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29/06/26  
0424/1624944/26

Adl. District Sub Registrar  
Garia, South 24 Parganas

29 JUN 2026

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT is made on this the 29<sup>th</sup> Day of June, TWO THOUSAND AND TWENTY-SIX (2026).

**BETWEEN**

**MRS. ARPITA DAS (PAN BQMPD8201M, Aadhaar No. 400183529311, Mobile 9163252898)**

Daughter of Sri Shanti Ranjan Das, by faith - Hindu, by occupation - House-wife, by Nationality - Indian, residing at Lake Garden, P.O. Laskarpur, P.S. Narendrapur formerly Sonarpur, Kolkata - 700 153, District - South 24 Parganas, hereinafter called and referred to as the **LAND-OWNER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

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30762

27 MAR 2026

No.....Rs.5000/- Date.....

Name : .....

S. Roy

Advocate

Address : .....

Alipur Police Court

Kolkata-27

Vendor : .....

Alipore Collectorate, 24Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, Kol-27

30762 = 5000/-



Identified by me  
Sabyasachi Roy  
Advocate  
Alipur Police Court  
Kolkata-700027

Addl. District Sub Registrar,  
Garia, South 24 Parganas

29 JUN 2026

**A N D**

**"S. T. CONSTRUCTION"** a Partnership Firm, having Income Tax **PAN ADCFS6718E**, having its office at Balaji Twin Apartment, Rabindra Nagar, P.O. Laskarpur, P.S. Narendrapur formerly Sonarpur, Kolkata : 700 153, District : 24 Parganas (South), being represented by its two partners namely (1) **MR. TANMOY GHOSH** having Income Tax **PAN AXGPG3528E**, Aadhaar No. **319045246244**, Mobile : **9038172605**, son of Late Tapan Kumar Ghosh, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Balaji Twin Apartment, Rabindra Nagar, P.O. Laskarpur, P.S. Narendrapur, Kolkata : 700 153, District : 24 Parganas (South), and (2) **MR. SADHAN CHAKRABORTY** having Income Tax **PAN BFAPC0246Q** Aadhaar No. **666224740801** Mobile : **7003299644** son of Sri Gour Chakraborty, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Rabindra Nagar, P.O. Laskarpur, P.S. Narendrapur, Kolkata : 700 153, District : 24 Parganas (South), hereinafter called and referred to as the **DEVELOPER/ BUILDER/ CONTRACTOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include it's heir, successor-in-interest of the said Firm, executors, administrators, legal representatives, attorneys and/or assigns) of the **OTHER PART.**

**WHEREAS** a Gift Deed dated 13<sup>th</sup> day of April, 1993, was executed by the Governor of West Bengal as the Donor, in favour of Smt. Arati Das wife of Santi Das residing at L.O.P. No. 141, Garia Laskarpur G.S. Scheme, Block 'B' P.O. Laskarpur, P.S. Sonarpur now Narendrapur, Kolkata – 700153, District South 24 Parganas, in respect of ALL THAT piece and parcel of homestead land measuring about :3 (Three) Cottahs, be the same, a little more or less lying and situate at L.O.P. No. 141, in C.S. Plot No. 1488(P), of Mouza : Laskarpur, J.L. No. 57, Addl. District Sub-Registrar office: Sonarpur now Garia, within the jurisdiction of then Sonarpur presently Narendrapur Police Station in the District of 24 Parganas (South), and the said Deed of Gift was duly registered with the office of the Addl. District Registrar at Alipore and recorded in Book No. I, Volume No.8, Page Nos: 21 to 24 and Being No. 531 for the year 1993.

**AND WHEREAS** by virtue of the aforesaid Deed of Gift vide No. 531/1993 said Smt. Arati Das wife of Santi Das became the lawful sole and absolute Owner of the aforesaid homestead land measuring 3 (Three) cottahs more or less and enjoying and occupying the same by making a brick built residential structure measuring 300 sq.ft. more or less and regularly paying municipal tax and other rents and taxes to the concern authorities and the aforesaid property is known as Holding No. 344, Lake Garden, Kolkata – 700153.



**AND WHEREAS** said Smt. Arati Das wife of Santi Das due to natural love and affection made a Deed of Gift in favour of her daughter namely Arpita Das, the Land-Owner herein and the said Deed of Gift was duly executed on 20.01.2021 at the office of the A.D.S.R. Garia, South 24 Parganas and recorded in Book No. I, Volume number 1629-2021, Page from 24525 to 24543, being No. 162900288 for the year 2021.

**AND WHEREAS** the Land-Owner herein thus became the sole and absolute owner of the aforesaid entire homestead land measuring about : 3 (Three) Cottahs, be the same, a little more or less lying and situate at L.O.P. No. 141, in C.S. Plot No. 1488(P), of Mouza : Laskarpur, J.L. No. 57, Addl. District Sub-Registrar office: Garia formerly Sonarpur, within the jurisdiction of then Sonarpur presently Narendrapur Police Station in the District of 24 Parganas (South), and she recorded her name in the books of the Rajpur-Sonarpur Municipality by mutating her name in the Rajpur-Sonarpur Municipality and paying all necessary taxes as the sole and absolute owner and the said property is known as **Holding No. 344, Lake Garden, within Ward No. 31 of Rajpur-Sonarpur Municipality**, and the said property is free from all encumbrances and liabilities whatsoever.

**AND WHEREAS** the Land-Owner has decided to develop her aforesaid land by constructing a G+III storied residential building consisting of several self-contained flats and car parking spaces etc. and the Developer is mostly doing the job of construction as Developer with vast experience, and upon mutual consent the Land-Owner and the Developer on 20.01.2021 enter into one **Development Agreement** to construct a new ownership residential building consisting of several self-contained Flats, and Car Parking Spaces was executed and registered in the office of the **A.D.S.R. Garia, South 24 Parganas**, and recorded in Book No. I, Volume number 1629-2021 Page from 24544 to 24580 being No. 162900289 for the year 2021, to construct a G+III storied residential building over the said land measuring 3 (Three) cottahs more or less, at the cost and expenses of Developer and agreed to empower the Developer to raise proposed construction. Thereafter by a "DEVELOPMENT POWER OF ATTORNEY" executed on the **20.01.2021** which has been duly registered at **A.D.S.R. Garia, South 24 Parganas**, and recorded in Book No. I, Volume number 1629-2021 Page from 20090 to 20111 being No. 162900300 for the year 2021, in connection with and/or after register the aforesaid Development Agreement dated 20.01.2021, and the land-Owner herein has appointed said **S. T. CONSTRUCTION** a Partnership Firm, having its office at Balaji Twin Apartment, Rabindra Nagar, P.O. Laskarpur, P.S.Narendrapur formerly Sonarpur, Kolkata : 700 153, District : 24 Parganas (South), being represented by its two partners namely (1) **MR. TANMOY GHOSH** son of Late Tapan Kumar Ghosh, residing

at Balaji Twin Apartment, Rabindra Nagar, P.O. Laskarpur, P.S. Narendrapur, Kolkata : 700 153, District : 24 Parganas (South), and (2) **MR. SADHAN CHAKRABORTY** son of Sri Gour Chakraborty, residing at Rabindra Nagar, P.O. Laskarpur, P.S. Narendrapur, Kolkata : 700 153, District : 24 Parganas (South), West Bengal, **the Developers herein** as the lawful attorneys for her and allowed in her name and on her behalf to do, execute and perform all acts, deeds and things, therein recited including construction of residential flats and Car Parking Spaces etc. over the said plot of land in terms of the said Development Agreement dated 20.01.2021.

