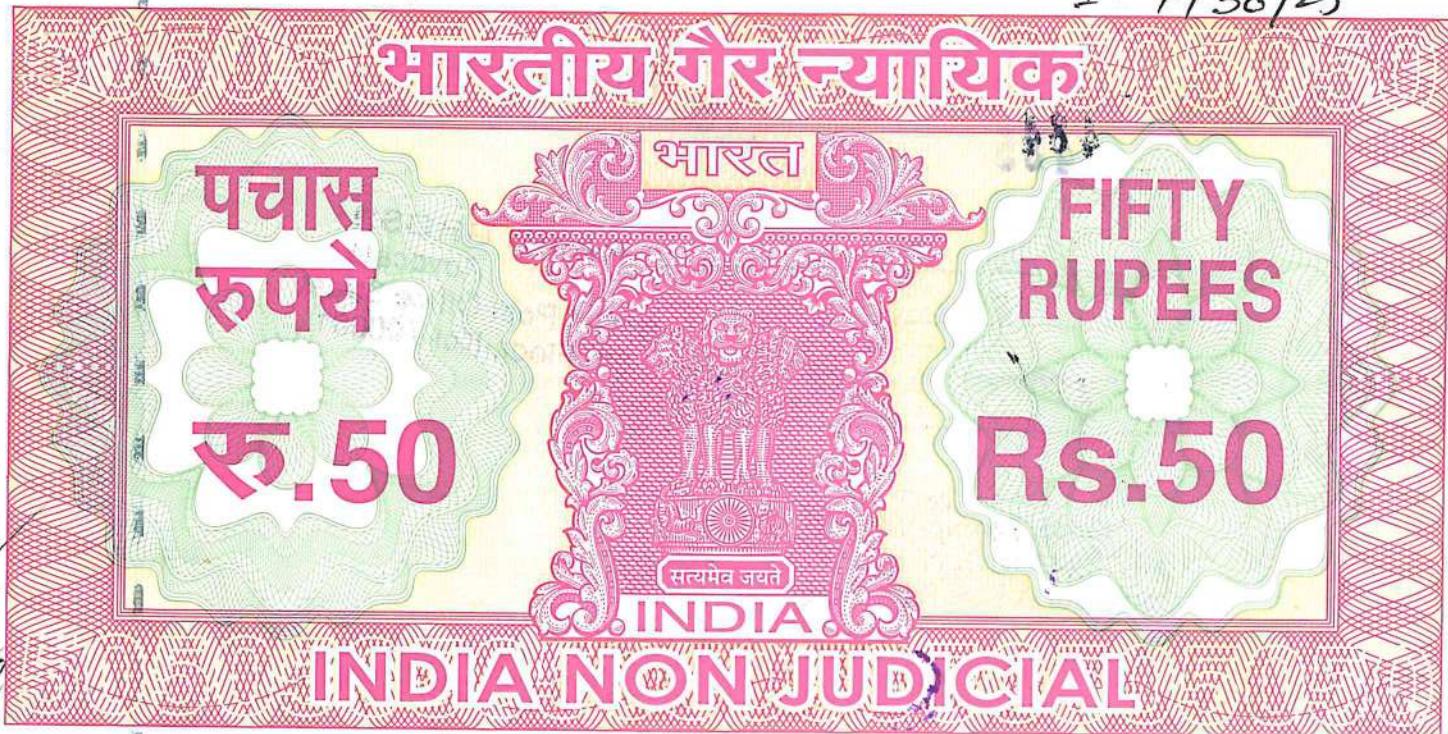


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পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

AM 449730

11686125  
Certified that the Document is admitted to  
Registration. The Signature Sheet and the  
endorsement sheet attached to this documents  
are the Part of this document.

Additional Registrar R.A  
of Assurance-I, Kolkata

06 NOV 2025

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and executed on this 6<sup>th</sup> Day of November 2025 (Two Thousand and Twenty -Five).

485

13 OCT 2025

S.L. No.....Date.....  
Name.....  
Address.....  
Value.....

RAJIB GHOSH  
Advocate  
6, Old Post Office Street  
5th Floor, Kol-700001

Govt. Stamp Vender  
SUBHOJIT DEB  
Sonarpur A.D.S.R.C., Kol-150

Identified by me  
Prodrup Haldar  
Debashish Haldar  
P.O. Malancha  
P.S. Sonarpur  
kol-700155



BETWEEN

1. **SHRI ARUP KUMAR PAL**, son of late Bijan Bihari Paul, having his Income Tax Permanent Account Number (**AEPBP 0220E**) and Aadhaar Number (**4683 8698 0762**) by Faith- Hindu, by Nationality- Indian, by Occupation- Business, **AND 2. SHRI ARINDAM PAL**, son of Arup Kumar Pal, having his Income Tax Permanent Account Number (**CTUPP 4190F**) and Aadhaar Number (**6706 1443 7237**) by Faith- Hindu, by Nationality- Indian, By Occupation- Business, both are residing at residing at 35 Arupara (Puillya), Jagacha, District- Howrah, Post Office- Unsani, Police Station- Jagacha, Pin - 711302, in the State of West Bengal hereinafter jointly referred to as the **LAND OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successor(s), heir(s), Successors-in-interest, executor(s), representative(s), administrator(s) and/or assigns).of the **FIRST PART**.

AND

**M/S S&P CONSTRUCTION**, a Partnership Firm Duly Incorporated Under the Provision of the Indian Partnership Act 1932, having its Income Tax Permanent Account Number (**AFRFS 4328D**), having its registered office at 30, Mohan Bagan Lane, Post Office- Shyambazar, Police Station- Shyampukur, District- Kolkata, Kolkata-700004, West Bengal, duly represented by its Partners, namely **(1) SHRI SUBRATA NAYOK** son of late Bibhuti Bhusan Nayok, having his Income Tax Permanent Account No. (**ABSPN 7785L**), and Aadhaar No. (**3786 9950 0006**), by Faith -Hindu, by Nationality-Indian, by occupation - Business, residing at Metro Heights, 114 Dr. Lal Mohan Bhattacharjee Road, Philips More, Post Office & Police Station- Entally, District-Kolkata, Kolkata-700014, in the State of West Bengal **AND (2) SHRI PRITHVISH PAUL** son of Partha Pratim Pal, having his Income Tax Permanent Account Number (**GALPP 6668E**) and Aadhaar No. (**8147 7603 2812**), by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at Dinanath Bhawan, North Mouri, Palpara, Post office- Andul Mouri, Police Station- Domjur, Pin No.-711302, District- Howrah, in the State of West Bengal hereinafter referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor(s), heir(s), successors-in-interest, executor(s), representative(s), administrator(s) and/or assigns) of the **SECOND PART**.

The **LAND OWNERS** and **DEVELOPER** are conjointly for the sake of brevity hereinafter referred to as the “**PARTIES**” and they are individually hereinafter referred to as the “**PARTY**”.

1. **OWNERSHIP OF THE PROPERTY:** The Landowners namely **SHRI ARUP KUMAR PAL** and **SHRI ARINDAM PAL** are the joint owners and the possession holder of **ALL THAT** piece and parcel of Bastu land admeasuring about 7 Cottahs 4 Chittacks 7



Square Feet (i.e. 12 decimal) more or less lying and situated at Mouza- Barisha, J.L. No.289, Touzi No.10, under R.S. as well as L.R. Dag No. 140, appertaining to R.S. Khatian No.63 and L.R. Khatian No.3487 and 3488, Pargana-Mandalghat, with in the limit of Kola Gram Panchayet-I, District- Purba Midnapore, Pin No- 721134, Police Station- Panshkura (erstwhile-Kolaghat), within the jurisdiction of Additional District Sub-Registrar at Kolaghat in the State of West Bengal, which is more fully particularly described in the **FIRST SCHEDULE**.

