, Date of Purchase: 09/07/2025, Vendor name: Rana Sur

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/07/2025 11:35AM with Govt. Ref. No: 192025260185830108 on 30-07-2025, Amount Rs: 4,921/-, Bank: SBI EPay ( SBIPay), Ref. No. 3397771256225 on 30-07-2025, 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 289009 to 289063  
being No 150610144 for the year 2025.



*Kaustava Dey*

Digitally signed by KAUSTAVA DEY  
Date: 2025.09.16 16:32:30 +05:30  
Reason: Digital Signing of Deed.

(Kaustava Dey) 16/09/2025

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.**