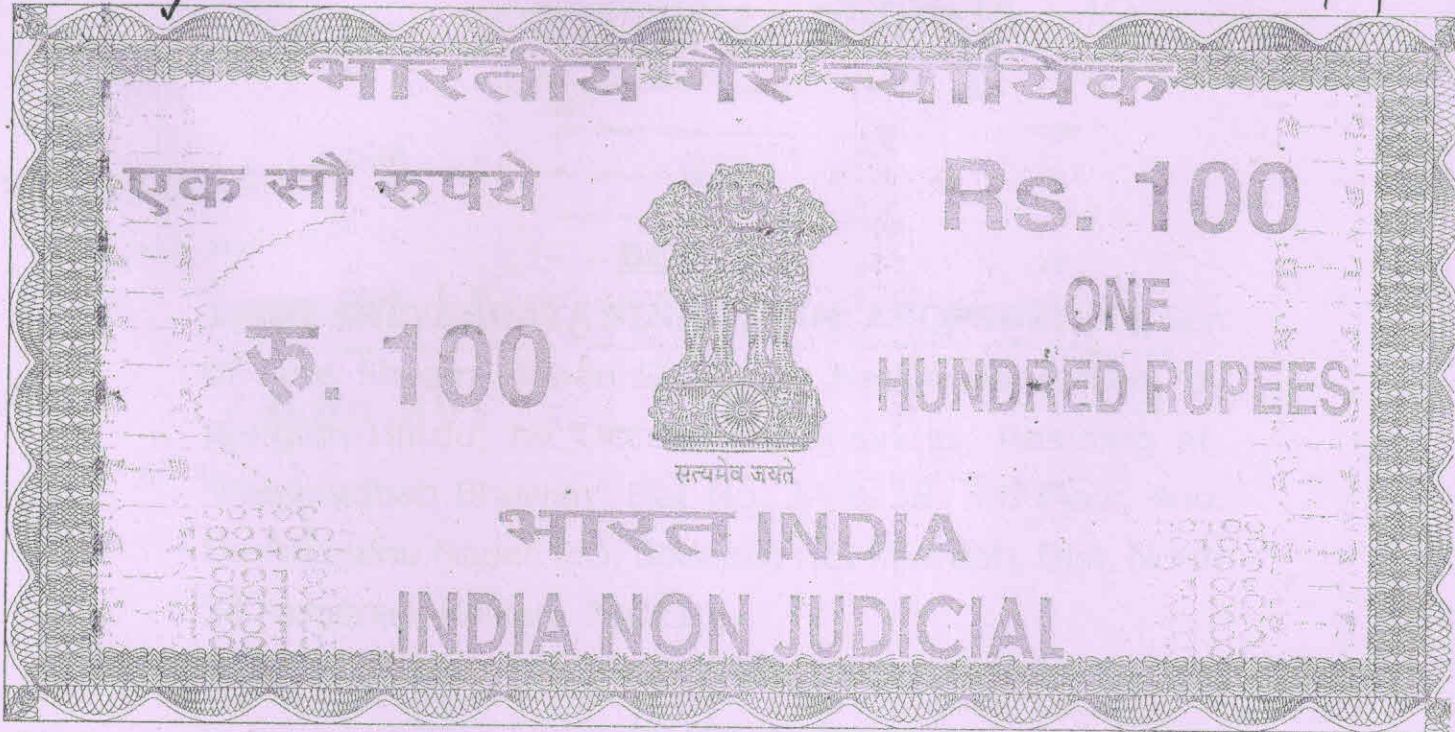


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AT 613593

24/09/25
12:43 P.M.
Q-7-2475-624/25
ADSR Sodepur
North 24 Parganas
24 SEP 2025

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT is made on this the 24th day of September, 2025 (Two Thousand and Twenty Five) as per CHRISTIAN ERA.

Verified that the document is admitted to registration. The signature sheet / sheaf's and the endorsement sheet/sheaf's attached with this document's are the part of this document.