**2. DEVOLUTION AND/OR BACKGROUND OF TITLE:** The title of ownership flows as follows from time to time:

**2.1. WHEREAS** one Ananta Kumar Das was the sole and absolute owner in respect of All That piece and parcel of land measuring about 90 Decimal more less, lying and situated at Mouza- Barisha, comprised in R.S. and L.R. Dag No. 140, R.S. Khatian No. 63, Touzi No. 10, J.L. No. 289, Pargana Mandal Ghat, District-Purba Midnapur, in the State of West Bengal.

**2.2.** While said Ananta Kumar Das was enjoying his All That aforesaid land free from all sorts of encumbrances, died intestate leaving behind his wife Nanda Rani Das, three daughters Malati Das, Rama Adhikari and Pramila Bala Das as his legal heirs and successors and after demise of said Ananta Kumar Das said Nanda Rani Das, Malati Das, Rama Adhikari and Pramila Bala Das jointly inherit all that aforesaid land and became the joint owners in respect of All That piece and parcel of land measuring about 90 Decimal more less, lying and situated at Mouza- Barisha, comprised in R.S. and L.R. Dag No. 140, R.S. Khatian No. 63, Touzi No. 10, J.L. No. 289, Pargana Mandal Ghat, District-Purba Midnapur, in the State of West Bengal and started enjoying the same by paying regular taxes to the concern authority.

**2.3.** While said Nanda Rani Das, Malati Das, Rama Adhikari and Pramila Bala Das were jointly enjoying their All That aforesaid land free from all sorts of encumbrances, said Pramila Das died intestate leaving behind his only son Basudeb Das as her legal heir and successor and after demise of said Pramila Bala Das said Basudeb Das become the joint owners in respect of undivided 1/4<sup>th</sup> Share of the aforesaid property with the other co-owners, and after became the joint owners in respect of the aforesaid property said Nanda Rani Das, Malati Das, Rama Adhikari and Basudeb Das on 26<sup>th</sup> January 1972 to better use and enjoyment of the aforesaid property they have jointly executed a Bengali Deed of Partition amongst each other which was duly registered at the office of Sub registrar Kolaghat and duly recorded the same in Being No. 00402 for the year 1972.

**2.4.** By aforesaid Partition Deed said Malati Das become the sole and absolute owner in respect of All That piece and parcel of land measuring about 22.5 Decimal more or less the same has been written thereto in Schedule “GA” of the aforesaid Partition deed and



recorded her name with record of BL & LRO and while new L.R. Khatian 566 was issued in her name in respect of the said property and therefore started enjoying the same by paying regular taxes to the concern authority.

**2.5.** While said Malati Das was enjoying her aforesaid property free from all sorts of encumbrances, died intestate, leaving behind her two sons namely Jitendra Nath Das, Gopal Chandra Das and one daughter, Taramoni Das as her legal heirs and successors (father Bolay Chandra Das Predeceased) and after demise of said Malati Das said Jitendra Nath Das, Gopal Chandra Das and Taramoni Das jointly inherit the aforesaid land and become the joint owners in respect of All That aforesaid land measuring about 22.5 Decimal more or less and started enjoying the same by paying taxes to the concern authority.

**2.6.** While said Jitendra Nath Das, Gopal Chandra Das and Taramoni Das were jointly enjoying their All That piece and parcel of land measuring about 22.5 Decimal more or less lying and situated at Mouza-Barisha, comprise in J.L. No. 89, Touzi No. 10 comprised in R.S. as well as L.R. Dag No. 140 corresponding R.S. Khatian No. 63 and L.R. Khatian No. 566 Pargana Mandalghat District- Purba Midnapore, in the State of West Bengal, free from all sorts of encumbrances on 10<sup>th</sup> July 2019 had sold, conveyed and transferred All That piece and parcel of land measuring about 6 Decimal more or less out of the aforesaid 22.5 Decimal land unto and in favour of said Arindam Pal by executing a registered Bengali Sale Deed which was registered at the office of Additional District Sub-Registrar at Kolaghat and duly recorded the same in Book No. I, Volume No. 1118 of 2019, Pages from 34552 to 34573, Being No. 01922 for the year 2019.

**2.7.** While said Jitendra Nath Das, Gopal Chandra Das and Taramoni Das were jointly enjoying their remaining aforesaid 16.5 Decimal more or less free from all sorts of encumbrances on 11<sup>th</sup> July 2019 had sold, conveyed and transferred All That piece and parcel of land measuring about 6 Decimal more or less out of the 16.5 Decimal land unto and in favour of said Arup Kumar Pal by executing a another registered Bengali Sale Which was duly Registered at the office of Additional District Sub Registrar at Kolaghat and duly recorded the same in Book No.I, Volume No. 1118-2019, Pages from 34612 to 34633, Being No. 01924 for the year 2019.

**2.8.** By virtue of aforesaid two registered Bengali Sale Deed said Arup Kumar Pal and Arindam Pal (the Land owners herein) become the absolute owners in respect of All That piece and parcel of land measuring about 12 Decimal more or less and they recorded their name with the record of BL & LRO and while new L.R. Khatian 3487 & 3488 was issued in their favour and therefore started enjoying the same by paying regular tax to the concern authority.

**2.9.** While said **Land Owners** are absolutely enjoying their **ALL THAT** piece and



parcel of Bastu land admeasuring about 7 Cottahs 4 Chittacks 7 Square Feet (i.e. 12 decimal) more or less lying and situated at Mouza- Barisha, J.L. No.289, Touzi No.10, under R.S. as well as L.R. Dag No. 140, appertaining to R.S. Khatian No.63 and L.R. Khatian No.3487 and 3488, Pargana Mandalghat, with in the limit of Kola Gram Panchayet I, District- Purba Midnapore Pin No-721134, Police Station- Panskura (erstwhile Kolaghat), within the jurisdiction of Additional District Sub-Registrar at Kolaghat, in the State of West Bengal free from all sorts and encumbrances whatsoever and how so ever in nature, having the good marketable title in respect of the said premises which is more fully described in the First Schedule hereunder written being desired to construct a Multi-Storied building, together with modern taste, design, and architecture in accordance with the sanctioned building plan to be sanctioned by the Purba Medinipur Zilla Parishad.

**2.10.** The landowners in consultation with the architect, framed a scheme plan and got the same sanctioned from the Purba Medinipur Zilla Parishad Vide Building Memo No. 666/III/PMZP(V.C.)/2025 dated 18<sup>th</sup> August 2025.

**2.11.** The Landowners realize that the proposed development involves expertise and other managerial efforts which would not be possible on their part to coupe with it, as such the owners interacted with the Developer herein and offer the Developer to develop their said premises as described in the First Schedule hereunder written, hereinafter referred to as "**THE SAID PREMISES.**

**2.12.** The Owners to effectuate the Development works, shall execute and register a Development Power of Attorney in favour of the Developer Company to do works of construction, permission to mortgage the property, sell of Developer's allocation in the proposed building and other things as mentioned in the said in the said development Power of Attorney.

**2.13.** At or before execution of this Agreement, the Owners represented and assured the Developer as follows:

- i)** The Landowners are the absolute exclusive Owners of the said Premises.
- ii)** The said Premises is free from all encumbrances, charges, liens, lispendens, wakf, attachments trust whatsoever or howsoever.
- iii)** The Owners have a marketable title in respect of the said Premises.
- iv)** Excepting the owners nobody else have any right title, interest, claim or demand in respect of the said Premises or any part or portion thereof.
- v)** The owners are presently in khas possession of the entirety of the said Premises.