**AND WHEREAS** in terms of the said development Agreement the said developer obtained sanctioned Building Plan vide No. SWS-OBPAS/2207/2024/0179 dated 16.02.2024.

**AND WHEREAS** due to typographical error in respect of the Holding No. of the said property is found in those documents including several other causes the aforesaid Developer and the Land-owners jointly decided and cancel and/or revoke the 'Supplementary Agreement' dated 24.04.2026 vide Deed No. I-01446/2026, 'Development Agreement dated 20.01.2021 vide Deed No. I-00289/2021 and also the 'DEVELOPMENT POWER OF ATTORNEY' dated 20.01.2021 vide Deed No. I-00300/2021, by virtue of a Deed of Declaration, duly executed on 29.06.2026 at the office of the A.D.S.R. Garia, South 24 Parganas, which has been recorded in Book No. I, Deed No. 02459 for the year 2026.

**AND WHEREAS** thereafter Land-Owner now further agreed to enter into this Development Agreement with the present Developer and also agreed and empower the exclusive right to "S. T. CONSTRUCTION" a Partnership Firm, having its office at Balaji Twin Apartment, Rabindra Nagar, P.O. Laskarpur, P.S. Narendrapur formerly Sonarpur, Kolkata : 700 153, District : 24 Parganas (South), being represented by its two partners namely (1) MR. TANMOY GHOSH son of Late Tapan Kumar Ghosh, residing at Balaji Twin Apartment, Rabindra Nagar, P.O. Laskarpur, P.S. Narendrapur, Kolkata : 700 153, District : 24 Parganas (South), and (2) MR. SADHAN CHAKRABORTY son of Sri Gour Chakraborty, residing at Rabindra Nagar, P.O. Laskarpur, P.S. Narendrapur, Kolkata : 700 153, District : 24 Parganas (South), as the developer, to construct and complete the G+III storied residential building on the said premises as per the building plan duly sanctioned/approved by the Rajpur-Sonarpur Municipality in the terms and conditions described hereinafter.

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**AND WHEREAS** the Land-Owner has agreed to appoint (1) MR. TANMOY GHOSH, son of Late Tapan Kumar Ghosh, residing at Balaji Twin Apartment, Rabindra Nagar, P.O. Laskarpur, P.S. Narendrapur, Kolkata : 700 153, District : 24 Parganas (South), and (2) MR. SADHAN CHAKRABORTY son of Sri Gour Chakraborty, residing at Rabindra Nagar, P.O. Laskarpur, P.S. Narendrapur, Kolkata : 700 153, District : 24 Parganas (South), being the partners of said "**S. T. CONSTRUCTION**", as her Constituted Attorney for which the Land-Owner hereby has agreed to execute a Construction Power of Attorney after Registered Development Agreement, for the purpose of construction of the proposed G+III storied residential Building and to sell or transfer the Developers' allotted saleable portions in favour of the intending purchaser/purchasers and/or the nominees of the Developers alongwith undivided indivisible proportionate share and interest on the said land.

**AND WHEREAS** the Land-Owner has approached the Developer/Second Party for development of the premises and represented to the Developer/Second Party as follows:

1. The Land-Owner is the sole and absolute Owner of the said Premises being **Holding No. 344, Lake Garden**, measuring 3 Cottahs more or less within Police Station Narendrapur formerly Sonarpur, Post Office – Laskarpur, Kolkata – 700 153, more fully and particularly described in the Schedule under **ARTICLE – M** hereto and the said property is free from all encumbrances and shall be free from all objection and/or encumbrances/litigations till subsistence of this Development Agreement.
2. The Premises is in the khas and vacant possession of the Owner and no person or persons other than the Land-Owner herein has any right of occupancy, easement or otherwise on the premises and any part thereof.
3. There are no suits, litigations or legal proceedings pending in respect of the premises or any part thereof.
4. No persons other than the Land-Owner herein have any right, title and/or interest or possession of any nature whatsoever in the premises or any part thereof.
5. The right, title, interest and possession of the Land-Owner in the premises is free from all encumbrances and the Land-Owner has marketable title thereto.



6. No part of the premises has been or is liable to be acquired under the Urban Land Ceiling and Regulations Act, 1976 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.

7. The Land-Owner is fully and sufficiently entitled to enter into this agreement with the Developer/Second Party herein.

8. The Land-Owner through the Developer/Second Party obtained sanction Building Plan vide No. SWS-OBPAS/2207/2024/0179 dated 16.02.2024 by complying with all prevailing building rules and regulations and such sanction shall be valid and binding upon the Land- Owner till completion of entire project.

9. The Developer/Second Party has agreed to develop the premises and to complete the project, having G+III storied building on the terms mentioned hereunder.

**AND WHEREAS** in consideration of this instant agreement the Land-Owner shall be provided as follows :-

**A. LAND-OWNER'S ALLOTTED Flats and Office Space as per Sanctioned Building Plan vide No. SWS-OBPAS/2207/2024/0179 dated 16.02.2024 which has been reserved for the land-owner, are as follows :**

**3 (Three) numbers of self-contained 1BHK Flats on the top floor of the proposed residential building and Tiles flooring 'Office Space' on the ground floor measuring Carpet Area 165 Sq.ft. equivalent to super built-up area 238 Sq.ft. and/or Covered area 190 Sq.ft. more or less, on the back side of the residential building.**

**B.** The Developer shall also be paid to the Land- Owner herein, the sum of ₹ 5,000/- (Rupees Five Thousand only) per month for her tenanted accommodation including electricity bill and other expenses for residential purpose, only during the period of construction of the proposed residential building at the aforesaid premises.

**AND WHEREAS** in consideration of this instant agreement the Developer will be entitled all the constructed portions of the proposed new building (Save and except, the Land-Owner's allotted portion) and

this portion shall go under the right and control of the Developer togetherwith proportionate undivided share of land beneath the building and the premises and the common facilities, will be under Developer's allotted portion.

**NOW THIS INDENTURE WITNESSETH** and it is hereby agreed by and between the Parties to bind themselves, on the following terms and conditions till distribution and disposal of both the parties allotted portions.

#### **ARTICLE – A (GENERAL)**

1. **OWNERS' REPRESENTATION :-** The Land-Owner hereof jointly represent and undertake that they are the joint owners of the said property alongwith the easement and quasi-easement right appertaining therein free from all encumbrances and hindrances whatsoever and regarding any defects in title they will be remain liable in all respects and be bound to indemnify the Developer from any damage or loss sustained to them by this Development Agreement and also they will be liable to pay any outstanding rates, taxes, levies outgoing (payable upto the date of this Development Agreement) to any Public and Private authorities now in force in West Bengal for the land described in the Schedule under ARTICLE – M hereunder.
2. **BUILDING :** shall mean and include proposed G+III storied building namely **"SWAPNA NEER APARTMENT"** (without lift facility) which shall be erected on the said property as per sanctioned building Plan including its amended and revised copy, utilizing the maximum FAR (Floor Area Ratio) whatsoever duly approved by the Rajpur-Sonarpur Municipality.
3. **COMMON FACILITIES:** shall mean and include corridors, stairs, ways, passages, drive-ways, common lavatory, water pump, roof of the building, boundary walls, meter room/spaces, and other facilities whatsoever which shall be provided by the Developers, for convenient use and enjoyment of the apartment allotted/transferred to different owners/occupiers of the said building/flats, on ownership basis and duly completed.
4. **THE LAND-OWNER'S ALLOTTED PORTION :** In consideration of this Development Agreement Land- Owners shall be provided :-



A. **LAND-OWNER'S ALLOTTED Flats and Office Space as per Sanctioned Building Plan vide No. SWS-OBPAS/2207/2024/0179 dated 16.02.2024 which has been reserved for the land-owner, are as follows :**

**3 (Three) numbers of self-contained 1BHK Flats on the top floor of the proposed residential building and Tiles flooring 'Office Space' on the ground floor measuring Carpet Area 165 Sq.ft. equivalent to super built-up area 238 Sq.ft. and/or Covered area 190 Sq.ft. more or less, on the back side of the residential building.**

B. The Developer shall also be paid to the Land- Owner herein, the sum of ₹ 5,000/- (Rupees Five Thousand only) per month for her tenanted accommodation including electricity bill and other expenses for residential purpose, only during the period of construction of the proposed residential building at the aforesaid premises.

