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पश्चिम बंगाल WEST BENGAL

AW 408332

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Adl. District Sub-Registrar,
Mandir South 24 Parganas

27 MAY 2026

DEVELOPMENT AGREEMENT

THIS AGREEMENT made on this 27th day of MAY..... Two
Thousand and Twenty Six (2026)

BETWEEN

S.L. No. 242 Date.....

05 MAY 2026

Name.....

Address.....

Value.....

S. DUTTA Adm
ALPORA COURT

Govt. Stamp Vender
SUBHOJIT DEB
Sonarpur A.D.S.R.O., KOL-150



Adm. Dist-Sub Registrar
Sonarpur
South 24 Parganas

27 MAY 2026
26 MAY 2026

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1154, NSE m
KOL-103

MR. BIKASH AGARWAL (PAN- AHAPA8484B) (AADHAAR NO.872383048531), son of late Rajendra Kumar Agarwal, by occupation - Business, by Religion - Hindu, by Nationality - Indian, residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur formerly Sonarpur, Kolkata - 700084, District - South 24 Parganas, hereinafter referred to as the **'OWNER/ FIRST PARTY'** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

DELTA REALTECH (PAN- AAXFD9553G), a registered Partnership Firm, having its registered office 26, Mahamaya Mandir Road, Post Office Garia, Police Station Narendrapur, Kolkata 700084, District South-24 Parganas, West Bengal, duly represented by its Partners namely, **(1) MR. BIKASH AGARWAL (PAN- AHAPA8484B)**, son of Late Rajendra Kumar Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, resident of 2052, Chakgaria, Upohar Condovilla, Panchasayar, Post Office- Panchasayar, Police Staion- Survey Park, Kolkata-700094, District South 24 Parganas, West Bengal, **(2) MRS. RESHMI BHOWMICK (PAN- BIJPB4081N)**, daughter of Mr. Ranjit Kumar Bowmick, by religion Hindu, by occupation - Business, by Nationality - Indian, residing at 3/141A, Vidyasagar Upanibesh, Post Office Naktala, Police Station Bansdroni, Kolkata 700047, District South-24 Parganas, West Bengal, duly represented by partner no. **(1) MR. BIKASH AGARWAL (PAN- AHAPA8484B)**, son of Late Rajendra Kumar Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, resident of 2052, Chakgaria, Upohar Condovilla, Panchasayar, Post Office- Panchasayar, Police Staion- Survey Park, Kolkata-700094, District South 24 Parganas, West Bengal, by virtue of a General Power of Attorney registered with Being No. 00275 for the Year 2025 before the office of Additional District Sub-Registrar Sonarpur dated 14.08.2025, hereinafter referred to as the **"DEVELOPER/SECOND PARTY"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs,



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executors and administrators of the last surviving partner and his /their assigns) of the **OTHER PART**.

WHEREAS, the **BIKASH AGARWAL** is the absolute owner of **ALL THAT** divided and demarcated area of land admeasuring **11 Katha equivalent to 18.15 decimal**, identified as **Plot nos. 17, 18, 20 and 28**, comprised in Mouza- Bonhooghly and Dingelpota, J.L. No. 65 and 69, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian Nos. 380 and 4 appertaining to L.R. Khatian Nos. 1238, 1239, 1256, 10118, 10387, 10436, 10488, and 10547(arising out of L.R. Khatian Nos.415, 1973 and 10118), Block - Sonarpur, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode - 700151, District - South-24 Pargana, West Bengal, Kolkata- 700151, details of which is given hereunder:

Mouja	L.R. Dag No.	L.R. Khatian No.	Area
Dingelpota	77	1238, 1239, and 1256(arising out of L.R. Khatian No. 415)	02 Katha 03 Chittack 02 Sq. Ft. of Plot No. 28
Bonhooghly	2995	10118, 10387, 10436, 10488, and 10547(arising out of L.R. Khatian No. 1973 and 10118))	02 Katha 12 Chittack 24 Sq. Ft. of Plot No. 17
Bonhooghly	2995		02 Katha 14 Chittack 15 Sq. Ft. of Plot No. 18
Bonhooghly	2995		03 Katha 02 Chittack 04 Sq. Ft. of Plot No. 20
Total			11 Katha

1. **ALL THAT** divided and demarcated piece and parcel of land measuring **02 Katha 03 Chittack 02 Sq. Ft.** a bit more or less identified as **Plot no. 28** out of the land admeasuring **97 Decimal** out of the entire area of land measuring 145 decimal, together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in **Mouja Dingelpota, J.L. 69** under **R.S. Khatian Nos. 380** comprising **R.S. Dag No. 75** corresponding to **L.R. Dag No. 77**, appertaining to **L.R. Khatian No. 415**, under Additional District Sub

Registrar - Sonarpur, Police Station Narendrapur formerly Sonarpur, Block - Sonarpur, within the limits of Bonhooghly Gram Panchayet, District South-24 Pargana the then 24 Pargana, West Bengal, Kolkata- 700151, which was duly registered on 25.06.2025 in the office of **Additional District Sub-Registrar Sonarpur and same was recorded in Book no.1, Volume-1608-2025, Pages from 117228 to 117250, Being No. 05608 for the Year 2025.**

2. **ALL THAT** divided and demarcated piece and parcel of land measuring **02 Katha 12 Chittack 24 Sq. Ft. a bit more or less** identified as **Plot no. 17 out of entire area of Land admeasuring 84 Decimal a bit more or less** together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in **Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209**, Touzi No. 1, Paragana Magura, under **R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4** appertaining to **L.R. Khatian Nos. 1973 and 10118**, Block - Sonarpur, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode - 700151, District - South-24 Pargana, West Bengal, which was duly registered on 01.07.2025 in the office of **Additional District Sub-Registrar Sonarpur and same was recorded in Book no.1, Volume-1608-2025, Pages from 120834 to 120854, Being No. 05770 for the Year 2025.**
3. **ALL THAT** divided and demarcated piece and parcel of land measuring **02 Katha 14 Chittack 15 Sq. Ft. a bit more or less** identified as **Plot no. 18 out of entire area of Land admeasuring 84 Decimal a bit more or less** together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in **Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209**, Touzi No. 1, Paragana Magura, under **R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4** appertaining to **L.R. Khatian Nos. 1973 and 10118**, Block - Sonarpur, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode - 700151, District - South-24 Pargana, West Bengal, which was duly registered on 25.06.2025 in the office of **Additional District Sub-Registrar Sonarpur and same was recorded in Book**



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no.1, Volume-1608-2025, Pages from 117177 to 117199, Being No. 05610 for the Year 2025, and

4. **ALL THAT** divided and demarcated piece and parcel of land measuring **03 Katha 02 Chittack 04 Sq. Ft. a bit more or less** identified as **Plot no. 20** out of entire area of Land admeasuring **84 Decimal a bit more or less** together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in **Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4** appertaining to **L.R. Khatian Nos. 1973 and 10118**, Block – Sonarpur, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode – 700151, District – South-24 Pargana, West Bengal, which was duly registered on 24.06.2025 in the office of **Additional District Sub-Registrar Sonarpur and same was recorded in Book no.1, Volume-1608-2025, Pages from 117156 to 117176, Being No. 05543 for the Year 2025**, together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, herein after called and referred to as the **SAID PROPERTY** and have been peacefully possessing the said property without any disturbance and claim whatsoever of the others and have been paying the Government Rents thereon regularly.