- vi) There is no pending litigation or suit pending in any Court of Law in respect of the said Premises.
- vii) The said Premises is not affected by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976.
- viii) The said Premises is not subject to any notice of acquisition or requisition.
- ix) The Owners have not entered into any agreement for sale transfer lease and/or development nor has created any interest of a third party into or upon the said Premises or any part or portion thereof.
- x) There is no legal bar or impediment for the Owners entering into this Agreement.
- xi) **THAT** all rates and taxes and other outgoings payable in respect of the said Premises have been paid and/or shall be paid by the Owners up to the date of execution of this Agreement.

**2.14.** Relying on the aforesaid representations and believing the same to be true and acting on the good faith thereof the Developer has *prima facie* accepted the title of the Owners and has agreed to undertake development of the said Premises and to incur all costs charges and expenses for undertaking development of the said Premises subject to the terms and conditions hereinafter appearing.

**2.15.** The Land Owners have agreed to permit the Developer to develop the said property on the terms and conditions recorded hereinafter. The **LAND OWNERS** and the **DEVELOPER** herein entered into this Development Agreement on the following terms and conditions and stipulations set forth herein below.

**NOW THIS AGREEMENT WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

**3. DEFINITIONS:** For proper clarification and understanding of these following terms, which have already been used several times and will come several times shall always mean and include.

**3.1. PROPERTY/PREMISES-** Shall always mean ALL THAT piece and parcel of Bastu land admeasuring about 7 Cottahs 4 Chittacks 7 Square Feet (i.e. 12 decimal) more or less lying and situated at Mouza- Barisha, J.L. No.289, Touzi No.10, under R.S. as well as L.R. Dag No. 140, appertaining to R.S. Khatian No.63 and L.R. Khatian No.3487 and 3488, Pargana Mandalghat, with in the limit of Kola Gram Panchayet I, District- Purba Midnapore Pin No-721134, Police Station- Panskura (erstwhile Kolaghat), within the jurisdiction of Additional District Sub-Registrar at Kolaghat, in the State of West Bengal, is more fully particularly described in the First Schedule hereunder written.



**3.2. PROPOSED BUILDING:** shall mean the proposed multi-storied building to be constructed upon the said property.

**3.3. FLATS/APARTMENT/COMMERCIAL SPACE/PARKING SPACE:** Shall mean the unit of a self-contained accommodation of the said building for residential or commercial purpose purposes as per sanctioned plan with all modern amenities and facilities to use and enjoy the same exclusively and without any interruption from others along with free access and right to ingress and egress to and from the main entrance and public road.

**3.4. LAND OWNERS'S ALLOCATION:** In accordance with the terms and conditions of this development agreement the landowners herein will be entitled to get the 40% of the Total F.A.R. of the entire newly constructed building as per plan Sanction by the concern authority together with undivided proportionate share of rights, titles and interests in Land attributable thereto and in the said premises mentioned in the first schedule hereunder written. The land owners shall be liable to pay the applicable GST, and other Government Taxes as applicable in respect of the said development of the landowner's allocation.

**3.5. DEVELOPER'S ALLOCATION:** In accordance with the terms and conditions of this development agreement the Developer herein will be entitled to get the remaining 60% of the Total F.A.R. of the entire newly constructed building as per plan Sanction by the concern authority together with undivided proportionate share of rights, titles and interests in Land attributable thereto and in the said premises mentioned in the first schedule hereunder written.

**3.6. COMMERCIAL SPACES:** shall mean the commercial spaces situated on the building as shown in the sanctioned plan for using the same in commercial purposes.

**3.7. CAR PARKING SPACES:** shall mean the spaces on the ground floor of the building as shown in the sanctioned plan for parking or keeping motor car scooters or all types of private vehicles defined under the Motor Vehicle Act.

**3.8. PLAN:** Shall mean a building sanction plan to be sanction from the concern authority to construct multistoried building over the first schedule mentioned property hereunder bellow.

**3.9. SPECIFICATION-** shall mean materials and specifications as recommended by the architect for the construction of the building and/or flats and/or constructed and/ or open portions on the said premises. All fittings as described in the **SEVENTH**



**SCHEDULE** herein below and will be provided by the Developer in those flats.

**3.10. COMMON PARTS & PORTION-** Shall mean and include outer walls & columns, ultimate rooftop, lobbies, staircases, passageways, common electric meter, Common electric wiring & fittings, overhead & underground water tank, pump, pump fittings, septic tank, and other facilities whatsoever and surface drainage and sewerage and other facilities whatsoever more fully Described in **THIRD SCHEDEULE** hereunder Written.

**3.11. COMMON PURPOSE-** Shall mean and include the purposes of managing, maintaining and up-keeping the Common Areas and Installations, rendition of common services in common to the Co-Owner/Developer, collection and disbursement of the Common Expenses and administering and dealing with the matter of the common interest of the Co-Owner/Developer and relating 'to their mutual rights and obligations for the beneficial use and enjoyment of their respective units exclusively and the Common Areas and Installations in common.

**3.12. COMMON EXPENSES/MAINTENANCE CHARGES-** This shall mean the proportionate share of common expenses to be paid by the Purchasers for a rendition of common services.

**3.13. UNDIVIDED SHARE-** Shall mean all that the undivided variable imitable proportionate share in the land comprised in the said premises attributable to and allocable to the said Flat.

**3.14. SHARE OF EXPENSES-** Wherever any expenses or costs are mentioned to be borne or paid proportionately by the Purchasers, then the amount payable by the Purchasers shall, unless otherwise specified, be in Proportion to the areas of the respective Purchasers' respective flats.

**3.15. ASSOCIATION-** 'Shall mean the Association/ Committee or Society that may be formed and registered by the Owners for the common purposes as may be deemed proper and necessary by the Developer.

**3.16. TRANSFORMER EXPENSES-** shall mean all Landowners/Purchasers have to pay the expense equally over their respective allocation to install a transformer in the **First Schedule** mentioned property, if necessary, to be installed or as may be directed by the Power Supply Authority.

**3.17. GOODS AND SERVICE TAX AND OTHER APPLICABLE TAXES:** The land owners shall pay all the applicable Gods and Service Tax and Other Applicable Taxes to the developer on or before handing over possession of the Land Owners' allocation. The Purchasers/s shall have to pay the GST calculated on the property to the Developer at the



prevailing rate of the GST Authority, and the developer should give proper receipt of the same to the Purchasers/s.

**3.18. ADDITIONAL WORKS:** This shall mean the Purchasers/ s shall have to pay the additional cost of works, if any, which are necessarily ordered/expected by the Purchaser/Purchasers.

**3.19. WATER SUPPLY:** This shall mean a Deep Tube well with a submersible pump with a supply from the common overhead reservoir. If required, a Deep Tube well Boring will be made at Depth (Clean Water). One underground concrete and brick water reservoir at the ground level will be constructed and will relate to the overhead water tank/ s and the water supply line. The proper size of 'Ferrule' will have to be applied to the concerned Supply Department by the Developer.

**3.20. ELECTRIC SUPPLY-** Shall mean One **COMMON METER** for the use of General Lighting for all electrical arrangements in common spaces like adequate Lighting at the Staircase, Parking Space, Terrace, pump room, and Boundary wall will be provided by the Developer, and the deposit money for the same will be deposited by the Developer out of his expenses to the WBSEDCL also the expenses for the entire individual flat's Electric Meter under developer's allocation and deposit for the same will be provided by individual flat owners to WBSEDCL. Developer may only co-operate for the same.