5. **COVERED AREA OF THE FLAT:** means area of the said Flat considering the outside dimension of the Flat.

6. **BUILT-UP AREA OF THE FLAT:** Covered area of the Flat plus proportionate area of stair-case, stair head room, & lobby if any.

7. **SUPER BUILT – UP AREA** shall mean the built up area measuring at floor level of the Flat/saleable areas taking the external dimension of the Flat/saleable areas and appropriate share in the common areas comprised in the said building.

8. **DEVELOPER'S ALLOTTED PORTION :** Save and except, the Land-Owners' allotted portion, all the constructed portions of the proposed new building shall go under the right and control of the Developer togetherwith proportionate undivided share of land beneath the building(s) and the premises and the common facilities, will be under Developer's allotted pottion.

9. **COMMON PARTS/PORTIONS** shall mean the area of lobbies, passage, roof, stair case, landing and other portions of the building intended or required for egress and ingress to any portion/flat/flats for the use of the co-owners of the flats i.e. water pump room, open terrace on the top floor etc. and equipments and accessories provided for and/or reserved in the said building like motor pump, electric installations, plumbing, drainage and other installation, fittings, fixtures and machinery for common use and enjoyment.

10. **COMMON EXPENSES** shall mean and include the proportionate share of costs, expenses and charges for working maintenance, upkeepment, repairs and replacement of the common parts including proportionate share of Municipal taxes, property taxes and other taxes and levies relating to or connected with the said building and the land thereto.
11. **CO-PURCHASER OR CO-OWNER** shall mean the person or persons with whom the Developer shall agree to transfer by way of conveyance or otherwise undivided interests in the land.
12. **COMMON EASEMENTS** shall mean the easements, quasi-easements, rights, privileges and appurtenances appertaining to the said flat and Car Parking Spaces, for reasonable enjoyment and occupation of the same and shall also include the reciprocal easements, quasi-easements, obligations and dues or like nature of the other Flats/saleable areas in the said building.
13. **SAID SHARE** shall mean an undivided variable indivisible proportionate share in the land comprised in the said premises attributable to the saleable area.
14. **CAR PARKING SPACE** shall mean Covered and/or open Car parking space, reserved for only Parking of Four-wheeler light medium vehicle or two-wheeler or three wheeler vehicle in the portion of the Ground Floor of the premises.
15. **ARCHITECT** shall mean- the Architect as may be appointed by the Developer as Architect of the building.
16. **DEEMED POSSESSION** – shall mean and include expiration of the period of notice by the Developer to the Land-Owner/intending Purchaser calling upon to take actual physical possession of the flat/saleable areas notwithstanding such possession being taken by the Land-Owner/intending Purchaser.
17. **FORCE MAJEURE** – shall mean and include war, civil commotion, riots, floods, restriction by State, non-availability of materials, legal interference or any other cause or reason beyond the scope, authority and/or control by the Developer and/or Land-Owners.
18. **MAINTENANCE CHARGES** shall mean the service/maintenance charges for the common parts and facilities as may be incurred by the Developer and/or the service company/Holding organization for providing services making such provisions or recurring expenses in respect of future provisions of the services as the

Service Company/Society may in its absolute discretion consider fit and proper. The proportionate amount agreed to be paid, on account of the service and maintenance charges shall be determined by the Developer till formation of Society or Association in its absolute discretion.

19. **ADVOCATE** shall mean the Advocate appointed by the Developer herein.

20. Words importing **MASCULINE GENDER** shall include the **FEMININE GENDER** and **NEUTER GENDER**; similarly words importing **FEMININE GENDER** shall include **MASCULINE GENDER** and **NEUTER GENDER**; likewise **NEUTER GENDER** shall include **MASCULINE GENDER** and **FEMININE GENDER**.

21. **SINGULAR** – shall include Plural and vice-versa.

#### **ARTICLE – B (DEVELOPER'S RIGHT)**

1. The Land-Owner hereby grant subject to what has been hereunder provided exclusive right to the Developer to build proposed new building upon the said property in accordance with the Plan sanctioned by the Rajpur-Sonarpur Municipality with approved amendment, modification and revision thereon and shall construct the building on the Schedule property under ARTICLE – M.

2. All applications, modification/alteration of Plans and other papers and documents as may be required, shall be done by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities and shall be prepared and submitted by the Developer and they will pay all charges and bear all fees required to be paid or deposited for obtaining sanction of the building Plan and also all other costs for construction of the said building upto completion, shall also be borne by the Developer, the Other Part herein.

3. The Developer will demolish the existing structure at its own cost and commercially exploit the same by selling the debris of building materials achieved from demolished building and all the receivable shall go under the Developers' fund and the Land-Owner shall not object, interfere in this regard. The Land- Owners will hand-over the possession of the bellow schedule land or premises to the Developers within 15 days from the date of execution of this Development or at any time when the Developer notice to vacate and handover physical possession of the land for the purpose of construction of proposed building. However the Land-Owner shall arrange her alternative accommodation and the Developer shall pay the monthly rent at the rate of



₹ 5,000/- (Rupees Five Thousand only) of such alternative accommodation during the period of construction, as fully stated at clause 13(b), ARTICLE – L, herein below.

#### **ARTICLE – C (CONSIDERATION)**

**The land-owner's contribution is her land measuring 3 Cottahs more or less as described in the Schedule under Article – M and the Developers' contribution is their financial support, experience, skill and power to raise and complete the proposed G+III storied residential building over the said land of the Land-owner herein.**

In consideration of, the First Party/ having agreed to permit the developers to make optimum utilization of the said property by erecting new building and in exchange of the contribution of the land of the Land-Owners, without any contribution of any cash or kinds for the cost of said construction of the new building the Land-Owner shall get the aforesaid Owner's allotted portion in the newly constructed building with undivided variable proportionate share of land underneath the said Building(s) to be built in the premises mentioned under Article - M but the ultimate roof right and common areas/facilities will be common.

On completion of the Building the Land-Owner will be entitled to get his respective share first and the Developer shall deliver to the Land-Owner's peaceful possession of the said allotted portions as fully mentioned in ARTICLE –A, (GENERAL) clause aforesaid.

The Developer will deliver possession of the aforesaid Land-Owners' allocation within **24 (Twenty-four) months from the date hereof** but for any legal complicity or unavoidable circumstances if the Developer fail to comply and/or are prevented from complying its part of performance within the stipulated time, they may be allowed for further time for a period of 6(Six) months as per mutual discussions provided that the Developer is prevented by sufficient causes such as due to act of God or force-majeure or unavoidable circumstances.