AND WHEREAS the said, the **First Party** herein, approached the Developer/ Second Party herein, for developing the Said Land more fully described in the **FIRST SCHEDULE** hereunder written, by constructing multistoried buildings comprised of several residential Flats/Parking Spaces/commercial Spaces, on the Said Property as per plan to be sanctioned by the Appropriate authority and the Developer herein, have accepted the said proposal of the **SECOND PARTY** herein and such proposed project is hereinafter referred to as the **"SAID PROJECT"**.



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AND WHEREAS, the said **BIKASH AGARWAL**, the Owner herein, being the absolute and sole Owner of the aforesaid property, have intended to develop and approached **DELTA REALTECH**, the Developer herein, the Said Property morefully described in the **FIRST SCHEDULE** hereunder written by way of constructing a multi storied residential building thereon.

AND WHEREAS upon being approached by the said proposal of construction of a multi storied residential building by the Owners herein the, the Developer the party of the Other Part herein accepted the said proposal of the Owners and agreed to enter into an Agreement for Development as per terms and conditions which are reduced into writing as follows:

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:-

ARTICLE -I : DEFINITION

OWNER: Shall mean and include the Party of the One Part herein and his heirs, executors, legal representatives, administrators and/or assigns.

DEVELOPER: shall mean and include the Party of the Other Part herein and their respective heirs, executors, administrators, legal representatives and/or assigns.

SAID PROPERTY: shall mean and include **ALL THAT** divided and demarcated area of land admeasuring **11 Katha equivalent to 18.15 decimal**, identified as **Plot nos. 17, 18, 20 and 28**, comprised in Mouza- Bonhooghly and Dingelpota, J.L. No. 65 and 69, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian Nos. 380 and 4 appertaining to L.R. Khatian Nos. 1238, 1239, 1256, 10118, 10387, 10436, 10488, and 10547(arising out of L.R. Khatian Nos.415, 1973 and 10118), Block - Sonarpur, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode - 700151, District - South-24 Pargana, West Bengal, Kolkata- 700151, details of which is given hereunder:



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Mouja	L.R. Dag No.	L.R. Khatian No.	Area
Dingelpota	77	1238, 1239, and 1256 (arising out of L.R. Khatian No. 415)	02 Katha 03 Chittack 02 Sq. Ft. of Plot No. 28
Bonhooghly	2995	10118, 10387, 10436, 10488, and 10547 (arising out of L.R. Khatian No. 1973 and 10118))	02 Katha 12 Chittack 24 Sq. Ft. of Plot No. 17
Bonhooghly	2995		02 Katha 14 Chittack 15 Sq. Ft. of Plot No. 18
Bonhooghly	2995		03 Katha 02 Chittack 04 Sq. Ft. of Plot No. 20
Total			11 Katha

within the limits of Bonhooghly Gram Panchayet, which is more fully and particularly described in the **FIRST SCHEDULE** hereunder written, and hereinafter referred to as the "**SAID PROPERTY**", and have been peacefully possessing the said property without any disturbance and claim whatsoever of the others and have been paying the Government Rents thereon regularly.

The terms in these presents shall unless contrary or repugnant to the context mean and include the following:

- 1.1 NEW BUILDING:** shall mean and include such multistoried building/s to be constructed on the said property as per the Building Plan to be sanctioned by the Appropriate Authority.
- 1.2 COMMON FACILITIES:** shall mean and include corridors, stair-cases, lobbies, ways, landings, common passages, boundary wall, water reservoirs, water tanks, pump motor, electrical and sanitary installations, fixtures and fittings, ingress and egress to and from the said proposed New Building etc. and roof of the building and other facilities and amenities to be provided thereat.



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1.3 OWNER'S ALLOCATION:

The **Owner's Allocation** shall mean **30% (Thirty)** of total constructed area of land or land with structure or revenue shares, which is described hereunder:

1. **30% (Thirty)** of total constructed area of land or land with structure or revenue shares of **ALL THAT** divided and demarcated area of land admeasuring **11 Katha equivalent to 18.15 decimal, comprised under identified Plot nos. 17, 18, 20 and 28, marked and delineated as divided portion of Owner's Allocation in colour Red, along with the structure of 1800 Sq. Ft. of Built up Area for each plot**, a bit more or less subject to the condition of obtaining approval of appropriate authority of the proposed building together with undivided proportionate share in the said land, in the common areas, and common parts, amenities and facilities therein provided, subject to the provisions of the covenants of the Owner, incorporated herein, without any refundable security and deposit, details of which is given hereunder:

Mouja	L.R. Dag No.	L.R. Khatian No.	Area
Dingelpota	77	1238, 1239, and 1256 (arising out of L.R. Khatian No. 415)	02 Katha 03 Chittack 02 Sq. Ft. of Plot No. 28
Bonhooghly	2995	10118, 10387, 10436, 10488, and 10547 (arising out of L.R. Khatian No. 1973 and 10118))	02 Katha 12 Chittack 24 Sq. Ft. of Plot No. 17
Bonhooghly	2995		02 Katha 14 Chittack 15 Sq. Ft. of Plot No. 18
Bonhooghly	2995		03 Katha 02 Chittack 04 Sq. Ft. of Plot No. 20
Total			11 Katha

comprised in Mouza- Bonhooghly and Dingelpota, J.L. No. 65 and 69, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian Nos. 380 and 4 appertaining to L.R. Khatian Nos. 1238, 1239, 1256, 10118, 10387, 10436, 10488, and 10547 (arising out of L.R. Khatian Nos. 415, 1973



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and 10118), Block – Sonarpur, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode – 700151, District – South-24 Pargana, West Bengal, Kolkata- 700151.

