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M 901007

M.V. 15711/37
2-3068556
17/11/2025

Certified that the document is admitted to registration. Two signature sheets and the endorsement sheets attached with this document are the part of this document

17/11/2025

Adul. Dist. Sub Registrar
Kalyani, Nadia

17 NOV 2025

DEVELOPMENT AGREEMENT

Signature

This Deed of Development agreement is made on this 17th day of November 2025.

BETWEEN

SRI BIJAY SANKAR MAJUMDAR, (PAN- ADKPM8280F) S/O Late Raghunath Majumdar, by Occupation – Retired, residing at B-7/158, P.O. & P.S. Kalyani, Dist. Nadia, Pin-741235, West Bengal, by Faith - Hindu, by Nationality - Indian, hereinafter called the **LAND OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, representatives and assigns) of the **FIRST PART.**

AND

“SIDDHI VINAYAK CONSTRUCTION” (PAN- AEQFS0443B) a Partnership Firm, having its registered address at B-9/26 (C.A.), P.O. & P.S. Kalyani, Dist- Nadia, West Bengal, Pin- 741235, represented by the Partners:- **1) SRI AMIT KUMAR DAS** (PAN- AISPD5711F), S/O SRI AJIT KUMAR DAS, residing at B-2/216, P.O. & P.S. Kalyani, Dist- Nadia, Pin-741235, West Bengal, by Occupation- Business, by Religion- Hindu, by Nationality- Indian **2) SRI SUMIT PANSARI**, S/O SRI LAKHI PRASAD PANSARI, residing at B-13/2, P.O. & P.S. Kalyani, Dist- Nadia (W.B), Pin- 741235 West Bengal, by Occupation- Business, by Religion- Hindu, by Nationality- Indian, **3) SRI ASHUTOSH SARKAR**, S/O SRI ASHISH KUMAR SARKAR, residing at B-1/76, P.O. & P.S. Kalyani, Dist.- Nadia, Pin- 741235, West Bengal by Occupation- Business, by Religion- Hindu, by Nationality- Indian, hereinafter referred to as **DEVELOPERS** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) of the **SECOND PART.**

[Signature]

NOW THIS DEED OF DEVELOPMENT AGREEMENT WITNESSETH that the parties hereto have mutually agreed to do the following acts, deeds and things.

AND WHEREAS the original allottee Sri Sudhir Ranjan Banerjee applied to the Governor of West Bengal (hereinafter referred to as the "LESSOR") for a lease of residential Plot No. '158' in the Sub-Block No. 'B-7' of Block No. 'B' of Kalyani Town (Kanchrapara Development Scheme) of the Government of West Bengal in the Sub-Division Kalyani in the District of Nadia hereinafter described in the schedule hereunder written for the period of 999 years and the Governor accepted the proposal of the allottee subject to the payment of the premium or salami and rent and subject to the due and faithful performance, observance and fulfillment of the terms and conditions and covenants embodied in an Agreement for lease dated the 23rd day of August, 1966.

AND WHEREAS the original Lessee Sri Sudhir Ranjan Banerjee son of Late Dakshina Ranjan Banerjee transferred his leasehold interest in favour of **SRI BIJAY SANKAR MAJUMDAR** Son of Late Raghunath Majumdar after obtaining prior permission from the Government vide memo No. 411/31-175/66 dated 26.02.1981 and the name of **SRI BIJAY SANKAR MAJUMDAR** was recorded by the office of the Estate Manager, Kalyani vide memo No. 1165/31-175/66 dated 05.06.1981 on the basis of Affidavit sworn on 25.03.1981.

AND WHEREAS the allottee has paid the sum of Rs. 3,020=83P (Rupees Three Thousand Twenty and paise Eighty Three) only towards the premium or salami payable by the allottee in terms of the Agreement of Lease dated the the 23rd day of August, 1966.

AND WHEREAS the possession has been handed over on 22.07.1981 to **SRI BIJAY SANKAR MAJUMDAR** vide possession certificate issued vide No. 958/DEV/I-19/74 dated 10.08.1981.

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AND WHEREAS by an Indenture of Lease was executed by and between the Lessor and SRI BIJAY SANKAR MAJUMDAR Son of Late Raghunath Majumdar on 14/10/82 which was registered in Book No I, Volume No 140, Page No. 152 to 159, Deed No. 8827 for the year 1982 of the Sub - Registrar Office of Ranaghat, for a lease of Residential Plot No "158" Sub-Block No 'B-7' in Block. B of the Kalyani Town (Kanchrapara Development Scheme of the Government of West Bengal) in the Sub-Division of Kalyani, District Nadia, hereinafter described in the schedule hereunder written was granted by the Lessor to the original allottee for a period of 999 years from 23.08.1966 subject to the payment of premium or salami, rent and performance, observance and fulfillment of the terms, conditions and covenants on the part of the Lessee contained in the said lease.