Contd...2

Alokendu Bandyopadhyay
Advocate

ADSR Sodepur
North 24 Parganas

24 SEP 2025

M/s APEX REALTY
Partner

(2)

BETWEEN

1. SRI SATYABRATA SINHA (PAN: AKQPS6921C), Son of Late Shyam Mohan Sinha, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: "Benimadhab Bhawan" Flat No. 3A & 3B, 3rd Floor, 4no. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110,

2. SMT. SNIGDHA SINHA (PAN : AQQPS6031D), Wife of Sri Satyabrata Sinha, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: "Benimadhab Bhawan" Flat No. 3A & 3B, 3rd Floor, 4no. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110, hereinafter jointly called and referred to as the

LAND OWNERS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and/or assigns) of the **ONE PART.**

AND

"M/S. APEX REALTY" (PAN: AAWFA9689B), a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), having its registered office at : Bimala Apartment, 46A(28), Patuatola Lane, Room No. 1, P.O. Sukchar, P.S.Khardah, Dist. North 24 Parganas, Kolkata-700115, hereby represented by its Partners:

(1) SRI BISWANATH DAS (PAN: AFDPD5167P), Son of Late Narayan Chandra Das, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

M/S APEX REALTY
Biswanath Das
Partner

(3)

(2) SRI MIHIR GUIN (PAN: AJHPG3277D), Son of Late Siddheswar Guin, by Nationality-Indian, by Religion-Hindu, by Occupation- Business, Residing at: Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(3) SRI SWAPAN DAS (PAN: AIBPD7176M), Son of Late Foudi Das, by Nationality-Indian, by Religion-Hindu, by Occupation- Business, Residing at: RAMKRISHNA APARTMENT, Flat No. B, 3rd Floor, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(4) SRI SUBHANKAR BISWAS (PAN: ALCPB4228Q), Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereinafter called and referred to as **PROMOTER/DEVELOPER** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their respective heirs, executors, administrators, representatives, assigns and nominee or nominees) of the **OTHER PART**.

WHEREAS the land Owners hereof are the absolute and lawful owners of a plot of land measuring more or less 3 Cottahs 14 Chittaks 36 sq.ft. togetherwith 100 sq.ft. R.T. Shed standing thereon by virtue of a Deed of Conveyance which is lying and situated within **Mouza-Sukchar, J.L. No. 9, Re.Su. No. 14, Touzi No. 156**, comprised and contained in **R.S. Dag No. 3392(P)**, under R.S. Khatian No. 137,

(4)

P.S. Khardah, the then A.D.S.R. Barrackpore at present A.D.S.R.O. Sodepur, Dist. North 24 Parganas, under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, within the local limits of Panihati Municipality, bearing Holding No. 85, Raja Road, under Ward No. 2, being morefully described in the Schedule appearing hereinafter alongwith all the estate, right, easement, interest, appendages, hereditament etc. is the subject property and which is the prime object of this Development Agreement.

AND WHEREAS the present Land Owners hereof jointly have purchased a plot of land measuring an area 3 cottahs 14 chittaks 36 sq.ft., bearing Scheme Plot No. 16 within **Mouza-Sukchar**, J.L. No. 9, Re.Su. No. 14, Touzi No. 156, comprised and contained in **R.S. Dag No. 3392(P)**, under R.S. Khatian No. 137, P.S. Khardah, Dist. North 24 Parganas, by dint of a Registered Deed of Conveyance being Deed No. 7168, from their predecessor-in-title namely Smt. Parul Dey (Wife of Late Madan Mohon Dey), Sri Anup Kumar Dey (Son of Late Madan Mohon Dey), Sri Ashoke Kumar Dey (Son of Late Madan Mohon Dey), Kumari Meera Dey (Daughter of Late Madan Mohon Dey), Smt. Ira Deb (Wife of Sri Panchkari Deb) & Smt. Mandira Dutta (Wife of Sri Bhabani Prasad Dutta) and the said Deed of Conveyance was executed and registered on 21.10.2005 at the Office of A.D.S.R. Barrackpore, Dist. North 24 Parganas, and the same was recorded in Book No. I, Vol. No. 206, Pages from 293 to 308, being no. 7168, for the year 2005.