1.4 DEVELOPER'S ALLOCATION:

The **Developer's Allocation** shall mean **70% (Seventy percent)** of total constructed area of land or land with structure or revenue shares, which is described hereunder:

70% (Seventy percent) of total constructed area of land or land with structure or revenue shares of **ALL THAT** divided and demarcated area of land admeasuring **11 Katha equivalent to 18.15 decimal, comprised under identified Plot nos. 17, 18, 20 and 28, marked and delineated as divided portion of Owner's Allocation in colour Red, along with the structure of 1800 Sq. Ft. of Built up Area for each plot**, a bit more or less subject to the condition of obtaining approval of appropriate authority of the proposed building together with undivided proportionate share in the said land, in the common areas, and common parts, amenities and facilities therein provided, subject to the provisions of the covenants of the Owner, incorporated herein, without any refundable security and deposit, details of which is given hereunder:

Mouja	L.R. Dag No.	L.R. Khatian No.	Area
Dingelpota	77	1238, 1239, and 1256(arising out of L.R. Khatian No. 415)	02 Katha 03 Chittack 02 Sq. Ft. of Plot No. 28
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Bonhooghly	2995		02 Katha 14 Chittack 15 Sq. Ft. of Plot No. 18
Bonhooghly	2995		03 Katha 02 Chittack 04 Sq. Ft. of Plot No. 20
Total			11 Katha



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comprised in Mouza- Bonhooghly and Dingelpota, J.L. No. 65 and 69, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian Nos. 380 and 4 appertaining to L.R. Khatian Nos. 1238, 1239, 1256, 10118, 10387, 10436, 10488, and 10547 (arising out of L.R. Khatian Nos. 415, 1973 and 10118), Block – Sonarpur, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, District – South-24 Pargana, West Bengal, Kolkata- 700151.

- 1.4 **BUILDING PLAN**: Shall mean and include the building plan and/or the modified plan to be approved by the parties hereto and thereafter duly sanctioned by the Appropriate authority.
- 1.5 **COMMON PORTIONS**: Shall mean all the common areas and installations to comprise in the said Property after development which is more fully described in the **Fifth Schedule** hereto.
- 1.6 **COMMON EXPENSES**: Shall mean and include all expenses inclusive of maintenance of the said Property as more fully described in the **Sixth Schedule** hereto. The maintenance shall be paid by the Owner after obtaining Completion Certificate from Appropriate authority.
- 1.7 **PROPORTIONATE**: With all its cognate variations shall mean such ratio of the covered area of any Unit which shall be in relation to the super built up of the covered areas of all the Units in the new building/s.

ARTICLE - II: DATE OF COMMENCEMENT

This Agreement shall be deemed to have been commencing on and from the date of its execution and shall remain in full force as long as the Developer's Allocation remains unsold or non-transferred to the intending purchaser/s.

ARTICLE -III: OWNER'S REPRESENTATION

- 3.1. The Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property more fully and particularly described in the



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FIRST SCHEDULE hereunder written, free from all encumbrances whatsoever and he has not entered into any agreement or contract with any person or persons in respect of the Said Property and has not received any advance or part payment thereof.

3.2. The said land is not affected by any Scheme of acquisition or requisition of the State/Central Govt. or any local body/authority and the same has a clear and marketable title.

3.3 There is no vacant land in the Said Property within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.

3.4 The Said Property is free from all encumbrances, charges, mortgages, lien, lispendens, attachments whatsoever or howsoever and there is no tenant (of any type whatsoever) in the property or any portion thereof.

ARTICLE-IV: DEVELOPER'S REPRESENTATION

4.1 The Developer have sufficient knowledge and experience in the matter of development of immovable properties and construction of new building/s and also arrangement for sufficient funds to carry out the work of development of the Said Property and/or construction of the said New Building/s.

ARTICLE -V: DEVELOPMENT WORK

5.1 The Developer shall carry on or cause to be carried on the work of development in respect of the Said Property by constructing building/s, comprised of several self-contained flats, car parking space/s and other space/s and will sell the flats, car parking space/s and other spaces together with undivided proportionate share or interest in the land and proportionate share in the common parts, common areas, amenities and facilities provided thereat unto and in favour of the prospective purchaser or purchasers, out of its allocation stated above, save and except the Owners' Allocation.



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ARTICLE -VI: DEVELOPER'S COVENANT

6.1 The Developer out of its own fund shall complete and/or cause to be completed the construction of the Said New Building/s and cause deliver to the Owner her Allocation as stated hereinbefore, within **48 (Forty Eight)** months from the date of obtaining the Sanctioned Building Plan and further there shall be a grace period of 6 months for completion of construction of the Said New Building/s.

6.2 The Development of the Said Property and/or construction of the proposed New Building/s shall be made by the Developer on behalf of the Owner herein at its own costs.

6.3 The Developer at its own costs and expenses apply for and obtain all necessary approvals, clearances, permissions, registration, licences, sanctions and/or permission or No Objection Certificates from the appropriate authorities as may from time to time be necessary for the purpose of carrying on the work of development of the Said Property, hence, the Developer shall obtain necessary approvals, clearances, permissions, registration, licences, sanctions and/or permission from the appropriate authority / Appropriate authority.

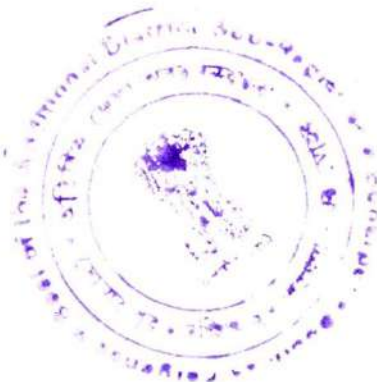
6.4 The Developer shall at its own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required in the Said New Building.

6.6 The Developer shall complete or handover the possession of the Owner's allocation within the stipulated period mentioned hereinafter or thereafter transfer its respective allocation to the intending purchaser.

ARTICLE-VII: OWNER'S COVENANTS

7.1 The Owner shall appoint, nominate and constitute the Developer as his Constituted Attorney by executing a Development Power of Attorney to be registered in favour of the Developer authorizing and/or empowering the Developer to do all acts, deeds, matters and things necessary for completion of the work of development of the Said Property and/or for construction of the said proposed New

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Building/s and/or to sell and mortgage the Developer's Allocation as per terms of this Agreement.