AND WHEREAS the Government of West Bengal hereby introduce West Bengal Land Conversion (Leasehold to freehold) Scheme 2022, and in pursuance of such scheme the Government of West Bengal issued a Gazette notification vide no. 91-UDMA-22012(11)/1/2023-ESTT-TCP SEC-DEPTT OF UDMA DATED 17th January 2023 read with notification no. 1902-UDMA-24011(15)/52/2023 GENL SEC dated 17th day of November, 2023 and notification no.946/UDMA-22012(11)/13/2024-ESTT-TCP SEC- DEPT. of UDMA dated: 11/06/2024 the details of which has been been mentioned in the said scheme.

AND WHEREAS SRI BIJAY SANKAR MAJUMDAR applied (Being application no. A01570 Dated: 27/03/25) for Land Conversion Leasehold to freehold to Government of West Bengal through Department of Urban Development and Municipal Affairs.

AND WHEREAS Government of West Bengal through Department of Urban Development and Municipal Affairs, after receiving the consideration amount and other applicable charges for conversion leasehold land to freehold land in terms of Gazette notification vide no. 1902-UDMA-24011(15)/52/2023 GENL SEC dated 17th day of November, 2023 read with notification No. 946/UDMA-

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22012(110/13/2024-I STT-TCP SEC DEPT. of UDMA Dated: 11/06/24 and after satisfying himself issued a Conversion Permission Certificate for Leasehold to Freehold. subject to the terms and conditions mentioned therein.

AND WHEREAS Government of West Bengal executed a Deed Of Conveyance on 14/11/2025 in favour of SRI BIJAY SANKAR MAJUMDAR, which was registered on 17/11/25 Being No. 5215 for the year 2025 in the Additional District Sub-Registrar's office of Kalyani, Nadia.

AND WHEREAS in the aforesaid manner SRI BIJAY SANKAR MAJUMDAR became the sole owner of the said landed property measuring 05 (Five) Cottahs, Nil Chataks and 25 (Twenty Five) Square Feet situated and being built house No. B-7/158 lying and situated at Kalyani, being Plot No. 158 in Sub-Block No. B -7 of Block 'B' in the Township of Kalyani, in the Sub-Division of Kalyani, in the Dist. Of Nadia, P.O. & P.S. Kalyani, which is morefully described in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS being the lawful owner of the aforesaid property the Landowner herein absolutely seized and possessed of and/or well and sufficiently entitled to the said property which is morefully described in the **FIRST SCHEDULE** hereunder written without any interruption and hindrance from any quarters.

AND WHEREAS being thus in uninterrupted possession of the aforesaid property the Landowner herein has decided to construct and develop a multi-storied building over the said land as per plan to be sanctioned by the Municipal Authorities but having no such experience and requisite funds the Landowner have decided to place the responsibility to a competent Developer to raise construction of the multi-storied building over the said land measuring 05 (Five) Cottahs, Nil Chataks and 25 (Twenty Five) Square Feet which is morefully described in the **FIRST SCHEDULE** hereunder written upon demolishing the existing old building.

Signature
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AND WHEREAS the Landowner herein approached with the proposal to construct the multi-storied building upon demolishing the existing old dwelling house over the said property and the Developer/Second Party herein upon going through the proposal of the Landowner has accepted the same and decided to develop accordingly as per plan to be sanctioned by the Kalyani Municipality.

AND WHEREAS the Second Party is a partnership firm under the name and style as **"SIDDHI VINAYAK CONSTRUCTION"** having its registered office at B-9/26 (C.A.), P.O. & P.S. Kalyani, Dist- Nadia, within Kalyani Municipality.

AND WHEREAS the owner/first Party handed over the peaceful vacant possession to the Developers/second-party, which is well demarked physical possession of the said land mentioned in the Schedule below. A plan to be sanctioned by the Kalyani Municipality accordingly to construct a multi-storied building (G+4) in the Schedule mentioned property.

NOW THIS MEMORANDUM OF AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

- (1) That the Land Owner hereby grant exclusive right to the Developer to undertake new construction in accordance with the plan or plans to be sanctioned by the local Kalyani Municipality.
- (2) That the developer will complete the construction work within 24 months after execution of the sanction building plan by the Kalyani Municipality.
- (3) That all applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the competent authorities shall be prepared by the Developer on behalf of the Land Owner at the Developer's own costs and expenses.