(5)

AND WHEREAS after purchasing the aforesaid landed property the Land Owners hereof recorded their names in the L.R. Operation vide L.R. Khatian No. 2785 (in the of Satyabrata Sinha) & L.R. Khatian No. 2786 (in the of Snigdha Sinha) in respect of L.R. Dag No. 8770 and they also mutated their names in the Assessment Registrar of Panihati Municipality bearing Holding No. 85, Raja Road under Ward No. 2 and jointly enjoying the same peacefully, quietly and without interruption of others and hinderance from any corner whatsoever and have been jointly possessing and enjoying the said landed property by exercising all their right of ownership over the said landed property and they thus legally entitled to the said property and as absolute owner paying the relevant rent taxes regularly which is free from all sorts of encumbrances.

AND WHEREAS with a view to fulfil their desire by making construction of a Multi Storeyed Building (G+4) with Lift Facility over the land mentioned in the Schedule hereunder written the Land Owners of the First Part approached the Developer of the Second Part to construct a Multi Storeyed Building consisting of several residential flats, shops and garages etc. in accordance with the Sanction Building Plan vide No. **SPL-78 dated 09.12.2024** of Panihati Municipality at the cost, expenses and charges of the Developer and the Developer hereto agreed.

Be it mentioned here that the land owner prior to execution & registration of this Development Agreement has obtained the Sanction Building Plan vide no. **SPL-78 dated 09.12.2024** from Panihati Municipality in his own cost and

(6)

the Developer hereby agreed to pay the cost & expenses of said Sanction Building Plan to the land owner after execution & registration of this Development Agreement.

AND WHEREAS the parties hereto made and executed this agreement for construction of a Multi Storeyed Building in joint venture on the terms and conditions hereunder contained.

After completion of the construction of the proposed building the Land Owners will be entitled to :-

In consideration of the Land Owners having granted the Developer and exclusive consent to develop the said property the Owners jointly shall be entitled to get the **40% of Super Builtup Area togetherwith a 1BHK self contained residential flat** (consisting of 1 Bed Room, 1 Kitchen & 1 Toilet) **on the ultimate roof of the building having Constructed Covered Area 170 sq.ft. a little more or less as their Owner's Allocation** into the new proposed building by using their land in residential & commercial purpose and such area shall be allotted in the new building and distributed in the following manner :-

The Land Owners are jointly entitled to get **1BHK self contained residential flat** (consisting of 1 Bed Room, 1 Kitchen & 1 Toilet) **on the ultimate roof of the building, North-West Facing, having Constructed Covered Area 170 sq.ft. a little more or less of the building AND a Covered Garage, being Garage No. 01 on the Ground Floor, East Facing having Constructed Covered Area 175 sq.ft. a little more or less.**

Covered area means : Constructed covered area + proportionate share of stair case & lobby.

It is pertinent to mention here that after receiving and/or accepting the owner's allocation as specified herein above and after calculation of owner's allocation area if it is

(6)

the Developer hereby agreed to pay the cost & expenses of said Sanction Building Plan to the land owner after execution & registration of this Development Agreement.

AND WHEREAS the parties hereto made and executed this agreement for construction of a Multi Storeyed Building in joint venture on the terms and conditions hereunder contained.

After completion of the construction of the proposed building the Land Owners will be entitled to :-

In consideration of the Land Owners having granted the Developer and exclusive consent to develop the said property the Owners jointly shall be entitled to get the **40% of Super Builtup Area togetherwith a 1BHK self contained residential flat** (consisting of 1 Bed Room, 1 Kitchen & 1 Toilet) **on the ultimate roof of the building having Constructed Covered Area 170 sq.ft. a little more or less as their Owner's Allocation** into the new proposed building by using their land in residential & commercial purpose and such area shall be allotted in the new building and distributed in the following manner :-

The Land Owners are jointly entitled to get **1BHK self contained residential flat** (consisting of 1 Bed Room, 1 Kitchen & 1 Toilet) **on the ultimate roof of the building, North-West Facing, having Constructed Covered Area 170 sq.ft. a little more or less of the building AND a Covered Garage, being Garage No. 01 on the Ground Floor, East Facing having Constructed Covered Area 175 sq.ft. a little more or less.**

Covered area means : Constructed covered area + proportionate share of stair case & lobby.