7.2 The Owner shall be bound if so required by the Developer in respect of allocation of Developer, to sign, execute and deliver all agreements with the intending purchaser(s) applications, papers, documents and declarations to enable the Developer to apply for and obtain due sanction for electricity, sewerage, water and other public utility services to be provided in or upon the Said New Building/s and to co-operate with the Developer in respect of modification of and/or rectification to the plan sanctioned by the Appropriate authority and for all those acts, deeds and things the Owner shall grant further Power of Attorney in favour of the Developer as and when it may be necessary, hence, the Developer shall obtain Completion Certificate from the appropriate authority / Appropriate authority and the Developer shall provide a photocopy of the same to the Owner at the time of handing over the possession of the Owner's allocation's.

7.3 The Owner shall hand over the peaceful and vacant possession of the Said Property more fully described in the Schedule hereunder written on the date of execution of this instant Development Agreement to the Developer herein for the purpose of development of the Said Property.

7.4 The Owner shall not in any manner obstruct the carrying on with the Development work of the Said Property and/or construction of New Building/s on the said land as agreed. Moreover the Owner and the Developer shall have no right to claim anything except their respective allocations in the said proposed New Building/s.

7.5 The owner already handed over the copies of land records to the developer shall handover a certified copy of registered development agreement and the registered Development Power of Attorney to the Owner.

7.6 The Developer shall be entitled to sell only its Allocation with the proportionate share or interest in the land to the intending purchaser/s but there shall be prospect of executing Supplementary Agreement to demarcate the Owner's allocated.



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7.7 The developer already verified and searched of legal encumbrances in respect of FIRST SCHEDULE property and the developer is satisfied with same.

7.8 That the **Owner's** herein shall be entitled to sell/transfer/convey only his/her/their Allocation with the proportionate share or interest in the land or land with structure comprised in **Plot No. 17, 18, 20 and 28** to the intending purchaser/s and the Developer shall also provide respective and/or relevant documents of their allocation in the proposed housing project on the said property.

7.9 That the Owners herein shall be bound to accept the share resulting in after exchange or sell/transfer/convey/exchange interchanging the plots in between Plot Nos. 17, 18, 20 and 28 in confirmation of the Developer for the purpose of amalgamation and justification of proportionate share of land in between the plots, provided that, such interchanging of land shall only be in confirmation of the Developer, herein, otherwise the same shall be null and void.

ARTICLE-VIII: CONSTRUCTION

8.1 The construction of the said New Building/s shall be made by the Developer as per the Building Plan sanctioned by the Appropriate Authority and in accordance with the process of work agreed on mutual consent of the Parties herein.

8.2 The Developer shall be entitled to cause necessary modification of and/or rectification to the Building Plan/s and obtain sanction thereof by the appropriate authority, if required, for the purpose of completion of construction of the New Building/s.

8.3 The Developer shall appoint employ and retain such masons, Architects, Engineers, Contractor, manager, supervisors, caretaker/s and other employees for the purpose of carrying on the work of development of the Said Property and/or for carrying on with the construction of the said New Building/s, as the Developer shall at its own discretion deem fit and proper.

8.4 The Developer herein shall solely be liable to or responsible for the payment of salaries, wages, charges and remuneration of masons, supervisors, architects,



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contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till completion of construction of the Said New Building/s along with all cost of construction and in this regard the Owner shall not in any manner would be made responsible or held liable for the same.

ARTICLE-IX: SPACE ALLOCATION

9.1 There shall be a Supplementary Agreement by and between the Parties herein, regarding allocation of their respective share, if any.

ARTICLE-X: RATES & TAXES

10.1 The Owner shall bear his/her/their part of tax rates to the Appropriate authority after the obtaining the proportionate share allocation as per shares to the municipality accordingly.

10.2 The Owner, Developer and their respective transferees shall from the date of receiving the notice of handover of possession of their allocation and others, shall be liable to bear and pay the proportionate amount towards the cost of maintenance and service charges at the rate decided towards their respective area of Allocations in the Said New Building/s, in the Said Property and such charges shall be paid by the Owner after obtaining the possession of his allocation for the one year and after formation of building association the Owner shall pay maintenance charges to the Building Association directly.

10.3 The purchaser/s and/or occupiers of the respective flats in the Said New Building/s will form an Association for the purpose of proper maintenance of the proposed New Building, common areas and essential services thereof, including collection and disbursement of the maintenance charges and expenses.

10.4 The Owner and Developer shall be responsible to pay all CGST and SGST, however, the Owner after getting its respective allocation if liable to pay its/their



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CGST / SGST as to the direction of Income Tax Department or any other concerned department then the same will be paid by the Owner.

It is pertinent to mention here that if the Owner wants to sell its allocation before obtaining the Completion Certificate then the Owner may collect the CGST / SGST, accrued or to be accrued, from the intending purchaser and the same will be deposited into concerned Accounts of Appropriate Government / Treasury of Appropriate Government.

ARTICLE-XI: JOINT DECLARATION

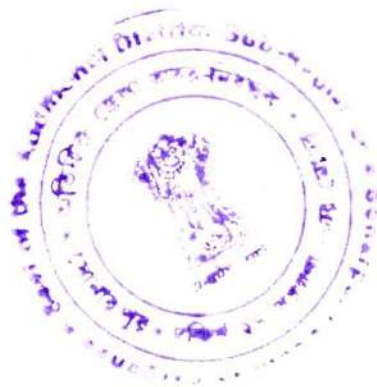
11.1 During the continuance of this Agreement, if the land owner died leaving behind his/her legal successor/s, the successor/s shall be liable to continue this Instant Development Agreement and also shall execute Development Power in favour of the Developer without raising any further objection and/or claim whatsoever.

11.2 The Developer shall unless prevented by any Act of God or act beyond the control of the Developer, complete the construction of the said building/s within **48 (Forty Eight)** months from the date of obtaining the building plan duly sanctioned by the Municipality and further there shall be a grace period of **6 months** for completion of construction of the Said New Building/s subject to Clause No. 6.1 herein.

11.3 The Owner has not encumbered the same in any manner whatsoever and declare that the Said Property is still free from all encumbrances and he has a good, clear and marketable title into the Said Property.

11.4 The Owner and the Developer have entered into this Agreement purely on contractual basis and nothing herein contained shall be deemed or construed to be a partnership between the parties in any manner nor shall be parties hereto constitute an Association of persons.

11.5 The Developer shall invest required finances for construction and completion of the Said New Building/s from its own resources as well as taking assistance



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from any financial institution, which may be taken from any Bank/s and/or financial institution/s, and in that case the Developer can mortgage and/or create charge on the developer's allocated area only in the said new building/s and in case of non-repayment of the said mortgage loan by the Developer there will be no liability of the owners whatsoever.