#### **ARTICLE – D (POSSESSION)**

1. The Land-Owner will deliver vacant possession of the said land and structure to the Developer on the date of execution of this Development Agreement.
2. The Developer shall be exclusively entitled to the Developer's allotted portion of the entire premises in the new building(s) save and except Land-Owners' Allocation, with exclusive right to transfer or otherwise

deal with or dispose of the same without effecting the right and interest of the Land-Owner and the Land-Owner shall not in any way interfere with or disturb to have and hold the quiet and peaceful possession and/or to transfer of the Developer's allocation to the Intending Purchaser(s)/ Transferee(s). If necessary, the Land-Owner shall be bound to transfer by way of proper Deed of Conveyance either in favour of the Developer or in favour of the nominee/nominees of the Developer out of the Developer's allocation which shall include the undivided proportionate share of the land and common areas and facilities including stipulations restrictions whatsoever, the registration costs for which shall be borne by the Developer or his nominee(s).

3. The Land-Owner undertake to sign and execute in favour of the Developer a DEVELOPMENT POWER OF ATTORNEY to be registered from the registering authority simultaneously with the execution of the Development Agreement in the form and manner reasonably required by the Developer to do all inter-alia acts, deeds and things on the strength of the said Power of Attorney and by virtue of this Development Agreement. The Developer shall commercially exploit all the allotted portions of the Developers together with proportionate undivided share of land and transfer the same to any intending purchaser/purchasers whether written or not written in the said Development Power of Attorney. The Land-Owner will not be able to revoke the Power of Attorney during the tenure of this Development Agreement or the stipulated period of 24 (Eighteen) months from the date of receiving sanctioned building Plan from the Rajpur-Sonarpur Municipality and/or until and unless conditions are fulfilled and the Developer dispose of their allocation commercially.

#### **ARTICLE – E (COMMON FACILITIES)**

1. The Developer shall pay and bear the property taxes and other dues and outgoings in respect of the said Building, due as and from the date of handover vacant possession of the property by the Land-Owner to the Developer. If there are any dues of the property taxes or any taxes payable by the Land-Owner before execution of this presents regarding the said property that would be borne by the Land-Owner.

2. As soon as the new Building at the Schedule property under Article - M will be completed within the time herein mentioned the Developer shall give 15 (Fifteen) days written Notice to the Land-Owner (alongwith all documents like Possession Letter, Rajpur-Sonarpur Municipality sanctioned Plan, Water Connection & sewerage Connection etc.) for taking possession of the Land-Owner's allotted portions/Flats in the new Building and after receiving the said notice the Land-Owner shall be bound to take the said possession of the Owner's allocation. From the date of possession of his allocation as above the Land-Owner shall exclusively

responsible for payment of all property taxes, rates, duties and other public outgoings and impositions, Goods and Service Tax as applicable as per Govt. Rules whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Land-Owner's Allocation.

3. From the date of hand-over the possession of the Land-Owners' Allocation in the new building completed in all respect, the Land-Owner shall pay pro-rata Tax, levies and proportionate outgoings to the Developer and also the service charges for the common facilities in the new Building till such period an Association of Flat Owners in the newly constructed building is formed.

4. The Land-Owner shall not do any act, deed or thing whereby the Developer shall be prevented from construction till completion of the said Building. Any untoward happenings if caused in respect of Labour and damaging of the building the Land-Owner will never be liable in any way for the same and the entire responsibility will be of the Developer.

#### **ARTICLE – F (COMMON RESTRICTIONS)**

The Land-Owner's Allocation of the new Building shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new building intended for common benefit of all occupiers of the new building as per W.B. Apartment Ownership Act, 1972 which shall include as follows :-

1. Neither the Land-Owner nor the Developer or its nominees will be permitted to use of their respective constructed portions or allocation in the New Building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any other purposes which may cause any nuisance, health hazard to the Apartment Owner(s)/ occupiers of the New Building and prohibited as per law in force in India particularly of the West Bengal.

2. Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government and other authorities as applicable.

3. The Land-Owner shall keep her respective allocation in the New Building in good habitable condition and repairs.

4. The Developers shall construct the Building with standard materials and in a good workmanship manner and also according to specification of constructions mentioned bellow duly certified and approved by the Architect.



**ARTICLE – G-1 (LAND-OWNER'S OBLIGATION)**

1. The Land-Owner hereby agreed and covenant with the Developer not to cause any interference or obstruct in the construction of the Building at the said property. If any dispute in title or any pending Court case is found in future then the Land-Owner shall be bound to pay the loss consumed by the Developers in respect of this Development Agreement.
2. The Land-Owner hereby have agreed and covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any part or entire portion of the Developer's Allocation in the new Building out of the said Property.
3. The Land-Owner hereby have agreed and covenant with the Developer not to let out, grant, lease, mortgage and/or charge the allotted portion of the Developer during the period of construction but shall have all the rights to sale, gift, let-out, grant lease, mortgage and/or his allotted portion to any person/persons, company/ companies save and except the Developer's Allocation. The Developer also shall not have any right to let, grant lease, mortgage and/or charge the allotted area of the Land-Owner, but exclusive right and authority to dispose of Developer's Allocation.

**ARTICLE – G-2 (DEVELOPERS OBLIGATION)**

- a) The Developer shall complete the construction of the proposed G+III storied Building at the said property under ARTICLE – M, within the time as mentioned above after obtaining the Sanction Plan to be sanctioned by the Rajpur-Sonarpur Municipality. The time of completion of the Building shall be strictly observed and strictly shall be "ESSENCE OF CONTRACT" subject to force-majeure and unavoidable circumstances.
- b) Not to violate or contravene any of the provisions or rules applicable for construction of the Building.

**ARTICLE – H (LAND-OWNER'S INDEMNITY)**

The Land-Owner hereby undertake that the Developer shall be entitled to the said construction and shall enjoy their allotted space without any interference and/or disturbance provided the Developer perform and fulfill all the terms and conditions herein contained and/or its part to be observed and performed and they have not earlier executed any such deed by reason whereof the Developer suffer at any stage and shall not execute any further deed/agreement after the execution of this presents.

1. The parties hereto shall not be considered to be liable for any obligation(s) hereunder in case the performance of the relative obligations was prevented by any force-majeure and this contract shall remain suspended for the duration of such majeure, if any.

2. "FORCE-MAJEURE" shall mean floods, earthquake, riot, storm, tempest, civil commotion, strikes, lock-out and/or any other act or commission beyond the control of the parties hereto.

#### **ARTICLE - L (JOINT OBLIGATIONS)**

1. The Developer shall construct the building on the said land as per Rajpur-Sonarpur Municipality Rules by utilizing the highest available F.A.R.

2. The Land-Owner will put their name and signature in all papers, Plans, documents and Deeds, as and when necessary or those may come on the way of the Developer in respect of construction, purchasing building materials and/or conveyance of the building or part thereof save and except the Land-Owner's Allocation togetherwith undivided variable proportionate share of land.

3. The Jurisdiction of the Court will be at BARUIPUR.

4. In case of any dispute or differences between the parties hereof in respect of any of the points and/or terms and conditions herein contained the same shall be referred to the Arbitration wherein each party will appoint one Arbitrator each and in case of differences of the opinion between the Arbitrators the decision of the Umpire to be appointed by both the Arbitrators will be final, under the provisions of INDIAN ARBITRATION & RECONCILIATION ACT, 1996 AND/OR ITS STATUTORY MODIFICATION AND/OR ENACTMENT.