**3.21. NOTICE-** Unless otherwise expressly mentioned herein all notices to be served hereunder by any of the parties on the other shall be deemed to have been served if served by hand or sent by registered post with acknowledgment due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered post without the same being served. Notice of the parties shall raise any objection as to service of the notice deemed to have been served as aforesaid.

**3.22. JURISDICTION:** Only the Principal Civil Courts shall have the jurisdiction to entertain, try, and determine all actions and proceedings between the parties relating to or arising out of this Agreement or connected in addition to that.

**3.22 UNAVOIDABLE CIRCUMSTANCE** shall mean natural calamities, earthquakes, civil disorder, or political unrest by which the construction work of the proposed building can be disturbed, stopped, or suspended for a considerable time.

**3.23 FORCE MAJEURE:-** shall mean and include natural calamities, Acts of God, floods, earthquakes, riots, wars, storms, cyclones, tempests, fire, civil commotion, civil wars, air raids, general strikes, lockouts, transport strikes, acquisitions, requisitions, notices or prohibitory orders from Corporation or any other statutory body or any Court, government action or regulations, new and/or changes in rules, laws or policies affecting



or likely to affect the Project, and/or any reasons/circumstances beyond the control of the **DEVELOPER**.

**3.24 WAIVER:** Failure or delay by either Party to insist upon the strict performance of any terms and provision of this agreement or to exercise any right available to a party upon a breach of default shall not constitute a waiver of such breach or default or any subsequent breach of such terms and provision. No waiver of any breach shall affect or alter this Agreement, but each term of this Agreement shall continue to be in full force and effect concerning other terms.

**3.25 WORDS:** - shall mean and include imparting singular shall include plural and vice-versa and the words imparting masculine gender shall include feminine gender and vice-versa. Words importing **SINGULAR NUMBER** shall include the **PLURAL NUMBER** and vice versa. 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**.

**3.26 ADVOCATE:** shall mean **RCO Legal (Advocates & Solicitors)**, Advocate of 6, Old Post Office Street, Basement Room No. 1, Kolkata- 700001, appointed by the **DEVELOPER** herein, inter-alia, for preparation of the documents regarding this Agreement.

**3.27 COMPLETION PLAN AND COMPLETION CERTIFICATE** - Time is the main essence of this contract. Subject to Force Majeure and circumstances beyond control the Developer shall complete the construction of the new building in the said premises in habitable conditions and must obtain a 'Building Completion Certificate' along with a 'Building Completion Plan, within a period of 36 months (with a grace period of 6 months) execution of this agreement over the land for Construction hereunder subject to clearance of all the Legal papers from the Government Authorities. The Developer shall be bound to legally obtain an approved completion certificate from the concerned authority at their own cost and responsibility. If any fine regarding the construction of the building is imposed by the competent authority, said cost shall exclusively be borne by the Developer.

**3.28 CONFIRMING PARTY**- The developer shall be the confirming party in sale deeds and agreements only in Respect of the flats under the developer's allocation, as the sale proceedings' consideration 'will be paid to the Developer, Accordingly, memo of consideration also will have to be witnessed in the name of the Developer.

**3.29 DELIVERY OF THE XEROX COPY**- 'Shall mean the developer shall deliver a xerox copy of the registered sale deeds in respect of the developer's allocated flats and car parking spaces to the Land owners before the registration of the said deeds.



**3.30 INTENDING BUYERS-** Shall mean and include the person or persons or party or parties to whom any flat/unit or other spaces in the new building may hereafter be agreed to be transferred.

#### **4. DEVELOPER OBLIGATIONS:**

**4.1.** That it is agreed by and between the parties herein that the Developer shall be entitled to construct a building upon the said property with their fund and resources or by any other funds procured by taking advance from the intending buyers, who are willing to purchase any flat/spaces in the said building which belongs to the Developer's Allocation, provided the Developer fulfill the following obligations towards the Land Owners. The Developer shall ensure that the property under development will not be encumbered in any manner.

**4.2.** The developer will construct the proposed building upon the said property strictly as per the building plan sanctioned by the concerned authority.

**4.3.** The developer shall have to maintain the proper sizes/specifications as per the building plan and as per the advice of the Architect and Land owner's allocation given below.

**4.4.** The Developer shall have to appoint a professional civil engineer or L.B.S. or firm as Architect to supervise the construction of the building/ buildings.

**4.5.** The entire cost and expenses for the construction of the building will be borne by the Developer, and the Developer shall have no claim or demand in any part of the said expenses from the Land owners.

**4.6.** That after completion of the said building(s), the developer shall have to deliver the Land owners, which is more fully and particularly mentioned herein. The landowners shall not have to bear any expenses or have to pay any consideration for this development project.

**4.7.** That the Land owner's Allocation mentioned in the **SECOND SCHEDULE, PART-I**, herein below will be delivered for the first time by the developer to the Land owners in finished, ready, and habitable condition in all respects with all modern amenities and fittings before delivery of any flat or constructed part of the Developer's Allocation to any other person.

**4.8.** That the delivery of possession of the Owner's Allocation in the building in favour of the Land owners will be made by the developer within a period of 36 months (with a grace period of 6 months) from the date of execution of this agreement over the land for Construction hereunder subject to clearance of all the Legal papers from the



Government Authorities.

**4.9.** The Developer shall have no right or shall not be entitled to sell, transfer, and /or encumber in any manner the said reserved portion of the Land owners more fully described in the **SECOND SCHEDULE, PART-I** herein below, along with the common areas/amenities.

**4.10.** The developer shall act as contractor in constructing the building and undertake to keep the Land owners indemnified from time to time against all third-party claims, including any Government, Quasi Govt. Local authorities, Electric Supply, Telephone, etc., and actions arising out of any act of commission or accident such as loss of life/lives of laborers, and allied natures or things in or relating to the construction of the building/development of the property.

**4.11.** That the Developer shall be responsible for fulfilling all the above-mentioned obligations towards the landowners, failing which the land owners shall have every option to claim damages and/or cancel or rescind the present agreement. The Developer agrees to the following, which the owners have also agreed to.

**4.12.** That the Developer shall install a separate electric meter in the name of the owners and/or their nominee in the proposed building for the flats to be held by the Owner. The meter installation charges and security deposit, if any, for the same will be borne by the landowners.

**4.13.** That the Land owners shall not be liable or responsible concerning the nature of construction of the proposed building and also for any financial transaction with the Third Parties.

**4.14.** That if the Developer fails to deliver the possession of the owner's allocation within the stipulated period of 36 months, considering the subsistence of unavoidable circumstances, a term of 36 months (in addition to the stipulated period of 6 months) will be provided to the developer.

**4.15.** The Developer shall hand over the Owner's Allocation, along with the Completion Certificate obtained from the concerned authority if not sold earlier by the land owners.

## **5. RIGHTS AND PRIVILEGES OF THE DEVELOPER:**

**5.1.** That if any additional construction is done by the Developer (on getting proper permission from the concerned authority i.e. will have proper drawing and reflection in Building Completion Plan) at the developer's discretion, that shall be adjusted in 60: 40 (Developer: Land Owners) ratio.



**5.2.** That save except those portions which shall be kept reserved for the Land owners, the Developer shall be entitled to sell and or transfer rest flats, commercial space, car parking space/spaces with a proportionate share of common areas of the said building to any intending buyer/buyers in such price and in such terms and conditions as determined by the Developer.

**5.3.** The Developer shall be entitled to receive the entire consideration money from the intending buyers of the Developer's Allocation against issuing proper receipt thereof, and the Memo of Consideration in conveyance will have to be marked in the name of the Developer.

