

भारतीय गैर न्यायिक

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रुपये

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TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



DECLARATION

We, (1) **MR. RAVI KUMAR AGARWAL**, [PAN NO. AMMPA0646E]  
[AADHAAR NO. 3161 6311 3638] S/o, Subhas Chandra Agarwal, by  
occupation business, by faith - Hindu, by Nationality - Indian, residing  
at, N299/A Fathepur 2<sup>nd</sup> Lane, Garden Reach, Police Station Metiabruz,  
Post Office Garden Reach, Kolkata- 700 024, (2) **MRS. PAYEL SAHA**,  
[PAN NO. GTIPS5912J] [AADHAAR NO. 4917 8013 9789] Wife of Souveek  
Saha, by occupation Business, by faith - Hindu, by Nationality - Indian,  
residing at, N299 B/3 Fathepur 2<sup>nd</sup> Lane, Police Station Metiabruz, Post



23 APR 2026

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Name..... Rahul Ghosh, Advocate

Address..... ALIPORE POLICE COURT, KOL-27

Vendor.....

I. CHAKRABORTY

3A, Garstin Place  
Kolkata-700001

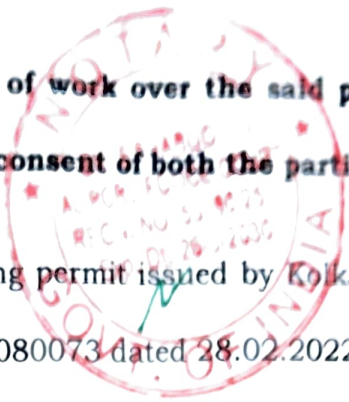
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Office Garden Reach, Kolkata 700024, (3) **MRS. IRA DAS**, [PAN NO. BBSPD7084F] [AADHAAR NO. 2098 4396 9953] w/o. Subas Chandra Das, by occupation business, by faith - Hindu, by Nationality - Indian, residing at, 5 Banerjee Para Lane, Police Station Sarsuna, Post Office Sarsuna, Kolkata-700061, partner of **SREE SAI RAM CONSTRUCTION**, (PAN NO. AEIFS9509L) a partnership firm having its registered office at Flat no. 14, Premises no. N- 299/A, Fathepur 2nd Lane Kolkata 700 024, Police Station Metiabruz, Post Office Garden Reach, do hereby solemnly affirm & declare as follows:-

1. That We entered into a Development Agreement dated 23<sup>rd</sup> April, 2021 with Sri Sudipta Roy, Son of Late Amalendu Roy, residing at 5C, Tarak Mitra Lane, Kalighat, Police Station Tollygunge, Kolkata 700 026, Post Office Kalighat, in respect of premises no. 18/22/1, Dover Lane, Ward No. 86 K.M.C., Police Station Gariahat, Kolkata 700 029, which was registered in the office of District Sub Registrar IV, South 24 Parganas and it has been recorded in Book No. I, Volume Number 1604-2021, Pages from 175671 to 175734, being number 160403283 for the year 2021.
2. That in the said Development Agreement dated 23<sup>rd</sup> April, 2021, it has been specifically mentioned in page no. 19, Para no. 1.16 that "**TIME** : **Shall mean the completion of the construction work i.e. 30 months**

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from the date of commencement of work over the said premises and the same may be extended as per consent of both the parties.'



- 3. That we have also obtained building permit issued by Kolkata Municipal Corporation being permit no. 2021080073 dated 28.02.2022.
- 4. That as per building permit, date of completion of work is on 27.02.2027.
- 5. That we declare that we have started construction work at the said premises on 23.10.2023.
- 6. That we further declare that as per development Agreement dated 23<sup>rd</sup> April, 2021 and Building permit dated 28.02.2022, 'the time period of completion of construction work' has not been completed.

SREE SAI RAM CONSTRUCTION  
Pooja Saha Iron Don  
PARTNER

SREE SAI RAM CONSTRUCTION  
Ravi Kumar Anand  
PARTNER

DECLARANT

Identified by me

*Rajit Mandal*  
Advocate



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The Developer is entitled to demolish the existing structure of the First Schedule below by its own fund and also entitled to sell out respective scrap materials of the said old building at his own discretion as thinks fit and proper and in this regard the owner herein will not raise any objection whatsoever.

Be it also mentioned herein that if the developer herein obtains extra area from the concerned authority other than the first sanctioned area, in that case, the extra area will be on the part of the Developer's allocation and the developer will enjoy the extra area after paying necessary fees and cost to the concerned authority and the owner herein shall have no objection and/or right over the same.

**1.16 TIME** : Shall mean the completion of the construction work i.e. **30 months** from the date of commencement of work over the said premises and the same may be extended as per consent of both the parties.

**1.17 ROOF** : shall mean and include the entire open space of the ultimate roof and/or top of the new building, excluding the space required for installation of the overhead tank, T.V. Antenna/satellite disk, stair-case cover and other facilities.

**1.18 TRANSFEREE** : shall mean the person or persons to whom any space in the building has been agreed to be transferred.

**1.19 ENCUMBRANCES** : shall mean charges, liens, lispence, claims,