5. That each term of this Development Agreement is the consideration for the other and failure to comply with the terms and conditions of this Development Agreement by either of the parties shall be a cause of action as mentioned below.

6. This Development Agreement will not be treated as a Partnership between the Land-Owner and the Developer or an Agreement for Sale of the said property by the Land-Owner to the Developer. The Developer is given right to develop the said property and distribution both parties allocation as aforesaid and in contribution of the Land of the Land-Owner herein without any contribution of any cash or kind, the Land-Owner shall get her allotted aforesaid constructed portion/ portions free of cost and balance constructed areas shall go under the Developer's Allocation.

7. The Developer declare that they have entered into this Development Agreement after fully satisfy about the title of the Land-Owner subject to production and handover all original Deeds and documents on or before execution of this present, against receipt.

8. All out of pocket expenses and incidental to this Agreement and transactions in pursuance thereof including the Deed/deeds of conveyance/ conveyances and other assurance in respect of Developer's allocation in connection with the proposed building including stamp duty and registration charges shall be borne and paid by the Developer and/or his nominees alone.

9. The Developer shall indemnify and keep indemnified the Land-Owner against all losses, damages, cost, charges, expenses that will be incurred or suffered by the Land-Owner arising on account of breach of any of these terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by any third party in respect of such construction or otherwise howsoever.

10. The Land-Owner shall indemnify and keep indemnified the Developer against all losses, damages, cost, charges, expenses that will be incurred or suffered by the Developer on account of breach of any of these terms herein provided which is attributable to him.

11. The Developer will solely liable if the proposed building be damaged or falls down during the tenure of the construction or later on during its expected life time and the Land-Owner will not be liable in whatsoever manner.

12. That the Land-Owner shall have no right of objection to the price to be claimed by the Developer from their intending Purchaser or Purchasers in respect of the said constructed areas other than the Land-Owners' Allocation.

13. Notwithstanding anything contrary herein contained the parties hereto specifically covenant with each other as follows :-

a) The proposed Building shall be completed within **24 (Twenty-four) months from the date hereof**. The Developer shall construct the proposed G+III storied building at its own cost and liability, subject to extension of 6(Six) months and also subject to the Force-Majeure incidents as aforesaid.



- b) The Land-Owner shall not be in any way responsible for Income Tax etc. For the Sale of proportionate share of land in respect of the Developer's Allocation.
- c) There shall not be any assignment of this Development Agreement by the Developer herein to any third person in any manner without prior written consent by the Land-Owner herein save and except usual course of business.
- d) This document is computer generated, if be found any computer typing error, kindly ignore the mistake of Gender and any other negligible errors.

### ARTICLE - M

#### (DESCRIPTION OF THE PREMISES)

ALL THAT piece and parcel of homestead land measuring about : 3 (Three) Cottahs, be the same, a little more or less alongwith one storied residential structure measuring 300 sft. More or less lying and situate at L.O.P. No. 141, in C.S. & R.S. Plot No. 1488(P), (according to e-nathikaran portal L.R. Plot No. 2281) of Mouza : Laskarpur, J.L. No. 57, within Rajpur-Sonarpur Municipality Ward No. 31, Holding No. 344, Lake Garden, Addl. District Sub-Registrar office: Sonarpur now Garia, within the jurisdiction of then Sonarpur presently Narendrapur Police Station in the District of 24 Parganas (South), and the same is butted and bounded as follows:

ON THE NORTH : By L.O.P No. 136

ON THE SOUTH : By L.O.P No. 142

ON THE EAST : By 23'-00" wide Lake Garden Road;

ON THE WEST : By Ex-Land; \_\_\_\_\_

A. LAND-OWNER'S ALLOTTED Flats and Office Space as per Sanctioned Building Plan vide No. SWS-OBPAS/2207/2024/0179 dated 16.02.2024 which has been reserved for the land-owner, are as follows :

(i) 3 (Three) numbers of self-contained 1BHK Flats on the top floor of the proposed residential building and Tiles flooring 'Office Space' on the ground floor measuring Carpet Area 165 Sq.ft. equivalent to super built-up area 238 Sq.ft. and/or Covered area 190 Sq.ft. more or less, on the back side of the residential building.

(ii) The Developer shall also be paid to the Land- Owner herein, the sum of ₹ 5,000/- (Rupees Five Thousand only) per month for her tenanted accommodation including electricity bill and other expenses for residential purpose, only during the period of construction of the proposed residential building at the aforesaid premises.

**B. DEVELOPER'S ALLOTTED PORTION as per Sanctioned Building Plan vide No. SWS-OBPAS/2207/2024/0179 dated 16.02.2024 :**

The Developer will be entitled all the constructed portions of the proposed new building save and except the Land-Owner's allotted portions as aforesaid

**ARTICLE – N (SPECIFICATION OF CONSTRUCTION)**

**Structure** RCC with bricks.

**Interior wall coats** All the interior walls of the flat and the stair wall will be finished with Putti.

External: Finishing with graceful elevation.

**Flooring:** The Flooring at entire Flat with 2'2' floor tiles

**Doors** All doors shall be Flush door finished with Enamel paint PVC door at Toilet.

**Stair and landing** Marble flooring.

**Windows** Aluminum sliding shutter with glass covered by Box grill.

**Kitchen** The Kitchen will have a Black stone finish Cooking Platform and sink (steel) with water connection. Two bib cocks will be provided in the kitchen. Glazed tiles will be in front of cooking base, tiles flooring including 4" skirting.

**Toilets** Toilet– Necessary and plumbing fitting and water connection in toilet (a) Cold and hot water line with fittings (at one toilet) (b) Geyser point (at one toilet) (c) Shower (e) Two taps.

**Electricals** Conceal wiring with proper gauge of copper wire (ISI Finolex/Havels ) in PVC conduct done in the flat including point, switch, switch Board, Board cover etc. as suitable in the following manner:-

| Place         | Light Point | Fan Point | Plug Point | Calling Bell | A.C. Point       | Exhaust Fan |
|---------------|-------------|-----------|------------|--------------|------------------|-------------|
| Bed Room Each | 3           | 1         | 1          | -            | 1(For each Flat) | -           |
| Dinning/Draw  | 3           | 1         | 1          | 1            | -                | -           |
| Toilet        | 1           | -         | 1          | -            | -                | 1           |
| W.C           | 1           | -         | -          | -            | -                | 1           |
| Kitchen       | 1           | -         | 2          | -            | -                | 1           |
| Verandah      | 1           | -         | 2          | -            | -                | -           |

**Phone/TV wiring:** TV point in drawing/dining room.

**No fixtures such as Fan, bulb, Regulator etc. will be supplied by the Developers.**

**Toilet floor and wall** Toilet floor will be Marble and toilet wall will be glazed tiles at the height of 6ft from floor. C.P bath fitting and sanitary fitting of ISI mark.

**Water supply** Municipal water supply/Deep tube-well. Overhead tank for sufficient storage.

**Basin** : One Wash basin (White) at the Dining Hall.

**Roof** : Common roof with special treatment.

**Main Entrance** : Main Entrance of the building – M.S. Grill gate.

All the above technical specifications if subject to being approved by respective authority and may be altered depending upon the size of the flat concerned and on mutual agreement between the Developers and the purchaser.

Anything extra if demand by the Purchaser apart from the technical specification given in Schedule - "E" shall be made or done by the cost of the Purchaser.