11.6 The Owner shall appear physically with respective documents in the Government Office and Court when will be required to appear.

11.7 The Owner and Developer shall be responsible to pay all CGST and SGST, however, the Owner after getting its respective allocation if liable to pay its/their CGST / SGST as to the direction of Income Tax Department or any other concerned department then the same will be paid by the Owner.

It is pertinent to mention here that if the Owner wants to sell its allocation before obtaining the Completion Certificate then the Owner may collect the CGST / SGST, accrued or to be accrued, from the intending purchaser and the same will be deposited into concerned Accounts of Appropriate Government / Treasury of Appropriate Government.

11.8 This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed or till this Agreement is terminated in the manner stated in this Agreement.

11.9 It is hereby agreed by and between the parties herein that, the party of the One Part herein shall co-operate with the Developer for the amalgamation with the adjacent lands of the Said Property described in the First Schedule hereunder written for construction of another phase or block in the same Project and for such construction the common entrance is to be used for free access to the Phase/Block in that event the Land Owner/One Part shall have no right to claim or demand whatsoever and if the Land Owner/One Part or anybody claiming through or under him that shall be null and void and inoperative before all courts of law.



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ARTICLE-XIII : INDEMNITY

12.1 That the Owner shall keep the Developer indemnified against all liabilities of the said Property and the Developer shall keep the Owner indemnified against damages that may arise in course of construction and completion of the Said New Building/s in the Said Property.

12.2 The Developer will take necessary action against any work found to have been defective, and shall withhold any claim or demand made by the contractor or sub-contractor as the case may be, within appropriate time and may compensate for the same without holding the Owner in any way liable and responsible in any manner.

ARTICLE - XIV : OBLIGATIONS OF DEVELOPER

13.1 That the Owner and the Developer shall frame a scheme for the management and administration of the proposed New Building/s to be constructed at the Said Property and all intending Purchasers and occupiers shall abide by all the rules and regulations to be framed in connection with the management of the affairs of the Said New Building/s.

13.2 On completion of the construction of the proposed New Building/s by the Developer and the same be ready for occupation, the Developer shall give written notice to the Owner or their notified nominees to occupy their respective constructed areas and/or Allocations in the proposed New Building/s and on expiry of 30 (thirty) days from the date of the said notice the Owners and the Developer shall become liable for payment of proportionate maintenance charges and duties or any impositions payable in respect thereof henceforth at the rate whatever would be decided towards his Allocation in the proposed New Building/s in the Said Property.

ARTICLE - XV : JURISDICTION

14.1 In case of any dispute or differences between the parties hereto concerning or relating to or arising out of this Agreement or with regard to the construction or interpretation of this Agreement or any of the terms herein contained, the dispute



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shall be adjudicated in the court within Sub-divisional Courts of Baruipur and Alipore under the jurisdiction of High Court at Calcutta.

ARTICLE-XVI : SUPPLEMENTARY AGREEMENT

The Parties hereby explicitly declare and agree that there shall be Supplementary Agreement, if any, to be executed by and between the parties regarding **allocation of the newly constructed Building/s ONLY** after obtaining building sanction plan from the Appropriate authority and there may be other Supplementary Agreements by and between the parties, for alteration and/or modification of any of the terms and conditions contained in this Agreement.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT divided and demarcated area of land admeasuring **11 Katha equivalent to 18.15 decimal**, identified as **Plot nos. 17, 18, 20 and 28**, comprised in Mouza- Bonhooghly and Dingelpota, J.L. No. 65 and 69, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian Nos. 380 and 4 appertaining to L.R. Khatian Nos. 1238, 1239, 1256, 10118, 10387, 10436, 10488, and 10547(arising out of L.R. Khatian Nos.415, 1973 and 10118), Block – Sonarpur, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode – 700151, District – South-24 Pargana, West Bengal, Kolkata- 700151, details of which is given hereunder:

Mouja	L.R. Dag No.	L.R. Khatian No.	Area
Dingelpota	77	1238, 1239, and 1256(arising out of L.R. Khatian No. 415)	02 Katha 03 Chittack 02 Sq. Ft. of Plot No. 28
Bonhooghly	2995	10118, 10387, 10436, 10488, and 10547(arising out of L.R. Khatian No. 1973 and 10118))	02 Katha 12 Chittack 24 Sq. Ft. of Plot No. 17
Bonhooghly	2995		02 Katha 14 Chittack 15 Sq. Ft. of Plot No. 18
Bonhooghly	2995		03 Katha 02 Chittack 04 Sq. Ft. of Plot No. 20



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Total	11 Katha
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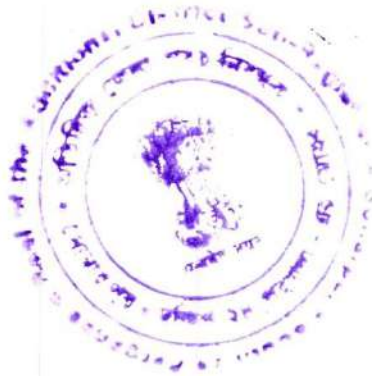
SECOND SCHEDULE ABOVE REFERRED

(Owners' Allocation)

The **Owner's Allocation** shall mean **30% (Thirty percent)** of total constructed area of land or land with structure or revenue shares, which is described hereunder:

30% (Thirty percent) of total constructed area of land or land with structure or revenue shares of **ALL THAT** divided and demarcated area of land admeasuring **11 Katha equivalent to 18.15 decimal, comprised under identified Plot nos. 17, 18, 20 and 28, marked and delineated as divided portion of Owner's Allocation in colour Red, along with the structure of 1800 Sq. Ft. of Built up Area for each plot**, a bit more or less subject to the condition of obtaining approval of appropriate authority of the proposed building together with undivided proportionate share in the said land, in the common areas, and common parts, amenities and facilities therein provided, subject to the provisions of the covenants of the Owner, incorporated herein, without any refundable security and deposit, details of which is given hereunder:

Mouja	L.R. Dag No.	L.R. Khatian No.	Area
Dingelpota	77	1238, 1239, and 1256(arising out of L.R. Khatian No. 415)	02 Katha 03 Chittack 02 Sq. Ft. of Plot No. 28
Bonhooghly	2995	10118, 10387, 10436, 10488, and 10547(arising out of L.R. Khatian No. 1973 and 10118))	02 Katha 12 Chittack 24 Sq. Ft. of Plot No. 17
Bonhooghly	2995		02 Katha 14 Chittack 15 Sq. Ft. of Plot No. 18
Bonhooghly	2995		03 Katha 02 Chittack 04 Sq. Ft. of Plot No. 20
Total			11 Katha



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comprised in Mouza- Bonhooghly and Dingelpota, J.L. No. 65 and 69, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian Nos. 380 and 4 appertaining to L.R. Khatian Nos. 1238, 1239, 1256, 10118, 10387, 10436, 10488, and 10547 (arising out of L.R. Khatian Nos. 415, 1973 and 10118), Block – Sonarpur, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode – 700151, District – South-24 Pargana, West Bengal, Kolkata- 700151.