It is pertinent to mention here that after receiving and/or accepting the owner's allocation as specified herein above and after calculation of owner's allocation area if it is

(7)

found that the Land Owners will get more than the allocated area as per the ratio of **40%** of the Super Builtup area in that event the Developer shall pay the money value for such excess area or Sq.ft. @ Rs. 3000/- (Rupees Three Thousand) Only per Sq.ft. to the Land Owners and such amount shall be paid by the Developer to the Land Owners at the time of handover the physical possession of Owner's Allocation and vise-versa.

After delivery of Owners' allocation the remaining portion of the said proposed Multi Storied Building (G+4) will be the sole property of the Developer.

The Land Owners shall pay all the taxes & outgoings & shall be liable to pay all the outstanding dues and arrears till the date of signing of this agreement or handing over the vacant physical possession which ever is earlier & shall not call upon the Developer for the same.

AND WHEREAS the parties hereto confirm all the terms and conditions being accepted by them and/or now desirous of recording in writing the same terms and conditions subject to which the Developer agreed with the Land Owners for construction of a Multi storeyed building on the said land comprising the said property in the following manner :-

a) Simultaneously with the execution of this Agreement the owners shall deliver physical vacant possession of the said landed property morefully described in the Schedule hereunder written for proceedings with acts, deeds and

(9)

d) The Developer shall construct, re-construct, erect and/or build the said proposed building on the land comprised in the said property as per the said sanctioned building Plan at its own costs.

e) The Developer shall complete the construction, re-construction, erection and/or build the said proposed building in accordance with the sanctioned building Plan as per below mentioned specification within **30 months** from the date of registration of this Development Agreement (hereinafter referred to as the said stipulated period) **with a Grace Period of 6 (six) months**, save & except due to force majeure viz. act of god, interalia, earthquakes, civil war, Air raid, Enemy War, Strike, Riot, Civil commotion and/or held up and/or obstructed due to any central and/or state government enactment ordinance or any injunction order of the court or any other reasons beyond the control of the Developer, then and in that event the said stipulated period shall be increased by the same period without any objection by the Land Owners.

f) The Land Owners shall execute Registered Development Power of attorney in favour of the Developer authorising it to take all steps in respect of construction of the proposed building as aforesaid and for the purpose of the same to do all allied works, deeds or things in terms of this presents.

g) The Developer is at liberty to enter into agreement for sale with the intending purchaser or purchasers in respect of flats, shops and Garages from the Developer's allocation and to receive the earnest money, advances or payment from

(10)

them without any consent of the owners at the terms and conditions the Developer may think and proper. The Land Owners will not be liable for any transaction entered into by the Developer for the Developer's allocation vise-versa.

h) The Developer is entitled to enter into such Agreement and/or in all or any other agreements for sale, transfer, assignment, mortgage as may be from time to time be prepared, executed and/or registered by the Developer in favour of such said intending buyers and/or purchaser of the respective units or portion comprising the said share due to the developer in which the Land Owners shall have no say whatsoever and the Land Owners shall whenever be necessary be a confirming or principle party in such sale or transfer on the request of the Developer.

i) The Developer shall be at liberty to sell, let-out, lease out take advance for the Developer portion **except Owners' allocation** as per agreement.

j) Save and except as stated herein the Land Owners shall have no right to enter into any agreement of whatsoever nature with any third party in respect of the said property after execution of this Agreement and shall keep the Developer indemnified for the same.

k) If the Land Owners and Developer fail or neglect to comply with any of the terms and conditions of this agreement then the Land Owners and the Developer shall have right to sue either party for specific performance of this Agreement and/or for damage.