**IN WITNESSES WHEREOF** the **PARTIES** hereto have executed and put their respective hands and seal on this the day, month and year first above written.



SIGNED, SEALED & DELIVERED by the PARTIES

at Kolkata in presence of

WITNESSES :-

1. *Sabyasachi Roy*  
Garia, KOL. 84

*Asrita Das.*  
SIGNATURE OF THE LAND-OWNER

2. *সুপ্রসন্ন চক্রবর্তী*  
C/141 বঙ্গবন্ধু রাস্তা  
কলকাতা - ৭০০

**ST CONSTRUCTION**  
*Sadhan Chakrabarty*  
**Partner**

**ST CONSTRUCTION**  
*Tanmoy Ghosh*  
**Partner**

SIGNATURES OF THE DEVELOPERS

Drafted and Prepared by me, at my Office As per  
the instruction and documents & information  
submitted by the parties herein and according to  
their will.

*Sabyasachi Roy*

(SABYASACHI ROY)

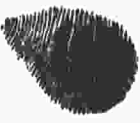
ADVOCATE

Enrolment No. WB/167/1999

Alipore Police Court, Kolkata 700 027.

Office : Laskarpur, Rabindra Nagar, Kolkata 700 153.

\*\*\*\*\*

|                                                                                   |               |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|-----------------------------------------------------------------------------------|---------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  | LEFT<br>HAND  | THUMB                                                                             | FIRST<br>FINGER                                                                   | MIDDLE<br>FINGER                                                                   | RING<br>FINGER                                                                      | SMALL<br>FINGER                                                                     |
|                                                                                   |               |  |  |  |  |  |
|                                                                                   | RIGHT<br>HAND |  |  |  |  |  |
|                                                                                   |               |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |

NAME: MRS. ARPITA DAS,

SIGNATURE: Arpita Das.

|                                                                                    |               |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  | LEFT<br>HAND  | THUMB                                                                               | FIRST<br>FINGER                                                                     | MIDDLE<br>FINGER                                                                     | RING<br>FINGER                                                                        | SMALL<br>FINGER                                                                       |
|                                                                                    |               |    |    |    |    |    |
|                                                                                    | RIGHT<br>HAND |  |  |  |  |  |
|                                                                                    |               |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |

NAME: MR. TANMOY GHOSH,

SIGNATURE: Tanmoy Ghosh

|                                                                                     |               |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  | LEFT<br>HAND  | THUMB                                                                               | FIRST<br>FINGER                                                                     | MIDDLE<br>FINGER                                                                     | RING<br>FINGER                                                                        | SMALL<br>FINGER                                                                       |
|                                                                                     |               |  |  |  |  |  |
|                                                                                     | RIGHT<br>HAND |  |  |  |  |  |
|                                                                                     |               |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |

NAME: MR. SADHAN CHAKRABORTY

SIGNATURE: Sadhan Chakraborty

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



192026270119847988

GRN Details

GRN: 192026270119847988 Payment Mode: SBI Epay  
GRN Date: 25/06/2026 10:45:56 Bank/Gateway: SBIEPay Payment Gateway  
BRN: 4280258714723 BRN Date: 25/06/2026 10:46:14  
Gateway Ref ID: 688879117053 Method: State Bank of India UPI  
GRIPS Payment ID: 250620262011984796 Payment Init. Date: 25/06/2026 10:45:56  
Payment Status: Successful Payment Ref. No: 2001674944/1/2026

[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Sabyasachi Roy  
Address: rabindra nagar, laskarpur, Kolkata 700153  
Mobile: 9674073247  
Email: sabyasachiroy37@gmail.com  
Period From (dd/mm/yyyy): 25/06/2026  
Period To (dd/mm/yyyy): 25/06/2026  
Payment Ref ID: 2001674944/1/2026  
Dept Ref ID/DRN: 2001674944/1/2026

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C Description                                | Head of A/C        | Amount (₹) |
|---------|-------------------|--------------------------------------------------------|--------------------|------------|
| 1       | 2001674944/1/2026 | Property Registration- Stamp duty                      | 0030-02-103-003-02 | 2020       |
| 2       | 2001674944/1/2026 | Property Registration- Registration Fees               | 0030-03-104-001-16 | 600        |
| 3       | 2001674944/1/2026 | Receipts on account of Standard User Charge-Other fees | 0030-02-102-008-16 | 300        |
| Total   |                   |                                                        |                    | 2920       |

IN WORDS: TWO THOUSAND NINE HUNDRED TWENTY ONLY.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ARPITA DAS

SHANTI RANJAN DAS

22/12/1978

Permanent Account Number

BQMPD8201M

*Aspita Das*

Signature



21/03/2019

*Aspita Das*



Tanmoy Ghosh

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

आयकर पैन कार्ड  
PAN Card

आयकर पैन नंबर  
Income Tax PAN Number

EFAPG0246Q

आयकर धारक  
SADHAN CHAKRABORTY

आयकर धारक / पिता का नाम  
GOUR CHAKRABORTY

आयकर धारक / जन्म तिथि  
12/01/1984

हस्ताक्षर  
Signature

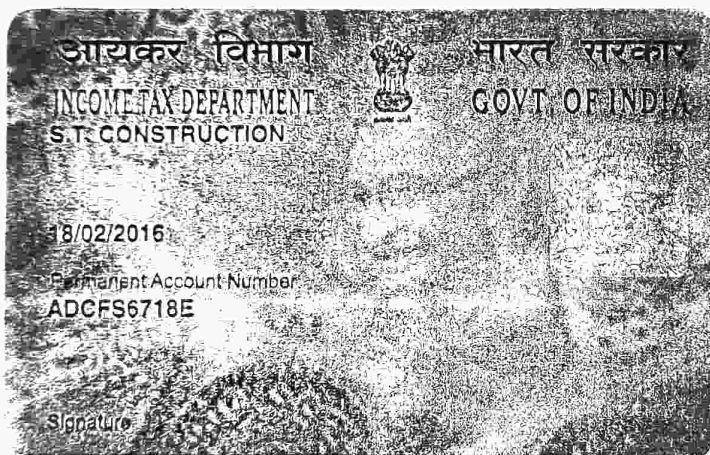
Sadhan Chakraborty

Income Tax PAN Services Unit (ITPSU)  
Plot No. 3, Sector 11, CBD Belapur  
Navi Mumbai - 400 614

आयकर पैन कार्ड खोने/पहने पर कृपया सूचित करें/लौटाएं  
आयकर पैन कार्ड खोने/पहने पर कृपया सूचित करें/लौटाएं  
आयकर पैन कार्ड खोने/पहने पर कृपया सूचित करें/लौटाएं  
आयकर पैन कार्ड खोने/पहने पर कृपया सूचित करें/लौटाएं

Aaykar Sampark Kendras  
For Income Tax Related  
Queries call Toll Free Nos  
1961  
or  
18001801961





ST CONSTRUCTION  
Sadhon Chakrabarty  
Partner

ST CONSTRUCTION  
Tanmoy Ghosh  
Partner

ভারত সরকার  
Unique Identification Authority of India

আধার

Issue Date: 27/04/2014



তান্ময় ঘোষ  
Tanmoy Ghosh  
জন্মতারিখ/DOB: 31/03/1987  
পুরুষ/ MALE

3190 4524 6244  
VID : 9186 1244 7840 9231

আমার আধার, আমার পরিচয়

ভারত সরকার  
Unique Identification Authority of India

আধার

Download Date: 21/06/2023

ঠিকানা:  
S/O: তপন কুমার ঘোষ, বালাজী টুইন্স এপার্টমেন্ট, 63,  
রবীন্দ্রনগর, রাজপুর সোনারপুর (এম), দক্ষিণ ২৪ পরগনা,  
পশ্চিম বঙ্গ - 700153