THIRD SCHEDULE ABOVE REFERRED TO

(ALLOTTED PORTION OF THE DEVELOPER)

The **Developer's Allocation** shall mean **70% (Seventy percent)** of total constructed area of land or land with structure or revenue shares, which is described hereunder:

70% (Seventy percent) of total constructed area of land or land with structure or revenue shares of **ALL THAT** divided and demarcated area of land admeasuring **11 Katha equivalent to 18.15 decimal, comprised under identified Plot nos. 17, 18, 20 and 28, marked and delineated as divided portion of Owner's Allocation in colour Red, along with the structure of 1800 Sq. Ft. of Built up Area for each plot**, a bit more or less subject to the condition of obtaining approval of appropriate authority of the proposed building together with undivided proportionate share in the said land, in the common areas, and common parts, amenities and facilities therein provided, subject to the provisions of the covenants of the Owner, incorporated herein, without any refundable security and deposit, details of which is given hereunder:

Mouja	L.R. Dag No.	L.R. Khatian No.	Area
Dingelpota	77	1238, 1239, and 1256 (arising out of L.R. Khatian No. 415)	02 Katha 03 Chittack 02 Sq. Ft. of Plot No. 28
Bonhooghly	2995		02 Katha 12 Chittack 24 Sq. Ft. of Plot No. 17
Bonhooghly	2995	10118, 10387, 10436, 10488,	02 Katha 14 Chittack 15 Sq. Ft. of Plot No. 18



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Bonhooghly	2995	and 10547(arising out of L.R. Khatian No. 1973 and 10118))	03 Katha 02 Chittack 04 Sq. Ft. of Plot No. 20
Total			11 Katha

comprised in Mouza- Bonhooghly and Dingelpota, J.L. No. 65 and 69, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian Nos. 380 and 4 appertaining to L.R. Khatian Nos. 1238, 1239, 1256, 10118, 10387, 10436, 10488, and 10547(arising out of L.R. Khatian Nos.415, 1973 and 10118), Block – Sonarpur, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode – 700151, District – South-24 Pargana, West Bengal, Kolkata- 700151.

FOURTH SCHEDULE ABOVE REFERRED TO

1. Walls :As per sanctioned Building Plan.
2. Floor : all floors surfaced with tiles/marble (2' x 2') and internal wall surface will be plaster of Paris.
3. Kitchen: kitchen will be finished with black granite on the top would be finished with branded type wall tiles upto 2' height above slab.
4. Toilet : toilet wall will be equipped with glazed tiles upto 5' 6" from the floor and one Western type of toilet pan, one shower and two tap points.
5. Electric : all electric wiring will be concealed type, each bedroom and dining room will have three light points, one fan point and one plug point and kitchen will have one power point, one exhaust fan point and light point AND POINT FOR Air-conditioning system and verandah and toilet will have one light point each, one exhaust fan point.



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6. Plumbing: internal and external plumbing works will be of surface type and of PVC pipe line.
7. Rain water line will be also made of PVC pipe.
8. There will one tube well and one overhead PVC tank.
9. Underground waste line will be of S.W. pipe in 4" diameter.
10. All windows will be made of Aluminum Sliding Window with 5 mm glass pane.
11. All doors frames will be of 4" x 2.5" wood made.
12. Internal and external door will be flush door of ply.
13. Doors/windows/grill with 2 coats of paints.

FIFTH SCHEDULE ABOVE REFERRED TO

(The Common Areas)

1. Entrance and exits of the premises.
2. Security Guard's room/care taker's room.
3. Elevator/Lift with capacity of five passengers of Adams or equivalent make.
4. Any common areas in the new building, foundation, columns, beams etc.
5. Pump and motor, Stair Cases, common passages, water lines, boundary wall, water tanks and reservoirs, electrical wiring, transformer, fixtures and fittings, vacant space, roof, gates.

SIXTH SCHEDULE ABOVE REFERRED TO

(common expenses to be paid proportionately)

Maintenance charges, municipal taxes, khajna, common electric charges, repairing and colouring in respect of the common areas, amenities and facilities provided in the Said Proposed New Building/s etc. more fully described in the **FIRST SCHEDULE** hereinabove.



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27 MAY 2026

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

SIGNED, SEALED & DELIVERED

In presence of Witnesses:-

1. Mousumi Das.
Kat-103.

2. 
Kat-150



OWNERS


AS SELF & LAWFUL CONSTITUTED ATTORNEY
OF RESHMI BHATTACHARYA PARTNER OF
DELTA REALTY CH

DEVELOPER

Drafted by

Advocate

Mousumi Das.
F/1537/1410/2021
Alipore Judges Court.



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27 MAY 2026

27 MAY 2026



Signature

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

NAME

SIGNATURE 

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

NAME

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Right Hand					

NAME

SIGNATURE

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

NAME

SIGNATURE



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Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

27 MAY 2026

27 MAY 2026

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



192026270063393978

GRN Details

GRN:	192026270063393978	Payment Mode:	SBI Epay
GRN Date:	26/05/2026 19:01:00	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7000822950823	BRN Date:	26/05/2026 19:01:35
Gateway Ref ID:	IGAUBVXLH8	Method:	State Bank of India NB
GRIPS Payment ID:	260520262006339396	Payment Init. Date:	26/05/2026 19:01:00
Payment Status:	Successful	Payment Ref. No:	2001344764/3/2026
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr BIKASH AGARWAL
Address:	26 MAHAMAYA MANDIR ROAD
Mobile:	9875302028
Period From (dd/mm/yyyy):	26/05/2026
Period To (dd/mm/yyyy):	26/05/2026
Payment Ref ID:	2001344764/3/2026
Dept Ref ID/DRN:	2001344764/3/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount ()
1	2001344764/3/2026	Property Registration- Stamp duty	0030-02-103-003-02	4970
2	2001344764/3/2026	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2001344764/3/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