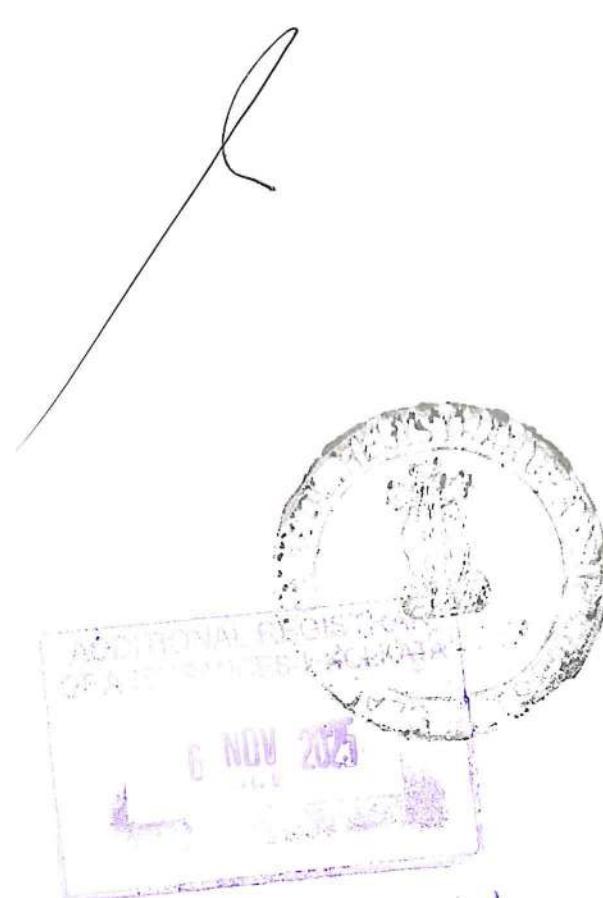
**5.4.** The Land owners shall have no right and or liberty to interfere in those transactions made between the Developer and the intending buyer/buyers in any manner whatsoever, and further the Land Owners shall not be entitled to claim the profit of the said venture or party thereof.

**5.5.** The Developer shall have every right to disclaim and/or relinquish any claim from the intending buyer and/or shall be entitled to settle any matter with any intending buyer in respect of payment on consideration or in any issue in any term as the Developer may think fit and proper.

**5.6.** That the Developer shall be entitled to execute all or any sort of Agreement with any intending flat or space buyer/buyers and shall be entitled to execute all or any type of Deed of Transfer in favour of the indenting buyer in respect of the flat/space of the building only relating to Developer's Allocation after handing over the possession of the reserved portion to the owners and further shall be entitled to present before the Registration Offices all those Deeds and Documents of transfer in favour of all intending buyers on behalf of Land Owners and for that purpose the land Owners will execute a registered Power of Attorney in favour of the Developer to do all such acts and deeds required for the proposed construction and registration of the Deed of Transfer against the un demarcated imparible proportionate share of the land under FIRST SCHEDULE property in favour of the flat buyers and the land on will ratify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers and having payment or consideration of such or those being received or paid to the developer.

## **6. LANDOWNER'S OBLIGATIONS AND PRIVILEGES:**

**6.1.** That during the period of construction of the proposed building, the developer shall



be in absolute possession of the said property as required for construction and the landowners shall not be entitled to disturb the possession of the developer in a manner whatsoever, provided the construction of the building is done as per the terms of this agreement.

**6.2.** That the land owners does hereby declare that 'they have absolute right, title and interest upon the said landed property and do hereby further declare that the said property more fully described in the **FIRST SCHEDULE** below is free from all encumbrances, disputes, litigations and in the meantime, they have not received any notice and notices to the effect that the said land is not affected by any scheme of the Government of West Bengal and/or any other statutory body at the time of signing of this agreement. So, being satisfied with the marketable title of the said property and the same being free from all encumbrances, the Developer herein has entered into this Agreement.

**6.3.** The Land owners shall at the time of execution of this present deliver to the developer all original documents regarding the title of the land other papers and documents against proper receipts from the developer.

**6.4.** That the land owners shall not be required to share or pay any portion of the cost for construction of the proposed building, including the cost of construction of the landowner's allocation more fully described in the **SECOND SCHEDULE, PART I.**

**6.5.** The land owners shall not be entitled in any way to interfere with the management of the construction of the proposed building and in the matter of transfer of the flat spaces of the building to the intending buyers. But shall have absolute right and authority to inspect the main structural part of the building as well as the construction of the Owner's portion from time to time.

**6.6.** That for smooth functioning of the development work and for the purpose of construction of the proposed building the land owners will execute a Registered Power of Attorney at the cost of the Developer in favour of the Developer empowering its administrator in the office to do all acts and deeds required for the construction of the proposed building and to sell, transfer any flat or flats or spaces of the building to any intending buyers on relating to Developer's Allocation.

**6.7.** That in the event that a co-operative society and/ or Association be formed the Land owners shall become a member of the said Society and/ or Association be formed and shall be liable to pay and bear proportionate maintenance charges, as well as service charges and taxes in respect of his allocation for maintenance of the common areas, facilities, etc.

## **7. TIMEFRAME**



**7.1.** The Developers shall complete the construction of the entire said property along with all amenities and with an Occupation Certificate (O.C.) within 36 months from the date of execution of this agreement.

**7.2.** If the Developers are prevented from carrying on the construction and development activities of the said property for any reasons which are beyond the control of the Developers such as (i) war, civil commotion, accident, strikes, or act of God affecting the said property; (ii) Any notice, order, rule, notification of the Government or other public, judicial or Competent Statutory Authority affecting the development of the said property; and (iii) Non-availability of steel, cement or any other building materials, water for construction or supply of electric power; and which circumstances have not arisen due to default of the Developers, the time for completion of the project shall stand suitably extended considering the period of delay occasioned on account of such reasons.

## **8. CANCELLATION AND ARBITRATION:**

**8.1.** All communication in the form of letter, notice, or correspondence from/to either of the parties will be made to the address written in the agreement and page of this present and will be communicated by postal services or personal peon services article and letter, notice sewed upon either of the parties by other.

### **8.2. ARBITRATION:**

**(a) Disputes to be settled by Arbitration:** Any dispute, controversy, or claims between the parties hereto arising out of or relating to this Agreement or the breach, termination, or invalidity thereof, shall be settled by arbitration by the provisions of the Arbitration and Conciliation Act, 1996, and amendments thereof.

**(b) Arbitral Tribunal:** The arbitral tribunal shall be composed by mutual consent of the parties or to be decided by the appropriate court of law having jurisdiction to decide it.

**(c) Place of Arbitration:** The place of arbitration shall be Kolkata, and any award made, whether interim or final, shall be deemed for all purposes between the Parties to be made in Kolkata.

**(d) Language and Applicable Law:** The arbitral proceeding shall be conducted in the English language, and any award or awards shall be rendered in English. The procedural law of the arbitration shall be Indian law.

**(e) Award Final and Binding:** The award of the arbitral tribunal shall be final, conclusive and binding upon the Parties hereto, and the Parties shall be entitled (but not obliged) to enforce the award. Such enforcement shall be subject to the provisions of



the Arbitration and Conciliation Act, 1996.

**(f) Summary Proceedings and Interim Awards:** The Arbitrator shall have the right to proceed summarily and to make interim awards.