Signature
Date

(4) That immediately upon obtaining possession of the said premises from the Land Owner, the Developer shall be entitled to demolish the existing building and also start the preliminary work necessary for the construction of the multi-storied building over the First Scheduled land written hereunder.

(5) That upon demolition of the existing building the Land Owner shall not be entitled to the building materials and debris which shall be the property of the Developer and for obtaining vacant possession of the said premises from the Land Owner.

(6) That the Land Owner shall grant the Developer or its nominee or nominees, one registered General Power Of Attorney only to enter the Agreement for sale with the intending purchaser(s) and to do all work necessary and expedient to complete the construction work of the proposed multi-storied building to be built on the First Schedule land, on their behalf.

(7) That the Developer has measured the area of land possessed by the Land Owner as per the detail mentioned in the First Schedule of this Agreement in due course of time on the issue of total available land for the development.

(8) That after completion of the new building the developer shall put the Land Owner in undisputed possession of the Land Owner allocation as more fully described in the Second Schedule together with the rights in common to the common facilities and amenities as more fully described in the Fifth Scheduled written hereunder.

(9) That Land Owner and the Developer shall be exclusively entitled to their respective share of the allocation in the building with exclusive right to transfer, sale or otherwise deal with or dispose of the same without any right, claim and interest therein whatsoever of the other and the Land Owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.

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(10) That in consideration of the Developer construction and/or developing the said premises and handing over the possession to the Land Owner being her allocation as stated in the Second Schedule of this Agreement, the Developer shall have the absolute and exclusive right to hold, own, use, occupy, sell, transfer, deal with and dispose of his allocation of the premises or any part thereof including the units in the building to be constructed and to realize and appropriate the sale proceeds thereof after completion of the building while handover the flat to the land owner, the developer will have to give copy of the sanction building plan of the constructed building along with possession certificate, completion certificate of building from Kalyani Municipality and updated tax receipt of the premises which is required for the mutation of the flat in favor of SRI BIJAY SANKAR MAJUMDAR.

(11) That the Land Owner also undertake to give the developer a General Power Of Attorney in a form and manner required by the developer, provided however the same not create any financial liability upon the Land Owner in any manner whatsoever.

(12) That the Land Owner shall execute the Deed or Deeds in favour of the Developer or its nominee or nominees as well as intending buyers in such part of parts as shall be required by the Developer in relation with the Developer's allocation.

(13) That the Developer shall at its costs construct and complete the proposed multi-storied building at the said premises in accordance with the sanctioned plan.

(14) That the Developer shall install in the said building at its costs, overhead reservoir, electric wiring and installations and other facilities as are required to be provided in the new multi-storied building constructed for sale of flats/shops/garage/office spaces etc. therein on ownership basis and as mutually agreed.

Signature
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(15) That the Developer shall be authorized in the name of the Land Owner in so far as it is necessary to apply for and obtain temporary and permanent connection of drainage, sewerage and/or other facilities if any required for the construction of the building at the Developer's cost.

(16) That the Developer shall at its costs and expenses and without creating any financial or other liability on the Land Owner, construct and complete the said proposed multi-storied building in accordance with the sanctioned building plan and any amendment thereto or modification thereof made or caused to be made by the Developer PROVIDED if such alteration or modification is caused at the instance of the appropriate authorities then the Land Owner shall not refuse to give their consent thereon.

(17) That as from the date of making over possession, the municipal rates and taxes and other outgoing including electric bill, in respect of the said premises shall be borne and paid by the Developer and all outstanding dues because of the municipal rates and taxes and other outgoings including electric bill upto the date of making over possession to the Developer shall remain the liability of the Land Owner and shall be borne and paid by them.

(18) That the Developer shall be entitled to raise fund from any Bank(s), financial Institution(s), person(s) etc. without creating any financial liability on the Land Owner or affecting their estate and interest in the said premises. The Land Owner shall not refuse to give their consent thereon PROVIDED the terms and conditions of this principal Agreement remain unchanged till completion of the project.

(19) That the Land Owner shall deliver or cause to be delivered to the Developer all the attested photo copies of the original Title deeds, existing building plan electric bill, Tax receipts and others necessary original papers relating to the said premises simultaneously with the execution of this Agreement. All these deeds and documents

Signature
Date

must be accepted by the developers on their letter head. The Land Owner shall always be bound to present all these original Deeds and documents to all Banks, Financial Institutions, intending purchasers and / or other Government authorities, for verification, as asked by the Developer, when necessary.

(20) That the Land Owner and the Developer hereby declare that they have entered into this Agreement purely as contract and nothing contained herein shall be deemed to construe as a Partnership between them or as a Joint Venture in any manner nor shall the parties hereto constitute an Association of persons.