Address:  
S/O: Tapan Kumar Ghosh, BALAJI TWINS  
APARTMENT, 63, RABINDRANAGAR, Rajpur  
Sonarpur (M), South 24 Parganas,  
West Bengal - 700153



3190 4524 6244  
VID : 9186 1244 7840 9231

1947 | help@uidai.gov.in | www.uidai.gov.in

Tanmoy Ghosh

ভারতের নির্বাচন কমিশন  
ELECTION COMMISSION OF INDIA

RHQ1851682



নাম: অসিতা দাস  
Name: Asmita Das  
স্বামীর নাম: স্বপন কুমার দাস  
Husband's Name: Swapan Kumar Das  
লিঙ্গ/গেন্ডার: মহিলা  
Sex/Gender: Female  
জন্ম তারিখ/বয়স: 22/12/1978  
Date of Birth/Age: 22/12/1978

e-Electors Photo Identity Card - গণিত ভোটার পরিচয় পত্র



ঠিকানা: 142, লেকগার্ডেন পশ্চিম ও দক্ষিণ পাড়া, রাজপুর  
সোনারপুর, বারুইপুর, জেলা-দক্ষিণ 24 পরগণা, পশ্চিমবঙ্গ  
- 700153

Address: 142, LAKEGARDEN PASCHIM O  
DAKSHIN PARA, RAJPUR SONARPUR,  
BARUIPUR, District SOUTH 24 PARGANAS,  
WEST BENGAL - 700153.

নির্বাচন নিবন্ধন অধিকারিক, 151 - সোনারপুর উত্তর  
Electoral Registration Officer, 151 -  
Sonarpur Uttar

Download Date :- 28-04-2026

Scan By VHA/BLO App  
RHQ1851682

1950 <https://ceowestbengal.nic.in>

Asmita Das



# भारत सरकार Unique Identification Authority of India Government of India

Enrolment No.: 1178/22603700607

To  
Sadhan Chakraborty  
S/O Gour Chakraborty  
Rabindra Nagar  
Raipur Sonarpur (M)  
Laskarpur  
South 24 Parganas West Bengal - 700153  
9804890875

Download Date: 12/08/2017

Generation Date: 12/08/2017

Signature valid

आधार आधिकारिक / Your Aadhaar No. :

**6662 2474 0801**

मेरा आधार, मेरी पहचान



Sadhan Chakraborty  
Date of Birth/DOB: 12/03/1984  
Male/MALE



**6662 2474 0801**

मेरा आधार, मेरी पहचान

*Sadhan Chakraborty*



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

## INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार अधिनियम में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार  
Unique Identification Authority of India

Address:  
S/O Gour Chakraborty, Rabindra  
Nagar, Raipur Sonarpur (M),  
South 24 Parganas,  
West Bengal - 700153

**6662 2474 0801**



Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



250620262011984796

GRIPS Payment Detail

|                   |                    |                     |                     |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 250620262011984796 | Payment Init. Date: | 25/06/2026 10:45:56 |
| Total Amount:     | 2920               | No of GRN:          | 1                   |
| Bank/Gateway:     | SBI EPay           | Payment Mode:       | SBI Epay            |
| BRN:              | 4280258714723      | BRN Date:           | 25/06/2026 10:46:14 |
| Payment Status:   | Successful         | Payment Init. From: | Department Portal   |

Depositor Details

Depositor's Name: Mr Sabyasachi Roy  
Mobile: 9674073247

Payment(GRN) Details

| Sl. No. | GRN                | Department                                  | Amount ( ) |
|---------|--------------------|---------------------------------------------|------------|
| 1       | 192026270119847988 | Directorate of Registration & Stamp Revenue | 2920       |
| Total   |                    |                                             | 2920       |

IN WORDS: TWO THOUSAND NINE HUNDRED TWENTY ONLY.

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



### Major Information of the Deed

|                                                              |                                                                                                                                                                    |                                             |            |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|------------|
| Deed No :                                                    | I-1629-02462/2026                                                                                                                                                  | Date of Registration                        | 29/06/2026 |
| Query No / Year                                              | 1629-2001674944/2026                                                                                                                                               | Office where deed is registered             |            |
| Query Date                                                   | 25/06/2026 10:13:10 AM                                                                                                                                             | A.D.S.R. GARIA, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details                      | Sabyasachi Roy<br>Rabindra Nagar, Laskarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9674073247, 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. 1,00,000/-                                               | Rs. 38,55,003/-                                                                                                                                                    |                                             |            |
| Stamp duty Paid(SD)                                          | Registration Fee Paid                                                                                                                                              |                                             |            |
| Rs. 7,020/- (Article:48(g))                                  | Rs. 600/- (Article:E, E)                                                                                                                                           |                                             |            |
| Remarks                                                      |                                                                                                                                                                    |                                             |            |

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Lake Garden Road, Mouza: Laskarpur, , Ward No: 31, Holding No:344 JI No: 57, Pin Code : 700153

| 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-2281<br>(RS :-1488 ) |                | Bastu         | Bastu   | 3 Katha      | 90,000/-                | 36,30,003/-           | Width of Approach Road: 23 Ft., ,Last Reference Deed No :1629-I -00288-2021 |
|        | Grand Total :           |                |               |         | 4.95Dec      | 90,000 /-               | 36,30,003 /-          |                                                                             |

### Structure Details :

| Sch No                                                                                                                                               | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                   | On Land L1        | 300 Sq Ft.        | 10,000/-                | 2,25,000/-            | Structure Type: Structure |
| Floor No: 1, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :                                                                                                                                              |                   | 300 sq ft         | 10,000 /-               | 2,25,000 /-           |                           |

### Lord Details :

| Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                     |                                                                                                 |                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| Sl No                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Name                                                                                                                                                                                                | Photo                                                                                           | Signature                                                                                                          |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Mrs ARPITA DAS</b><br>(Presentant)<br>Daughter of Mr SHANTI RANJAN DAS<br>Executed by: Self, Date of Execution: 29/06/2026<br>, Admitted by: Self, Date of Admission: 29/06/2026 ,Place : Office | <br>29/06/2026 | <br>Captured<br>LTI<br>29/06/2026 |
| Signature: <i>Arpita Das</i><br>29/06/2026                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                     |                                                                                                 |                                                                                                                    |
| LAKE GARDEN, NOW P. S. NARENDRAPUR, City:- Rajpur-sonarpur, P.O:- LASKARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: BQxxxxxx1M, Aadhaar No: 40xxxxxxxx9311, Status :Individual, Executed by: Self, Date of Execution: 29/06/2026<br>, Admitted by: Self, Date of Admission: 29/06/2026 ,Place : Office |                                                                                                                                                                                                     |                                                                                                 |                                                                                                                    |

### Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                    |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>S. T. Construction</b><br>Balaji Twin Apartment, Rabindra Nagar, Now Police, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Date of Incorporation:XX-XX-2XX6 , PAN No.: ADxxxxxx8E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