### **THE FIRST SCHEDULE THE DESCRIPTION OF THE LAND**

**ALL THAT** piece and parcel of Vacant Bastu land admeasuring about 7 Cottahs 4 Chittacks 7 Square Feet (i.e. 12 decimal) more or less lying and situated at Mouza- Barisha, J.L. No.289, Touzi No.10, under R.S. as well as L.R. Dag No. 140, appertaining to R.S. Khatian No.63 and L.R. Khatian No.3487 and 3488, Pargana Mandalghat, with in the limit of Kola Gram Panchayet I, District- Purba Midnapore Pin No-721134, Police Station- Panskura (erstwhile Kolaghat), within the jurisdiction of Additional District Sub- Registrar at Kolaghat, in the State of West Bengal which is butted and bounded as follows:

**ON THE NORTH:** By Property of Basudev Adhikari (Water Land);

**ON THE SOUTH:** By Property of Bankim Bihari Bera (Water Land);

**ON THE EAST:** By a Portion of the Owners own land;

**ON THE WEST:** By 12 Feet Wide Raw Canel Dam;

### **THE SECOND SCHEDULE PART I THE DESCRIPTION OF THE OWNER'S ALLOCATION**

In accordance with the terms and conditions of this development agreement the landowners herein will be entitled to get the 40% of the Total F.A.R. of the entire newly constructed building as per the plan sanctioned by the concern authority together with an undivided proportionate share of rights, titles and interests in Land attributable thereto and in the said premises mentioned in the FIRST SCHEDULE hereunder written. The land owners shall be liable to pay the applicable GST and other Government Taxes as applicable in respect of the said development of the landowner's allocation.

### **PART II THE DESCRIPTION OF THE DEVELOPER'S ALLOCATION**

In accordance with the terms and conditions of this development agreement the Developer herein will be entitled to get the remaining 60% of the Total F.A.R. of the entire newly



constructed building as per plan Sanction by the concern authority together with undivided proportionate share of rights, titles and interests in Land attributable thereto and in the said premises mentioned in the first schedule hereinabove written. The land owners shall be liable to pay the applicable GST, and other Government Taxes as applicable in respect of the said development of the developer's allocation. The developer shall be entitled to sell, transfer, lease, and/or otherwise deal with the saleable area with the proportionate share in the land as it deems fit and proper and shall be entitled to enter into agreements and other commitments with any other party or parties in regard to the disposal thereof which is mentioned here.

**THE THIRD SCHEDULE**  
**DESCRIPTION OF COMMON PARTS, PORTIONS, AREAS, FACILITIES,**  
**AMENITIES, & INSTALLATIONS**

The following are the Common parts, portions, areas, facilities, amenities and installations mentioned in these presents:

1. Electric wiring and fittings and fixtures for lighting the common passage in the building.
2. Electric Meter of WBSEDCL LTD.
3. Staircase of the building up to the roof and staircase landing, including the roof of the top floor.
4. Common passage and Common land.
5. Deep tube well, Corporation water, overhead common water tank, Motor Pump for lifting water with pipe fittings, distribution pipes. Septic Chamber, its fittings, and sewerage.
6. Electric wiring fittings in common places and Common Electric Meter Space.
7. Lift and Lift Room
8. Drains, sewer pipes, rainwater pipes from the roof and floors, bathrooms, privies, and all equipment for common use.
9. Boundary walls and Main gate.
10. Such other common parts, areas, equipment, installation, fixtures, fittings, and spaces in or about the said building as are necessary for the passage to or user and



occupancy of the flats in common and as are specified expressly to be the common parts after construction of the building.

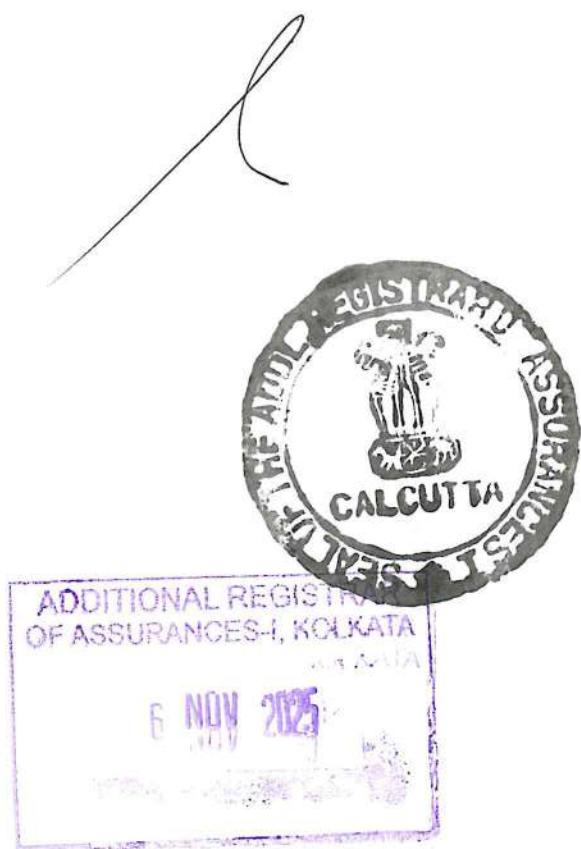
**THE FOURTH SCHEDULE  
DESCRIPTION OF THE COMMON PORTION)**

1. Staircase on all floors.
2. Staircase landing on all floors.
3. Common passage and lobbies on the ground floor.
4. Water pump, water tanks, reservoir, water pipes, septic tank, all other common plumbing installation and sanitary installations.
5. Common electrical wiring, fittings, and fixtures generators (excluding those as installed for any particular unit).
6. Drainage and sewerage.
7. Boundary walls and main gates.
8. Such other common Parts, areas, equipment, fittings, installations, fixtures, and spaces in or about the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and/or terrace and covered and uncovered car parking space and areas.
9. Roof on the top floor.

**THE FIFTH SCHEDULE ABOVE REFERS TO  
(COVENANTS AND COMMON RESTRICTIONS)**

The owners and all unit owners shall always strictly adhere to the following restrictions:

1. The owners and/ or unit owners shall not do the following
2. Obstruct the Association (upon its formation) in their acts relating to the common purpose.
3. Violate any of the rules and/or regulations laid down for the common purpose and the user of the common portion.
4. Injure, harm, or damage the common portion or any other units in the new building by making any alteration or withdrawing any support or otherwise.
5. Alter any portion, elevation, or color scheme of the new building.
6. Throw or accumulate or cause to be thrown or accumulation any dust, rubbish, or other refuse in the common portions save at the place indicated or worked thereof.
7. Place or cause to be placed any article or object in the common portion.
8. Use any unit or any part thereof for any purpose other than the purpose meant for (Residential/Commercial) Carry or on the cause to be carried on any obnoxious or injurious activity in or through any unit and parking space or the common portion.
9. Do or permit anything to be done that is likely to cause nuisance or annoyance to the occupants of the other units in the new building and/or the adjoining building or buildings:



**THE SIXTH SCHEDULE ABOVE REVERED TO  
(THE COMMON EXPENSES)**

1. **MAINTENANCE:** All costs of maintaining, operating, replacing, repairing, whitewashing, painting, decorating, redecorating, rebuilding, reconstructing, lighting, and renovating the common portions including the exterior or interior (but not inside any unit) walls of the new building.
2. **MAINTENANCE OF STAFF:** The salaries of and all other expenses of the staff to be employed for the common purpose, including caretaker/Darwans, sweepers, plumbers, electricians, etc., and their perquisites, bonuses, and other emoluments and benefits.
3. **COMMON UTILITIES:** All charges and deposits for suppliers of common utilities to the co-owners in common.
4. **ELECTRICITY:** electricity charges for the electrical energy consumed for the operation of common portions.
5. **LITIGATION:** all litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
6. **RATES AND TAXES:** Taxes, multistoried building tax, water tax, and other levies in respect of the premises and the new building save those separately assessed on co-owners.