(21) That neither the Developer nor the Land Owner or any such party/person/persons to whom the Developer or the Land Owner will sale, transfer part/parts of the Developer's or the Land Owners' allocation in future, be entitled to change and/or modify the name of the building.

(22) That after handing over the possession to the Land Owner, they shall be responsible for the payment of all municipal and property taxes and other outgoings payable in respect of her allocation as pro-rata basis.

(23) THAT the last Roof right of the said Building on the aforesaid Land will be the Exclusive Property of the Second Party. The First Party and the Third Party (purchasers) will have no right on the last Roof of the Building.

(24) During the construction period of the proposed building, the Developer shall provide alternative rented 3BHK accommodation to the landowner till the delivery of physical possession of their allocated flats in the proposed building to be newly built till in complete habitable condition.

(25) The Landowner will be bound to handover the possession of the demised property within 15 days to the Developer after getting the building plan sanctioned from Kalyani Municipality by the Developer.

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(26) That after completion of the proposed building the Developer will serve a notice in writing to the Landowner for taking possession of the Owners' Allocation.

(27) The Developer will be liable to provide a common electric meter of the newly proposed building in his own responsibility and costs. Apart from the common meter, the Landowner and the intending buyers will be liable to pay extra charges for bringing separate electric meters in their name/s.

(28) That the developers should be liable or responsible If any type of accident resulting from construction of the said building.

THE LAND OWNER HEREBY AGREE AND COVENANTS WITH THE DEVELOPER AS FOLLOWS:-

- 1) Not to cause any interference or hindrance in the construction of the said building at the said premises by the Developer.
- 2) Not to do any act or thing whereby the Developer may be prevented from entering into any agreement for sale or transfer, selling, assigning and/or disposing of any of the Developer's allocation portion in the Building at the said premises.
- 3) Not to enter into any agreement for sale or any type of transfer, let out, grant, lease, mortgage, and/or charge the said premises or any portion thereof.
- 4) To remain bound to execute all Agreement for sale, sale deed and / or transfer concerning the Developer's allocation of the building at the said premises if required.

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Adm*

THE DEVELOPER HEREBY AGREE AND COVENANTS WITH THE LAND OWNER'S AS FOLLOWS:-

- 1) To handover and paying the possession of the Land Owners' allocation as per Second Schedule and **Rs. 60,00,000/- (Rupees Sixty Lakh) only** to the Land Owner as per Third Schedule of this Agreement.
- 2) If the Developer fails to complete the building or fails to hand over the Land Owners' allocation due to war, civil commotion, natural calamities, pandemic etc. then the developer shall still be liable to complete the Land Owners' allocation within the mutually agreed time.
- 3) The Developer assures to hand over possession of the flat along with ready and complete common areas with all specifications, amenities and facilities of the project in place on unless there is delay or failure due to war, riot, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature, pandemic ("Force Majeure") affecting the regular development of the real estate project. If, however, the completion of the Project is delayed due to the "Force Majeure" conditions then the Land owner agrees that the Developer shall be entitled to the extension of time for delivery of possession of the flat.
- 4) In the event the Developer is prevented from proceeding with the construction work during the continuance of such construction or prevented from starting said construction by any act on the part of the Land Owner, or the Land Owner's breach any of the mutually agreed Covenants mentioned in the preceding paras, then the Developer shall have the right to claim refund of all sum paid to the Land Owner and shall also have the right to go for arbitration.
- 5) In the event the Developer could not handover the possession of the below scheduled owner's allocation as per Second Schedule to the Land Owner i.e. **One 3BHK flat on the First floor (South – East facing) measuring super built up**

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area around 1270 Sq.Ft. another 3BHK flat on the Third floor (South – West facing) measuring super built up area around 1270 Sq.Ft. along with 100 Sq.Ft. car parking area on the ground floor of the said building. within agreed time frame i.e. 24 months, extendable further six months, or fail to comply the mutually agreed COVENANTS as per preceding paras, the Land Owner will have the right to seize the agreement and go for arbitration.

6) In the event of the Land Owner committing breach of any of the terms or conditions herein contained or delayed in delivery of possession of the said premises or any of the facts regarding family disputes and/or previously made Agreement to develop their said property (if any) as herein before stated, the developers shall be entitled to payment of and the Land Owner shall be liable to pay such losses and compensations as shall be determined by the Arbitration so appointed provided however if such delay continue for a period of 1 (one) month then in that event in addition to any other right, which the Developer may have against the Land Owner, the Developer shall be entitled to sue the Land Owner for Specific Performance of this Agreement/ Contract or to rescind this agreement and claim refund of all the money paid and/or incurred by the Developer and such losses and damages which the developers may suffer.