(11)

- l) The Land Owners will not interfere in the day to day working of the Developer. The Developer will use quality materials for construction and in case of any dispute the decision of the appointed Architect or Engineer will be final and binding on both the parties.
- m) If the Land Owners intend to sell the Owners' allocation to any purchaser/purchasers, the measurement of the unit should be calculated as Super-built-up area.
- n) Both the Developer and the Land Owners shall do all other acts, deeds and things as may be required in law for giving effect to and/or due implementation of this Agreement and not to do any act, deeds or things which may amount to violation or contravention of any of the terms and condition herein contained.
- (o) The Completion Certificate of Municipality will be obtained by the Developer at the costs, expenses and charges of the Developer.
- (p) All disputes and differences arising between the parties to this agreement shall on the First place be referred to arbitrators nominated by each of the parties and whenever necessary and arbitrators so nominated may appoint an umpire among themselves jointly in accordance with Arbitration and Conciliation Act, 1996 to process, the dispute and difference and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.
- (q) The name of the proposed multistoried building will be **"KAILASH BHAWAN"**.

M/S APEX REALTY

Minu Singh
Partner



Alokendu Bandyopadhyay

Advocate

Contd...12

(12)

(r) All the interior fittings be it electrical, plumbing or any other materials etc. will be used as per the specification of the owners or by mutual discussion between the parties.

(s) No portion of the proposed building or the area of the premises as mentioned in this Development Agreement shall be used for any illegal purposes by any person including the developer or by any future buyer.

(t) In case of any dispute regarding construction, construction materials, design or anything which is related to the process of construction as mutually agreed Architect or Civil Engineer shall be deputed as to the settlement or the dispute and decision of the said Architect or Civil Engineer shall be final and binding on both parties.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring more or less **3 Cottahs 14 Chittaks 36 sq.ft.**, of land classified as "**BASTU**" togetherwith **100 sq.ft.** R.T. Shed standing thereon with **Cemented Flooring** within **Mouza-Sukchar**, J.L. No. 9, Re.Su. No. 14, Touzi No. 156, comprised and contained in **R.S. Dag No. 3392(P)**, corresponding to L.R. Dag No. 8770, under R.S. Khatian No. 137, corresponding to Modified Khatian No. 96 corresponding to L.R. Khatian No. 2785 (in the of Satyabrata



Alokendu Bandyopadhyay

Advocate

Contd...13

(13)

Sinha) & L.R. Khatian No. 2786 (in the of Snigdha Sinha), P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, within the local limits of Panihati Municipality, bearing Holding No. 85, Raja Road, under Ward No. 2, Kolkata-700115 which is the subject property of this Development Agreement.

BUTTED AND BOUNDED BY

On the North : Scheme Plot No. 13 & 14.
On the South : 12ft. wide Raja Road bye Lane.
On the East : 12ft. wide Raja Road bye Lane.
On the West : Scheme Plot No. 17.

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNER'S ALLOCATION)

In consideration of the Land Owners having granted the Developer and exclusive consent to develop the said property the Owners jointly shall be entitled to get the **40% of Super Builtup Area togetherwith a 1BHK self contained residential flat** (consisting of 1 Bed Room, 1 Kitchen & 1 Toilet) **on the ultimate roof of the building having Constructed Covered Area 170 sq.ft. a little more or less as their Owner's Allocation** into the new proposed building by using their land in residential & commercial purpose and such area shall be allotted in the new building and distributed in the following manner :-

The Land Owners are jointly entitled to get **1BHK self contained residential flat** (consisting of 1 Bed Room,

(14)

1 Kitchen & 1 Toilet) **on the ultimate roof of the building, North-West Facing, having Constructed Covered Area 170 sq.ft. a little more or less of the building AND a Covered Garage, being Garage No. 01 on the Ground Floor, East Facing having Constructed Covered Area 175 sq.ft. a little more or less.**

Covered area means : Constructed covered area + proportionate share of stair case & lobby.