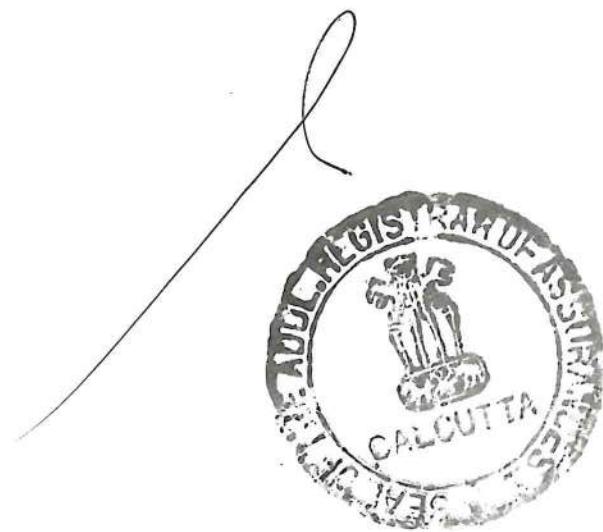
**THE SEVENTH SCHEDULE  
SPECIFICATIONS OF THE CONSTRUCTION OF THE BUILDING**

SL. No.	Specification	Details
1.	Treatment	Anti-termite treatment on foundation and plinth.
2.	Structure	Long Lasting R.C.C. Structure (Seismic Zone IV) with Beams, Columns, and slabs, with solid brick masonry walls.
3.	Plastering	All internal walls are smoothly plastered with P.O.P. finishing.
4.	Walls	Internal 3' and 5' thickness walls should be netted. External wall of 8' thickness of No.1 new Brick's plaster finish.
5.	Doors	Flat entrance main door: Aesthetically designed melamine Polished Flush Door a Sal Wood Frame Completed with High Qualified hardware fittings. Internal Doors: Sal Wood Frame and Water Proof Flush Door with High Quality Hardware Fittings.



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		Toilet &W.C. Doors: Should be Flush doors with PVC Sheet on the Internal Side.
6.	Windows	Anodized aluminum multi-track sliding windows with premium smoked glass.
7.	Grill	All metal surfaces (M.S. Safety Grill) are covered with primer and 2 coats of color of good quality.
8.	Electric Cable	<p>Concealed copper wiring will be done by fireproof wire with proper specifications and Switches of Quality Standard. Each apartment will be provided with one main Switch. I.e. M.C.B.</p> <p>Entrance Calling bell point for each apartment (from Ground &amp; Main Entrance)</p> <p>Adequate lighting at the staircase, terrace, and Boundary wall. Electrical arrangements are to be provided in the pump room.</p> <p>Power Outlet for Air conditioner in the Master Bed Room.</p> <p>Power Outlet for Geysers in one Toilet.</p> <p>Power Outlet for Refrigerator, Washing Machine &amp; Acquaguard.</p> <p>Maximum Safety measures and checks will be provided. Materials used, including switches, will conform to ISI Standards.</p>
9.	Sanitary Concealed Plumbing	<p>Kitchen: Black Granite top cooking platform over Black Stone with Stainless Steel Sink (20*16) with Chromium plated Bid-cock bellow platform 2 tier shelves by black stone should be provided including one gas cylinder space.</p> <p>Total Kitchen Water Point 3 Nos. (I.e. 1 no Wash Basin Point, 1 no Aqua-Guard Point, 1 no utensils washing point.</p> <p>Toilet: Glazed Ceramic tiles up-to-door height 6.0, i.e. (1829mm) on the wall.</p> <p>Concealed Hot (GI pipeline make) and cold pipeline (PVC) Separate Lines.</p> <p>Complete set (with Seat cover and jet line)</p> <p>Commode- Western Style- 1 no White with 1 no C.P. Pillar Cock and water jet.</p> <p>Complete set one Wash Basin (white) with fittings and stand, C.P. Pillar Cock</p> <p>Total Toilet water point: Wash Basin 1 Top 2, Mixure-1</p>



		<p>for concealed bath line with C.P. Bib Cock. (Which is above mentioned) one Geaser Toilet.</p> <p>W.C. Glazed ceramic tiles up-to-door height 6.0, i.e. (1829mm) on the wall. Complete set (with Seat cover and jet line)</p> <p>Commode- Western Style- 1 no White with 1 no C.P. Pillar Cock and water jet.</p> <p>Complete set one Wash Basin (white) with fittings and stand, C.P. Pillar Cock Total W.C. water point 2 nos. each.</p> <p>External plumbing line. Any good quality makes.</p> <p>All Sanitary ware and fittings will be confirmed to ISI slandered. Adequate care will be taken to deliver quality materials and workmanship.</p>
10.	Water supply	<p>Overhead R.C.C/Brick/P.V.C reservoir and underground reservoir with waterline to be provided.</p> <p>One freshwater inlet point and drainage water outlet provision for the washing machine</p> <p>Electric Pump and Motor with Starter to be installed by the Developer at the Ground level within a suitable place for lifting water to an overhead reservoir. (pump-motor make-Crompton and Greaves)</p>
11.	Painting	<p>External Finish: All External walls are covered with 2-coat primer and a high-quality weather coat of Berger Paints or similar goods brands.</p> <p>Internal Finish: all covered areas I.e. Bed Room Dining Room, Living Room, Kitchen, Toilet &amp;W.C. should be done with plaster of Paris (P.O.P).</p>
12.	Staircase Gate	The developer shall be provided a steel gate/collapsible gate at the entrance of the staircase area at the ground floor level.
13.	Veranda	Half Grill
14.	Facility	Letter Box, Concealed Cable TV, and Telephone Line.
15.	Extra Work	The purchasers will be liable to pay an extra for any extra work to be done, except the specification mentioned hereinabove.



IN WITNESS WHEREOF, THE PARTIES HEREIN PUT THEIR RESPECTIVE SIGNATURES ON THE DAY, MONTH, AND YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED & DELIVERED by within named LAND OWNERS AND DEVELOPER in the presence of WITNESSES.

1. Anup Kumar Paul  
2. Arindam Paul

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SIGNATURE OF LAND OWNERS

1. Sejit Rayshif  
1, K. C. Ghosh Road  
Kolkata - 700050

S & P CONSTRUCTIONS  
Subroto Ray  
PARTNER

2. Partha Pratim Paul  
S/o Lali Parbat Chaitan Paul  
North Moni, Palpara,  
P.O - Andul-Moni,  
Howrah, PIN - 711302

S & P CONSTRUCTIONS  
Parthivish Paul  
PARTNER

---

SIGNATURE OF DEVELOPER

DRAFTED BY ME AS PER  
INSTRUCTIONS AND DOCUMENTS  
PROVIDED BY THE CLIENT

Rajib Ghosh

RAJIB GHOSH  
Advocate  
High Court Calcutta, Rco Legal  
(Advocates and Solicitors) 6, Old Post  
Office Street, Basement, Room No. 1,  
Kolkata-700001 Enrolment No.  
F/2190/2005 of 2019.