7) In the event the Developer is prevented from proceeding with the construction work during the continuance of such construction or prevented from starting the construction by any act on the part of the Land Owner or Land Owners' agent, servants, representative or any person claiming any right under the Land Owners, then and in that case the Developer shall have the right to claim refund of all sums paid by the Developer to Land Owner in the meantime together with interest at the prevailing Bank rate per annum and shall also be entitled to claim damages and losses which the developers may suffer but the Developer right to sue for Specific Performance of this Contract/ Agreement shall remain unaffected.

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Date

ARBITRATION:-

In case of any dispute between the parties hereto with regard to the development of the said premises or with regard to the interpretation of any clause of this Agreement or in the event of any other dispute of any nature whatsoever or howsoever arising out of or in connection with this Agreement and/or the development of the premises, the party raising the dispute shall serve a notice on the other party by Registered post with A/D at the address herein before mentioned, giving details of the dispute raised. Within 15 (Fifteen) days of the receipt of the said notice, the parties shall try and settle the dispute amicably in the joint meeting. In the event the dispute is not/ can not resolved at such meeting or such extended time as may be agreed upon in writing either party may then refer the dispute to the Arbitrator under the provisions of the Arbitration & Conciliation Act,1996 or any amendment thereof. The said dispute shall be adjudicated by reference to the arbitration of two independent Arbitrators, one to be appointed by each party who shall jointly appoint an umpire at the commencement of the reference.

JURISDICTION:-

All Courts having competent jurisdiction over the said premises and the Hon'ble Kolkata High Court shall have the Jurisdiction to entertain and determine all disputes, actions, suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO **(DESCRIPTION OF THE TOTAL PROPERTY)**

ALL THAT piece or parcel of land situated thereon measuring **05 (Five) Cottahs, Nil Chataks and 25 (Twenty Five) Square Feet** to be the same a little more or less, including dwelling house having **1020 Sq.Ft.** on the Ground Floor and **1020 Sq.Ft.** on the First Floor, being **Holding No. 158 in the Sub Block : B-7, Block – B** in the

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Township of Kalyani, in the Sub-Division of Kalyani, in the Dist. Of Nadia, P.O. & P.S. Kalyani, A.D.S.R. Office Kalyani, and butted and bounded by as follows:

On the North by - Plot No: B-7/159

On the East by - Plot No: B-7/141

On the South by - Plot No: B-7/156

On the West by - 30 ft wide Municipal Road.

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

The Land Owner of this Development Agreement will get **One 3BHK flat on the First floor (South – East facing) measuring super built up area around 1270 Sq.Ft. and One 3BHK flat on the Third floor (South – West facing) measuring super built up area around 1270 Sq.Ft. along with 100 Sq.Ft. car parking area on the ground floor** together with undivided and proportionate right, title, claim and interest in the land underneath the new building together with right in the common areas and facilities and amenities in the Schedule 'A' property.

THE THIRD SCHEDULE ABOVE REFERRED TO
(PAYMENT SCHEDULE)

That it is further undertake and agreed that the Developer will pay a sum of **Rs. 60,00,000/- (Rupees Sixty Lakh) only** to the Land owner at the time of registration or before of the registration of this Development agreement.

THE FORTH SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The Developer's allocation shall mean **ALL THAT** constructed area of the proposed Ground plus (G+4) multi-storied building, containing residential flats, commercial shops, office spaced, garage and other spaces having undivided undemarcated impartible proportionate share or interest in the land underneath the said residential

Signature
Date

flats, commercial shops, office spaces, garage and other spaces attached thereto and available with the building and/or common facilities of the (G+4) multi-storied building situated and standing on the land more fully stated in the 1st Schedule with absolute liberty to deal with and/or dispose and/or transfer of the said allocation/area/portion according to the Developers sole discretion for all times to come thereafter, save and except the Land Owner's allocation as more fully described in the Second Schedule of this Agreement, written hereunder.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION)