It is pertinent to mention here that after receiving and/or accepting the owner's allocation as specified herein above and after calculation of owner's allocation area if it is found that the Land Owners will get more than the allocated area as per the ratio of **40%** of the Super Builtup area in that event the Developer shall pay the money value for such excess area or Sq.ft. @ Rs. 3000/- (Rupees Three Thousand) Only per Sq.ft. to the Land Owners and such amount shall be paid by the Developer to the Land Owners at the time of handover the physical possession of Owner's Allocation and vise-versa.

After delivery of Owners' allocation the remaining portion of the said proposed Multi Storied Building (G+4) will be the sole property of the Developer.

The Land Owner shall pay all the taxes & outgoings & shall be liable to pay all the outstanding dues and arrears till the date of signing of this agreement or handing over the vacant physical possession which ever is earlier & shall

(15)

not call upon the Developer for the same.

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's allocation)

DEVELOPER'S ALLOCATION : shall mean all the remaining portion of the entire building (excluding Owners' allocation) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the developer and togetherwith the absolute right of the part of the Developer to enter into agreement for sale with intending purchaser/ purchasers by and mode of Transfer of property Act. and/ or lease, let out, or in any manner may with the same as the absolute Owners thereof.

FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of work)

NUMBER OF FLOOR : Ground floor plus upper stories (G+4) with Lift Facility.

BUILDING AND WALL : R.C.C. Super structure with Grade 1 quality materials local brick field's bricks.

Internal finish : Putty.

External Finish : Cement based paint over plaster.

Door Frame : Wooden.

Palla : Flash Door. Toilet with P.V.C. Frame and palla.

Windows : Aluminium sliding window will be provided with glass fitted.

Flooring : All rooms, dining, balcony, kitchen and toilet floor finished by floor tiles.

Stair & Corridor : Marble floor.

Kitchen : 3 ft. height glazed tiles covering from kitchen table top finished with Black Stone and one steel sink will be provide and two taps.

Bathroom & Toilet: 6ft. height glazed tiles from 6 inches skirting, concealed Water pipes lines finishing with two taps and one shower point. White Indian Pan/W.C. Commode.

Balcony : 2'-6" covered with brick work/or grill fittings.

Dinning : One basin with white colour with tap.

ELECTRICITY

Sufficient electric points as follows:

Main Entrance : One Light and one Calling Bell point.

Bedroom : One Tube, One fan, One plug, Double bracket point.

Balcony : One light, One plug point,

Dining : One Tube, One fan, One plug, Single Bracket, 15 Amps Plug for freeze, One D.P. Main Switch.

Toilet : One light, One fan (exhaust).

Kitchen : One light, One fan (exhaust), One 15 Amps Plug points.

Water : 24 hours supply through Submersible & Municipal water connection.

Mother Meter/Common Lift : Proportionate Cost of Electrical Infrastructure / Mother Meter i.e. Rs. 25,000/- and proportionate cost of Lift i.e. Rs. 50,000/- will be borne by the intending purchaser of the building exclusively for their respective unit.

Extra works : Any extra works other than the standard schedule shall be charged extra and such amount shall be deposited by the owner or purchaser before the execution of such works.

(17)

IN WITNESS WHEREOF the Parties hereto have set and subscribed his respective hands and seal on the day, month and year first above written.

SIGNED & DELIVERED

in presence of following

WITNESSES:

1. *Preabine Ghosh*
Kharekha Kulinpara
P. O. B. D. Sepon
Kal- 116
2. *Saurav Baran Das*
Swastinagar Colony,
Panihati, 24-Pgs (WB)
Kolkata-700114.

Satya bruh Srm

Snigdha Sinha

SIGNATURE OF THE LAND OWNERS

M/s. APEX REALTY

Bin Man Das.
Minu Sinha

Swapan Das

Subhangar Biswas

Partner

SIGNATURE OF THE DEVELOPER

Drafted by:

Alokendu Bandyopadhyay
Adv.