IN WORDS: FIVE THOUSAND EIGHT HUNDRED SEVENTY ONLY. Total 5870

PAID

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



260520262006339396

GRIPS Payment Detail

GRIPS Payment ID:	260520262006339396	Payment Init. Date:	26/05/2026 19:01:00
Total Amount:	5870	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7000822950823	BRN Date:	26/05/2026 19:01:35
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

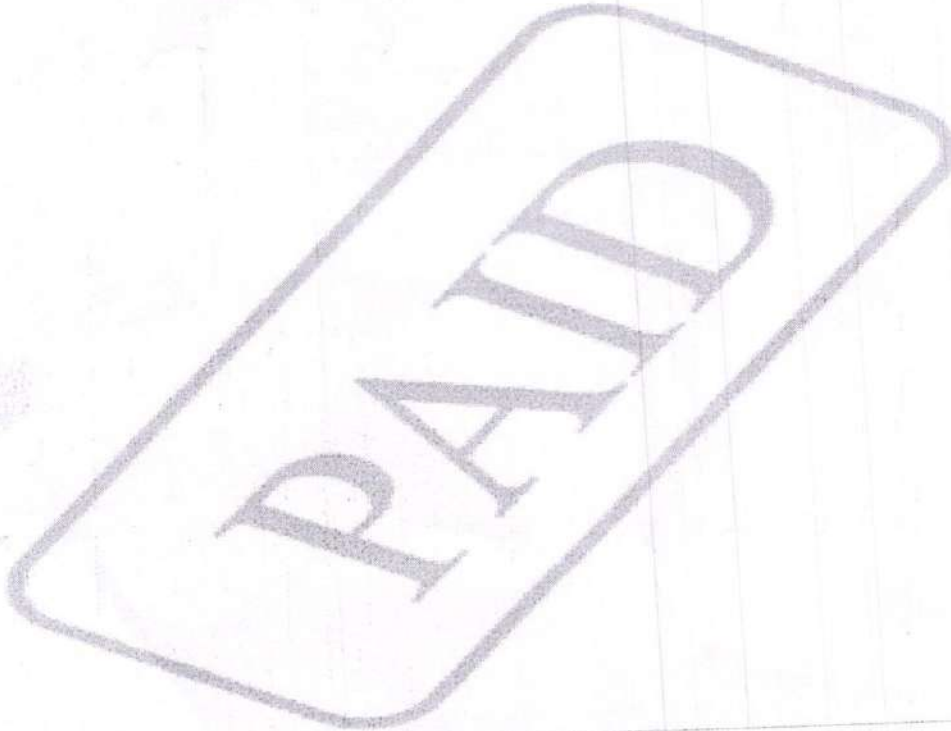
Depositor's Name: Mr BIKASH AGARWAL
Mobile: 9875302028

Payment(GRN) Details

Sl. No.	GRN	Department	Amount ()
1	192026270063393978	Directorate of Registration & Stamp Revenue	5870
Total			5870

IN WORDS: FIVE THOUSAND EIGHT HUNDRED SEVENTY ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

~~192026270063381338~~
~~192026270063384908~~
192026270063393998

(25)

Query No / Year	2001344764/2026	Office where deed will be registered
Query Date	26/05/2026 4:00:42 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	MOUSUMI DAS Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700107, Mobile No. : 7003702511, Status : Advocate	
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4305] Declaration [No of Declaration : 2]
Set Forth value	Rs. 4/-	Market Value Rs. 21,78,001/-
Total Stamp Duty Payable(SD)	Rs. 5,020/- (Article:48(g))	Total Registration Fee Payable Rs. 600/- (Article:E, E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp Rs. 50/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Dingelpota, JI No: 69, , Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-77 (RS :-)	LR-1238	Bastu	Bastu	1 Katha 1.5 Chatak 1 Sq Ft	1/-	2,16,838/-	Property is on Road
L2	LR-77 (RS :-)	LR-1239	Bastu	Bastu	1 Katha 1.5 Chatak 1 Sq Ft	1/-	2,16,838/-	Property is on Road
TOTAL :					3.614Dec	2/-	4,33,676 /-	

District: South 24-Parganas, Thana: Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 0, , Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-2995 (RS :-)	LR-10118	Bastu	Bastu	4 Katha 6 Chatak 22 Sq Ft	1/-	8,72,300/-	Property is on Road
L4	LR-2995 (RS :-)	LR-10387	Bastu	Bastu	4 Katha 6 Chatak 21 Sq Ft	1/-	8,72,025/-	Property is on Road
TOTAL :					14.5361Dec	2 /-	17,44,325 /-	
Grand Total :					18.15Dec	4 /-	21,78,001 /-	



Query No: 2001344764 of 2026, Printed On : May 26 2026 4:00PM, Generated from wbregistration.gov.in

Identifier Details :

Name & address
Mr SUBHAJIT GHOSH Son of Mr JOYDEV GHOSH NARENDRAPUR, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr BIKASH AGARWAL, Mr BIKASH AGARWAL

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr BIKASH AGARWAL	DELTA REALTECH-1.80698 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr BIKASH AGARWAL	DELTA REALTECH-1.80698 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr BIKASH AGARWAL	DELTA REALTECH-7.26917 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr BIKASH AGARWAL	DELTA REALTECH-7.26688 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 25-06-2026) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 25-06-2026)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SONARPUR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr BIKASH AGARWAL Son of Mr RAJENDRA KUMAR AGARWAL, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2, PAN No. AHxxxxxx4B, Aadhaar No Not Provided by UIDAI Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	DELTA REALTECH (Partnership Firm) City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporate:XX-XX-2XX5, PAN No. AAxxxxxx3G, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr BIKASH AGARWAL Son of Late RAJENDRA KUMAR AGARWAL City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2, PAN No. AHxxxxxx4B, Aadhaar No Not Provided by UIDAI	DELTA REALTECH (as PARTNER)

Land Details as per Land Record

District: South 24-Parganas, Thana: Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Dingelpota, JI No: 69, , Pin Code : 700151

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L1	LR Plot No:- 77, LR Khatian No:- 1238	Owner:সুভাষ চন্দ্র নস্কর, Gurdian:শৈলেন চন্দ্র নস্কর, Address:নিজ , Classification:শালি, Area:0.39 Acre,	Mr BIKASH AGARWAL
L2	LR Plot No:- 77, LR Khatian No:- 1239	Owner:প্রভাস চন্দ্র নস্কর, Gurdian:শৈলেন চন্দ্র নস্কর, Address:নিজ , Classification:শালি, Area:0.4 Acre,	Mr BIKASH AGARWAL