- 1) **FOUNDATION:** R.C.C. Foundation and framed structure for (G+4) multi-storied building as per the sanctioned building plan and schedule of work.
- 2) **WALL:** External wall shall be 200 mm (8") thick. Partition wall between the flats & Corridor shall be 125 mm (5") thick. Internal partition wall in each flat shall be 75mm (3").
- 3) **WALL FINISH:** Outside wall shall be painted with cement based painting. The inside wall of each flat shall be finished with cement based putty.
- 4) **FLOORS:** Marble or vitrified tiles will be laid on the floors.
- 5) **DOORS:** Doors frames shall be of good quality sal wood. All doors will be of phenol bounded commercial flush door with lock. On the main door one magic eye shall be provided. All wooden surface shall be painted with two coat primer only.
- 6) **WINDOWS:** All windows shall be of Aluminum made box shutter sliding panel with integrated grill. Balcony shall be covered with brick wall and M.S. grill. All metal surface shall be painted with good quality synthetic enamel paint.
- 7) **KITCHEN:** At kitchen. Cooking, platform with sink shall be furnished with 5'-0" long black stone. 750 mm (2'-6") high glazed tiles shall be provided over cooking

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platform only at cooking area. The colour of glazed tiled shall be of the Developers choice. One bibcock at sink also will be provided.

8) DRAWING/DINING ROOM: One basin (white in colour) with pillar cock.

9) TOILET: Glazed tiles dado-1800 mm (5'-6") high. One shower including concealed stopcock, one bibcock, one basin, one commode (white in colour) and one W.C. as per plan shall be provided. The door of toilet shall be of PVC door.

10) ELECTRIFICATION: All electrification work shall be of concealed wiring with 25 points with 2 numbers of 15 amp plug points.

11) Common electrical points for Pump operation & maintenance and electrical points such as for lightening of stair, Common corridor and entrance passage at the ground floor, parking space, etc. shall also be provided.

12) All outer pipes including rain water pipes as well as outer & inner common plumbing installation shall be of PVC type pipes.

13) The Developers will complete the electrification work of each flat up to main meter room at the ground floor only. For common electrical facilities along with connection charges from WBSEDCL up to main meter room, infrastructure development cost, security money, transformer installation charges and other quotation charges (if required) are to be paid extra.

14) If the Land Owner take possession of their allocation before getting electric connection individually from WBSEDCL then they must pay the electric charges monthly extra for enjoying the electricity in their flats and common facilities. The Developers shall decide the charges of the electricity then for that interim period.

15) EXTRA WORK: Any extra work, addition & alteration in the flat other than the standard specification shall be done subject to the approval of the supervising

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Engineer and/or Architect of the project. The requisite extra cost as decided by the Developers authorized Engineer shall be deposited by the purchaser to the Developers before execution of such work. Outside labours shall be allowed after completion of total project with the permission of Flat Owners Association.

N.B.: The layout and specification given above are tentative and subject to minor alteration / modification on account of technical reason without any reference.

COMMON AREAS AND FACILITIES

- (i) Main gates of the said premises and common passage.
- (ii) Installation of common services, viz. electricity, water pipes sewerages, rain water pipes etc.
- (iii) Water pump with motor and pump house.
- (iv) R.C.C. Reservoir on the roof and underground.
- (v) 24 Hours supply of water from overhead tank to the respective flat.
- (vi) Lighting in the common space, passage, stair case
- (vii) Common electric meter and box.
- (viii) Stair, staircase.
- (ix) Common Areas & Common Amenities (except covered garage for four wheelers).
- (x) Garage facility for two wheelers on the back side of the ground floor.
- (xi) Silence DG set of 15KVA.
- (xii) Open space including roof, other common spaces except covered garage for four wheelers.
- (xiii) Lift.

COMMON EXPENSES:-

- (i) All costs of lighting and maintenance of common areas and also outer walls of the Building henceforth.
- (ii) The Salary of Darwan, Sweeper and other maintenance staff.
- (iii) All costs and charges of Establishment for maintenance of the Building.

Signature
Date

Self attested passport size photographs and impression of ten fingers of the respective hands of both the parties are annexed herewith in a separate sheet which do form the part and parcel of this Deed.

IN WITNESS WHEREOF we do hereby set and subscribe our respective hands and execute these presents.

SIGNED AND DELIVERED BY THE "LAND OWNER"

Bijay Senkar Majumdar

SIGNED, SEALED AND DELIVERED BY THE "DEVELOPERS"

SIDDHI VINAYAK CONSTRUCTION
Ashutosh Saha
Partner

SIDDHI VINAYAK CONSTRUCTION
Sumit Pansari
Partner

Anil Kumar Das
Partner

IN THE PRESENCE OF:

1. Ananya Ghosh
B-16/209
Kalyani - 741235
2. *Ahromay Ray*
B-10/308, Kalyani
Nadia.

Prepared and Drafted by :-

Sourav Ghosh

(Sourav Ghosh)

Advocate, Kalyani Court, Nadia,
Enrolment No.- F-1033/2006.

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer the within mentioned sum of Rs. 60,00,000/- (Rupees Sixty Lakhs) only being the consideration money in full payable under these presents.