### Representative Details :

| Sl No                                                                                                                                                                                                                                                                                                                                                                                                                        | Name Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                      |                                              |              |           |                                                                                                                                                                                        |                                                                                                            |                                                                                                                      |                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                            | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Tanmoy Ghosh</b><br/>           Son of Late Tapan Kumar Ghosh<br/>           Date of Execution - 29/06/2026, , Admitted by: Self, Date of Admission: 29/06/2026, Place of Admission of Execution: Office         </td> <td> <br/>           Jun 29 2026 12:22PM         </td> <td> <br/>           Captured<br/>           LTI<br/>           29/06/2026         </td> <td>           Signature: <i>Tanmoy Ghosh</i><br/>           29/06/2026         </td> </tr> </tbody> </table> | Name                                                                                                                 | Photo                                        | Finger Print | Signature | <b>Mr Tanmoy Ghosh</b><br>Son of Late Tapan Kumar Ghosh<br>Date of Execution - 29/06/2026, , Admitted by: Self, Date of Admission: 29/06/2026, Place of Admission of Execution: Office | <br>Jun 29 2026 12:22PM | <br>Captured<br>LTI<br>29/06/2026 | Signature: <i>Tanmoy Ghosh</i><br>29/06/2026 |
| Name                                                                                                                                                                                                                                                                                                                                                                                                                         | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Finger Print                                                                                                         | Signature                                    |              |           |                                                                                                                                                                                        |                                                                                                            |                                                                                                                      |                                              |
| <b>Mr Tanmoy Ghosh</b><br>Son of Late Tapan Kumar Ghosh<br>Date of Execution - 29/06/2026, , Admitted by: Self, Date of Admission: 29/06/2026, Place of Admission of Execution: Office                                                                                                                                                                                                                                       | <br>Jun 29 2026 12:22PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <br>Captured<br>LTI<br>29/06/2026 | Signature: <i>Tanmoy Ghosh</i><br>29/06/2026 |              |           |                                                                                                                                                                                        |                                                                                                            |                                                                                                                      |                                              |
| Balaji Twin Apartment, Rabindra Nagar, Now Police Station : Narendrapur, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: AXxxxxxx8E, Aadhaar No: 31xxxxxxxx6244 Status : Representative, Representative of : S. T. Construction (as partner) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                      |                                              |              |           |                                                                                                                                                                                        |                                                                                                            |                                                                                                                      |                                              |



| Name                                                                                                                                                                                                                                                                                                                                                                                                                                    | Photo                                                                             | Finger Print                                                                                  | Signature                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>Mr Sadhan Chakraborty</b><br>Son of Mr Gour Chakraborty<br>Date of Execution -<br>29/06/2026, , Admitted by:<br>Self, Date of Admission:<br>29/06/2026, Place of<br>Admission of Execution: Office                                                                                                                                                                                                                                   |  | <br>Captured |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                         | Jun 29 2026 12:23PM                                                               | LTI<br>29/06/2026                                                                             | 29/06/2026                                                                         |
| Balaji Twin Apartment, Rabindra Nagar, Now Police Station : Narendrapur, City:- Rajpur-sonarpur, P.O:-<br>Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male,<br>By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:<br>BFxxxxxx6Q, Aadhaar No: 66xxxxxxx0801 Status : Representative, Representative of : S. T.<br>Construction (as partner) |                                                                                   |                                                                                               |                                                                                    |

#### Identifier Details :

| Name                                                                                                                                                                                                                          | Photo                                                                             | Finger Print                                                                                  | Signature                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>Mr Sabyasachi Roy</b><br>Son of Late L. M. Roy<br>Rabindra Nagar, Now P.S. Narendrapur,<br>City:- Rajpur-sonarpur, P.O:- Laskarpur,<br>P.S:-Sonarpur, District:-South 24-<br>Parganas, West Bengal, India, PIN:-<br>700153 |  | <br>Captured |  |
|                                                                                                                                                                                                                               | 29/06/2026                                                                        | 29/06/2026                                                                                    | 29/06/2026                                                                         |
| Identifier Of Mrs ARPITA DAS, Mr Tanmoy Ghosh, Mr Sadhan Chakraborty                                                                                                                                                          |                                                                                   |                                                                                               |                                                                                    |

| Transfer of property for L1 |                |                                       |
|-----------------------------|----------------|---------------------------------------|
| Sl.No                       | From           | To. with area (Name-Area)             |
| 1                           | Mrs ARPITA DAS | S. T. Construction-4.95 Dec           |
| Transfer of property for S1 |                |                                       |
| Sl.No                       | From           | To. with area (Name-Area)             |
| 1                           | Mrs ARPITA DAS | S. T. Construction-300.00000000 Sq Ft |

#### Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Lake Garden Road, Mouza: Laskarpur, , Ward No: 31, Holding No:344 JI No: 57, Pin Code : 700153

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant     |
|--------|-----------------------|-----------------|----------------------------------------------------|
| L1     | LR Plot No:- 2281     |                 | Seller is not the recorded Owner as per Applicant. |



**Endorsement For Deed Number : I - 162902462 / 2026**

29-06-2026

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

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

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

Presented for registration at 12:00 hrs on 29-06-2026, at the Office of the A.D.S.R. GARIA by Mrs ARPITA DAS, 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 38,55,003/-

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

Execution is admitted on 29/06/2026 by Mrs ARPITA DAS, Daughter of Mr SHANTI RANJAN DAS, LAKE GARDEN, NOW P. S. NARENDRAPUR, P.O: LASKARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife

Indetified by Mr Sabyasachi Roy, , Son of Late L. M. Roy, Rabindra Nagar, Now P.S. Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Advocate

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

Execution is admitted on 29-06-2026 by Mr Tanmoy Ghosh, partner, S. T. Construction (Partnership Firm), Balaji Twin Apartment, Rabindra Nagar, Now Police, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

Indetified by Mr Sabyasachi Roy, , Son of Late L. M. Roy, Rabindra Nagar, Now P.S. Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Advocate

Execution is admitted on 29-06-2026 by Mr Sadhan Chakraborty, partner, S. T. Construction (Partnership Firm), Balaji Twin Apartment, Rabindra Nagar, Now Police, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

Indetified by Mr Sabyasachi Roy, , Son of Late L. M. Roy, Rabindra Nagar, Now P.S. Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Advocate

**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 online = Rs 600/-, by POS = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2026 10:46AM with Govt. Ref. No: 192026270119847988 on 25-06-2026, Amount Rs: 600/-, Bank: SBI EPay ( SBIPay), Ref. No. 4280258714723 on 25-06-2026, Head of Account 0030-03-104-001-16

**Description of Payment**

By POS on 29/06/2026 12:14PM with Govt. Ref. No: 192026270125073588 on 29-06-2026, Amount Rs: 0/-, Bank: SBI, Ref. No. 16292001674944/01/2026 on 29-06-2026, Head of Account 0030-03-104-001-16

**ent of Stamp Duty**

ified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 2,020/-

**Description of Stamp**

Stamp: Type: Impressed, Serial no 30762, Amount: Rs.5,000.00/-, Date of Purchase: 27/03/2026, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/06/2026 10:46AM with Govt. Ref. No: 192026270119847988 on 25-06-2026, Amount Rs: 2,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 4280258714723 on 25-06-2026, Head of Account 0030-02-103-003-02



**Sanjeev Kumar Shaw**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. GARIA**  
**South 24-Parganas, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1629-2026, Page from 63239 to 63272**

**being No 162902462 for the year 2026.**



Digitally signed by SANJEEV KUMAR SHAW  
Date: 2026.06.29 13:08:57 +05:30  
Reason: Digital Signing of Deed.

**(Sanjeev Kumar Shaw) 29/06/2026**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. GARIA**

**West Bengal.**