ALOKENDU BANDYOPADHYAY

Advocate

Calcutta High Court, District Judge's Court Barasat,

Barrackpore Court

Enl. No.-WB-570/2004

Laser Setter:

Preetam Das

Preetam Das

Alokendu Bandyopadhyay

Advocate

Major Information of the Deed

Deed No :	I-1524-06915/2025	Date of Registration	24/09/2025
Query No / Year	1524-2002425624/2025	Office where deed is registered	
Query Date	25/08/2025 3:19:58 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830075574, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 30,00,000/-	Rs. 61,82,438/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 600/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Raja Road, Mouza: Sukhchar, , Ward No: 2, Holding No:85 JI No: 9, Touzi No: 156 Pin Code : 700115

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3392	RS-137	Bastu	Bastu	3 Katha 14 Chatak 36 Sq Ft	29,70,000/-	61,52,438/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					6.4763Dec	29,70,000 /-	61,52,438 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

M/s APEX REALTY

Hein Singh
Partner

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Satyabrata Sinha Son of Late Shyam Mohan Sinha Executed by: Self, Date of Execution: 24/09/2025 , Admitted by: Self, Date of Admission: 24/09/2025 ,Place : Office	Photo  24/09/2025	Finger Print  LTI 24/09/2025	Signature  24/09/2025
Benimadhab Bhawan, Flat No. 3A And 3B, 3rd Floor, 4No. Deshbandhu Nagar, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: akxxxxxx1c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/09/2025 , Admitted by: Self, Date of Admission: 24/09/2025 ,Place : Office				
2	Name Smt Snigdha Sinha Wife of Mr Satyabrata Sinha Executed by: Self, Date of Execution: 24/09/2025 , Admitted by: Self, Date of Admission: 24/09/2025 ,Place : Office	Photo  24/09/2025	Finger Print  LTI 24/09/2025	Signature  24/09/2025
Benimadhab Bhawan, Flat No. 3A And 3B, 3rd Floor, 4No. Deshbandhu Nagar, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: aqxxxxxx1d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/09/2025 , Admitted by: Self, Date of Admission: 24/09/2025 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	APEX REALTY Bimala Apartment, 46A(28), Patuatola Lane, Room No. 1, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700115 Date of Incorporation:XX-XX-2XX2 , PAN No.:: aaxxxxxx9b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Biswanath Das (Presentant) Son of Late Narayan Chandra Das Date of Execution - 24/09/2025, , Admitted by: Self, Date of Admission: 24/09/2025, Place of Admission of Execution: Office		 Captured	
	Sep 24 2025 1:16PM	LTI 24/09/2025	24/09/2025	
Kiranalaya, Ground Floor, Sasadhar Tarafdar Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: afxxxxxx7p,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : APEX REALTY (as Partner)				
2	Name Mr Mihir Guin Son of Late Siddheswar Guin Date of Execution - 24/09/2025, , Admitted by: Self, Date of Admission: 24/09/2025, Place of Admission of Execution: Office		 Captured	
	Sep 24 2025 1:18PM	LTI 24/09/2025	24/09/2025	
Dr. Gopal Chatterjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: ajxxxxxx7d,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : APEX REALTY (as Partner)				
3	Name Mr Swapn Das Son of Late Foudi Das Date of Execution - 24/09/2025, , Admitted by: Self, Date of Admission: 24/09/2025, Place of Admission of Execution: Office		 Captured	
	Sep 24 2025 1:19PM	LTI 24/09/2025	24/09/2025	
Ramkrishna Apartment, Flat No. B, 3rd Floor, Dr. Gopal Chatterjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: aixxxxxx6m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : APEX REALTY (as Partner)				

M/s APEX REALTY

Partner

Endorsement For Deed Number : I -152406915 / 2025

On 24-09-2025

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

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

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

Presented for registration at 12:43 hrs on 24-09-2025, at the Office of the A.D.S.R. SODEPUR by Mr Biswanath Das