Sl. No.	By Cash/Cheque No.	Drawn On	Amount
01.	Cheque No. 247820	I.O.B	10,00,000/-
02.	Cheque No. 247944	I.O.B	10,00,000/-
03.	Cheque No. 247946	I.O.B	20,00,000/-
04.	Cheque No. 247947	I.O.B	20,00,000/-

(Rupees Sixty Lakhs) only.

Rs. 60,00,000/-

SIDDHI VINAYAK CONSTRUCTION

A. L. S. S. S.
Partner

Smit Pannu
Partner

SIDDHI VINAYAK CONSTRUCTION

Amit Kumar Das
Partner

Rajesh Sankar Majumdar
LAND OWNERS

DEVELOPERS

SPECIMEN FROM FOR TEN FINGERPRINTS

Left Hand						 <i>Bijay Lakshmi Majumdar</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me *Bijay Lakshmi Majumdar*

Left Hand						 <i>Anil Kumar Das</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me *Anil Kumar Das*

Left Hand						 <i>Sumit Kumar</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me *Sumit Kumar*

Left Hand						 <i>A.L.L. Saha</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me *A.L.L. Saha*

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



192025260342055318

GRN Details

GRN:	192025260342055318	Payment Mode:	SBI Epay
GRN Date:	15/11/2025 19:01:46	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2516675709725	BRN Date:	15/11/2025 19:01:28
Gateway Ref ID:	1113756025	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	151120252034205530	Payment Init. Date:	15/11/2025 19:01:46
Payment Status:	Successful	Payment Ref. No:	2003068556/2/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Ms SIDDHI VINAYAK CONSTRUCTION
Address:	KALYANI
Mobile:	9830222404
Period From (dd/mm/yyyy):	15/11/2025
Period To (dd/mm/yyyy):	15/11/2025
Payment Ref ID:	2003068556/2/2025
Dept Ref ID/DRN:	2003068556/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003068556/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	35011
2	2003068556/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	60400
3	2003068556/2/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				95711

IN WORDS: NINETY FIVE THOUSAND SEVEN HUNDRED ELEVEN ONLY.

Major Information of the Deed

Deed No :	I-1303-05248/2025	Date of Registration	17/11/2025
Query No / Year	1303-2003068556/2025	Office where deed is registered	
Query Date	12/11/2025 10:22:01 PM	A.D.S.R. KALYANI, District: Nadia	
Applicant Name, Address & Other Details	SOURAV GHOSH KALYANI, Thana : Kalyani, District : Nadia, WEST BENGAL, PIN - 741235, Mobile No. : 7908521857, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 60,00,000/-]		
Set Forth value	Market Value		
Rs. 60,00,000/-	Rs. 1,57,11,037/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,011/- (Article:48(g))	Rs. 60,400/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assment slip.(Urban area)		

Land Details :

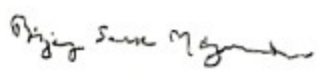
District: Nadia, P.S:- Kalyani, Municipality: KALYANI, Road: Block-B7(R) Arterial Road, Mouza: Block-B7(R), JI No: 0, Pin Code : 741235

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-158		RentFree Viti/Bastu (Freehold)	RentFree Viti/Bastu (Freehold)	5 Katha 25 Sq Ft	50,00,000/-	1,41,81,037/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					8.3073Dec	50,00,000 /-	141,81,037 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2040 Sq Ft.	10,00,000/-	15,30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1020 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1020 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2040 sq ft	10,00,000 /-	15,30,000 /-	

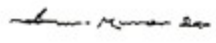
Land Lord Details :

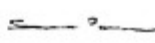
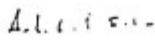
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BIJAY SANKAR MAJUMDAR (Presentant) Son of Late RAGHUNATH MAJUMDAR Executed by: Self, Date of Execution: 17/11/2025 , Admited by: Self, Date of Admission: 17/11/2025 ,Place : Office	Photo  17/11/2025	Finger Print  LTI 17/11/2025	Signature  17/11/2025
B-7/158 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: ADxxxxxx0F, Aadhaar No: 99xxxxxxxx2044, Status :Individual, Executed by: Self, Date of Execution: 17/11/2025 , Admitted by: Self, Date of Admission: 17/11/2025 ,Place : Office				

Developer Details :