District: South 24-Parganas, Thana: Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 0, , Pin Code : 700151

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L3	LR Plot No:- 2995, LR Khatian No:- 10118	Owner:প্রভাস চন্দ্র নস্কর, Gurdian:শৈলেন্দ্র নাথ, Address:নিজ , Classification:শালি, Area:0.21 Acre,	Mr BIKASH AGARWAL
L4	LR Plot No:- 2995, LR Khatian No:- 10387	Owner:সুভাষ চন্দ্র নস্কর, Gurdian:শৈলেন্দ্র নাথ, Address:নিজ , Classification:শালি, Area:0.22 Acre,	Mr BIKASH AGARWAL



Major Information of the Deed

Deed No :	I-1608-03885/2026	Date of Registration	27/05/2026
Query No / Year	1608-2001344764/2026	Office where deed is registered	
Query Date	26/05/2026 4:00:42 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	MOUSUMI DAS Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700107, Mobile No. : 7003702511, 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. 4/-		Rs. 21,78,001/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,070/- (Article:48(g))		Rs. 600/- (Article:E, E)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Dingelpota, JI No: 69, Pin Code : 700151

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-77 (RS :-)	LR-1238	Bastu	Bastu	1 Katha 1.5 Chatak 1 Sq Ft	1/-	2,16,838/-	Property is on Road
L2	LR-77 (RS :-)	LR-1239	Bastu	Bastu	1 Katha 1.5 Chatak 1 Sq Ft	1/-	2,16,838/-	Property is on Road
		TOTAL :			3.614Dec	2 /-	4,33,676 /-	

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 0, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-2995 (RS :-)	LR-10118	Bastu	Bastu	4 Katha 6 Chatak 22 Sq Ft	1/-	8,72,300/-	Property is on Road
L4	LR-2995 (RS :-)	LR-10387	Bastu	Bastu	4 Katha 6 Chatak 21 Sq Ft	1/-	8,72,025/-	Property is on Road
		TOTAL :			14.5361Dec	2 /-	17,44,325 /-	
		Grand Total :			18.15Dec	4 /-	21,78,001 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BIKASH AGARWAL (Presentant) Son of Mr RAJENDRA KUMAR AGARWAL Executed by: Self, Date of Execution: 27/05/2026 , Admitted by: Self, Date of Admission: 27/05/2026 ,Place : Office	Photo  27/05/2026	Finger Print  Captured LTI 27/05/2026	Signature  27/05/2026
City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: AHxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/05/2026 , Admitted by: Self, Date of Admission: 27/05/2026 ,Place : Office				

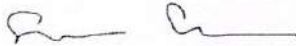
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DELTA REALTECH City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BIKASH AGARWAL Son of Late RAJENDRA KUMAR AGARWAL Date of Execution - 27/05/2026, , Admitted by: Self, Date of Admission: 27/05/2026, Place of Admission of Execution: Office	Photo  May 27 2026 2:27PM	Finger Print  Captured LTI 27/05/2026	Signature  27/05/2026
City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AHxxxxxx4B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DELTA REALTECH (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHAJIT GHOSH Son of Mr JOYDEV GHOSH NARENRDAPUR, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700103		 Captured	
	27/05/2026	27/05/2026	27/05/2026
Identifier Of Mr BIKASH AGARWAL, Mr BIKASH AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BIKASH AGARWAL	DELTA REALTECH-1.80698 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr BIKASH AGARWAL	DELTA REALTECH-1.80698 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr BIKASH AGARWAL	DELTA REALTECH-7.26917 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr BIKASH AGARWAL	DELTA REALTECH-7.26688 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Dingelpota, JI No: 69, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 77, LR Khatian No:- 1238	Owner: সুভাষ চন্দ্র নন্দর, Gurdian: শৈলেন চন্দ্র নন্দর, Address: নিজ , Classification: শালি, Area: 0.39000000 Acre,	Mr BIKASH AGARWAL
L2	LR Plot No:- 77, LR Khatian No:- 1239	Owner: প্রভাষ চন্দ্র নন্দর, Gurdian: শৈলেন চন্দ্র নন্দর, Address: নিজ , Classification: শালি, Area: 0.40000000 Acre,	Mr BIKASH AGARWAL

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 0, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 2995, LR Khatian No:- 10118	Owner: প্রভাষ চন্দ্র নন্দর, Gurdian: শৈলেন্দ্র নাথ, Address: নিজ , Classification: শালি, Area: 0.21000000 Acre,	Mr BIKASH AGARWAL
L4	LR Plot No:- 2995, LR Khatian No:- 10387	Owner: সুভাষ চন্দ্র নন্দর, Gurdian: শৈলেন্দ্র নাথ, Address: নিজ , Classification: শালি, Area: 0.22000000 Acre,	Mr BIKASH AGARWAL

Endorsement For Deed Number : I - 160803885 / 2026

On 27-05-2026

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

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

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

Presented for registration at 13:39 hrs on 27-05-2026, at the Office of the A.D.S.R. SONARPUR by Mr BIKASH AGARWAL ,Executant.

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 21,78,001/-

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

Execution is admitted on 27/05/2026 by Mr BIKASH AGARWAL, Son of Mr RAJENDRA KUMAR AGARWAL, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr SUBHAJIT GHOSH, , , Son of Mr JOYDEV GHOSH, NARENRDAPUR, P.O: GARIA, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Service

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

Execution is admitted on 27-05-2026 by Mr BIKASH AGARWAL, PARTNER, DELTA REALTECH (Partnership Firm), City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr SUBHAJIT GHOSH, , , Son of Mr JOYDEV GHOSH, NARENRDAPUR, P.O: GARIA, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Service

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 26/05/2026 7:01PM with Govt. Ref. No: 192026270063393978 on 26-05-2026, Amount Rs: 600/-, Bank: SBI EPay (SBlePay), Ref. No. 7000822950823 on 26-05-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 4,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 242, Amount: Rs.100.00/-, Date of Purchase: 05/05/2026, Vendor name: Subhajit Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/05/2026 7:01PM with Govt. Ref. No: 192026270063393978 on 26-05-2026, Amount Rs: 4,970/-, Bank: SBI EPay (SBlePay), Ref. No. 7000822950823 on 26-05-2026, Head of Account 0030-02-103-003-02



Rahul Majumder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2026, Page from 93789 to 93821

being No 160803885 for the year 2026.



(Signature)

Digitally signed by RAHUL MAJUMDER
Date: 2026.05.27 16:06:12 +05:30
Reason: Digital Signing of Deed.

(Rahul Majumder) 27/05/2026

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.