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 61,82,438/-

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

Execution is admitted on 24/09/2025 by 1. Mr Satyabrata Sinha, Son of Late Shyam Mohan Sinha, Benimadhab Bhawan, Flat No. 3A And 3B, 3rd Floor, 4No. Deshbandhu Nagar, P.O: Sodepur, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Business, 2. Smt Snigdha Sinha, Wife of Mr Satyabrata Sinha, Benimadhab Bhawan, Flat No. 3A And 3B, 3rd Floor, 4No. Deshbandhu Nagar, P.O: Sodepur, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Business

Indetified by Mr Samir Baran Das, , , Son of Late Prema Nanda Das, Swasti Nagar Colony, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 24-09-2025 by Mr Biswanath Das, Partner, APEX REALTY (Partnership Firm), Bimala Apartment, 46A(28), Patuatola Lane, Room No. 1, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Samir Baran Das, , , Son of Late Prema Nanda Das, Swasti Nagar Colony, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-09-2025 by Mr Mihir Guin, Partner, APEX REALTY (Partnership Firm), Bimala Apartment, 46A(28), Patuatola Lane, Room No. 1, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Samir Baran Das, , , Son of Late Prema Nanda Das, Swasti Nagar Colony, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-09-2025 by Mr Swapan Das, Partner, APEX REALTY (Partnership Firm), Bimala Apartment, 46A(28), Patuatola Lane, Room No. 1, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Samir Baran Das, , , Son of Late Prema Nanda Das, Swasti Nagar Colony, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-09-2025 by Mr Subhankar Biswas, Partner, APEX REALTY (Partnership Firm), Bimala Apartment, 46A(28), Patuatola Lane, Room No. 1, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Samir Baran Das, , , Son of Late Prema Nanda Das, Swasti Nagar Colony, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 600.00/- (E = Rs 600.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2025 10:40AM with Govt. Ref. No: 192025260283206858 on 23-09-2025, Amount Rs: 600/-, Bank: SBI EPay (SBlePay), Ref. No. 1215949371335 on 23-09-2025, Head of Account 0030-03-104-001-16

M/s APEX REALTY

Partner

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 9,920/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 14339, Amount: Rs.100.00/-, Date of Purchase: 26/08/2025, Vendor name: R Sur

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 23/09/2025 10:40AM with Govt. Ref. No: 192025260283206858 on 23-09-2025, Amount Rs: 9,920/-, Bank:

SBI EPay (SBlePay), Ref. No. 1215949371335 on 23-09-2025, Head of Account 0030-02-103-003-02



Debjani Halder

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SODEPUR

North 24-Parganas, West Bengal

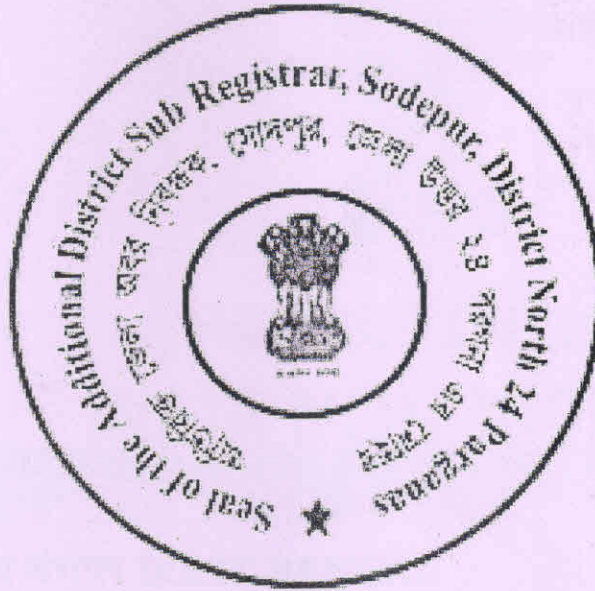
M/s APEX REALTY

Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2025, Page from 204193 to 204223
being No 152406915 for the year 2025.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2025.10.09 12:07:09 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 09/10/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SODEPUR

West Bengal.