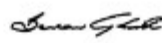
SI No	Name,Address,Photo,Finger print and Signature
1	SIDDHI VINAYAK CONSTRUCTION B-9/26 CA KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Date of Incorporation:XX-XX-2XX2 , PAN No.: AExxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr AMIT KUMAR DAS Son of Mr AJIT KUMAR DAS Date of Execution - 17/11/2025, , Admitted by: Self, Date of Admission: 17/11/2025, Place of Admission of Execution: Office	Photo  Nov 17 2025 12:52PM	Finger Print  LTI 17/11/2025	Signature  17/11/2025
B-2/216 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: Alxxxxxx1F, Aadhaar No: 38xxxxxxxx2212 Status : Representative, Representative of : SIDDHI VINAYAK CONSTRUCTION (as PARTNER)				

Name	Photo	Finger Print	Signature
Mr SUMIT PANSARI Son of Mr LAKHI PRASAD PANSARI Date of Execution - 17/11/2025, , Admitted by: Self, Date of Admission: 17/11/2025, Place of Admission of Execution: Office	 Nov 17 2025 12:53PM	 LTI 17/11/2025 Captured	 17/11/2025
B-13/2 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AExxxxxx0A, Aadhaar No: 26xxxxxxx8299 Status : Representative, Representative of : SIDDHI VINAYAK CONSTRUCTION (as PARTNER)			
Name	Photo	Finger Print	Signature
Mr ASHUTOSH SARKAR Son of Mr ASHISH KUMAR SARKAR Date of Execution - 17/11/2025, , Admitted by: Self, Date of Admission: 17/11/2025, Place of Admission of Execution: Office	 Nov 17 2025 12:53PM	 LTI 17/11/2025 Captured	 17/11/2025
B-1/76 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: CBxxxxxx4E, Aadhaar No: 22xxxxxxx9700 Status : Representative, Representative of : SIDDHI VINAYAK CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOURAV GHOSH Son of Mr BIJOY KUMAR GHOSH B-16/65 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235	 17/11/2025	 LTI 17/11/2025 Captured	 17/11/2025
Identifier Of Mr BIJAY SANKAR MAJUMDAR, Mr AMIT KUMAR DAS, Mr SUMIT PANSARI, Mr ASHUTOSH SARKAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr BIJAY SANKAR MAJUMDAR	SIDDHI VINAYAK CONSTRUCTION-8.30729 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr BIJAY SANKAR MAJUMDAR	SIDDHI VINAYAK CONSTRUCTION-2040.00000000 Sq Ft

On 17-11-2025

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

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

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

Presented for registration at 12:48 hrs on 17-11-2025, at the Office of the A.D.S.R. KALYANI by Mr BIJAY SANKAR MAJUMDAR ,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 1,57,11,037/-

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

Execution is admitted on 17/11/2025 by Mr BIJAY SANKAR MAJUMDAR, Son of Late RAGHUNATH MAJUMDAR, B-7/158 KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Others

Identified by Mr SOURAV GHOSH, , Son of Mr BIJOY KUMAR GHOSH, B-16/65 KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-11-2025 by Mr AMIT KUMAR DAS, PARTNER, SIDDHI VINAYAK CONSTRUCTION, B-9/26 CA KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235

Identified by Mr SOURAV GHOSH, , Son of Mr BIJOY KUMAR GHOSH, B-16/65 KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

Execution is admitted on 17-11-2025 by Mr SUMIT PANSARI, PARTNER, SIDDHI VINAYAK CONSTRUCTION, B-9/26 CA KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235

Identified by Mr SOURAV GHOSH, , Son of Mr BIJOY KUMAR GHOSH, B-16/65 KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

Execution is admitted on 17-11-2025 by Mr ASHUTOSH SARKAR, PARTNER, SIDDHI VINAYAK CONSTRUCTION, B-9/26 CA KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235

Identified by Mr SOURAV GHOSH, , Son of Mr BIJOY KUMAR GHOSH, B-16/65 KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60,400.00/- (B = Rs 60,000.00/- ,E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 60,400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/11/2025 7:01PM with Govt. Ref. No: 192025260342055318 on 15-11-2025, Amount Rs: 60,400/-, Bank: SBI EPay (SBIEPay), Ref. No. 2516675709725 on 15-11-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 35,011/-

Description of Stamp

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

2. Stamp Type: Impressed, Serial no 659, Amount: Rs.5,000.00/-, Date of Purchase: 17/11/2025, Vendor name: S K Sen

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/11/2025 7:01PM with Govt. Ref. No: 192025260342055318 on 15-11-2025, Amount Rs: 35,011/-, Bank: SBI EPay (SBIPay), Ref. No. 2516675709725 on 15-11-2025, Head of Account 0030-02-103-003-02


Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KALYANI
Nadia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1303-2025, Page from 95457 to 95485
being No 130305248 for the year 2025.



Digitally signed by Abhijit chatterjee
Date: 2025.11.19 16:27:20 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 19/11/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.