CHORTON

BRATIKA



SPECIMEN FROM FOR TEN FINGERPRINTS

ARUP KUMAR PAL		LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER		
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB		

Signature Arup Kumar Pal



ARINDAM PAL		LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER		
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB		

Signature Arindam Pal



SUBRATA NAYAK		LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER		
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB		

Signature Subrata Nayak



SPECIMEN FROM FOR TEN FINGERPRINTS

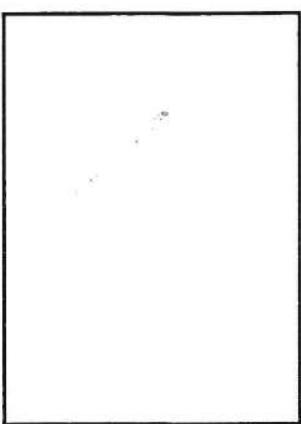
PRITHVISH PAUL	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Pritish Paul



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature \_\_\_\_\_



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature \_\_\_\_\_





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



051120252032657201

## GRIPS Payment Detail

GRIPS Payment ID:	051120252032657201	Payment Init. Date:	05/11/2025 19:57:10
Total Amount:	7870	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5635296276133	BRN Date:	05/11/2025 19:57:05
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

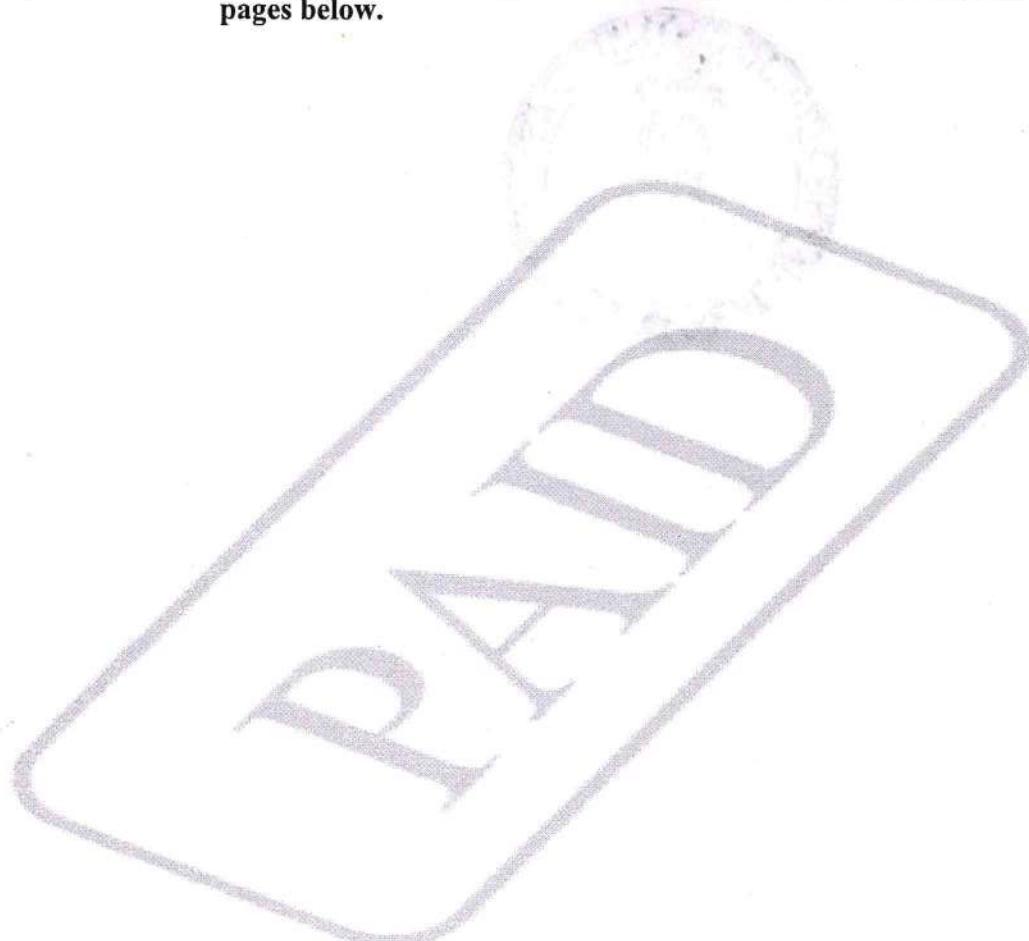
Depositor's Name:	Mr Rajib Ghosh
Mobile:	9073475197

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260326572028	Directorate of Registration & Stamp Revenue	7870
<b>Total</b>			<b>7870</b>

**IN WORDS:** SEVEN THOUSAND EIGHT HUNDRED SEVENTY ONLY.

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







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



192025260326572028

**GRN Details**

<b>GRN:</b>	192025260326572028	<b>Payment Mode:</b>	SBI Epay
<b>GRN Date:</b>	05/11/2025 19:57:10	<b>Bank/Gateway:</b>	SBIePay Payment Gateway
<b>BRN :</b>	5635296276133	<b>BRN Date:</b>	05/11/2025 19:57:05
<b>Gateway Ref ID:</b>	IGATLVBHQ1	<b>Method:</b>	State Bank of India NB
<b>GRIPS Payment ID:</b>	051120252032657201	<b>Payment Init. Date:</b>	05/11/2025 19:57:10
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2002938148/1/2025

[Query No/\*/Query Year]

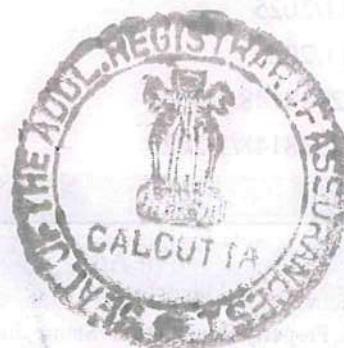
**Depositor Details**

<b>Depositor's Name:</b>	Mr Rajib Ghosh
<b>Address:</b>	6 old post office street, Calcutta High Court, Kolkata- 700001
<b>Mobile:</b>	9073475197
<b>Period From (dd/mm/yyyy):</b>	05/11/2025
<b>Period To (dd/mm/yyyy):</b>	05/11/2025
<b>Payment Ref ID:</b>	2002938148/1/2025
<b>Dept Ref ID/DRN:</b>	2002938148/1/2025

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002938148/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	6970 ✓
2	2002938148/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	600 ✓
3	2002938148/1/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300 ✓
<b>Total</b>				<b>7870</b>

**IN WORDS:** SEVEN THOUSAND EIGHT HUNDRED SEVENTY ONLY.



### Major Information of the Deed

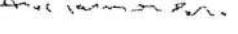
Deed No :	I-1901-09438/2025	Date of Registration	06/11/2025
Query No / Year	1901-2002938148/2025	Office where deed is registered	
Query Date	31/10/2025 12:31:56 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Rajib Ghosh 6, Old Post Office Street, 5th Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9073475197, 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/-	Rs. 45,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 684/- (Article:E, E)		
Remarks			

#### Land Details :

District: Purba Midnapore, P.S:- Kolaghat, Gram Panchayat: KOLA-I, Mouza: Barisha, JI No: 289, Touzi No: 10 Pin Code : 721134

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-140	RS-63	Bastu	Bastu	12 Dec	1/-	45,00,000/- Property is on Road Adjacent to Metal Road,
	Grand Total :			12Dec	1 /-	45,00,000 /-	

#### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Arup Kumar Pal Son of Mr Mijan Bihari Pal Executed by: Self, Date of Execution: 06/11/2025 , Admitted by: Self, Date of Admission: 06/11/2025 ,Place : Office		 Captured	
	06/11/2025	LTI 06/11/2025		06/11/2025
	35 Arupara, Puillya, Jagacha., City:- Not Specified, P.O:- Jagacha, P.S:-JAGACHHA, District:- Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: AExxxxxxx0E, Aadhaar No: 46xxxxxxxx0762, Status :Individual, Executed by: Self, Date of Execution: 06/11/2025 , Admitted by: Self, Date of Admission: 06/11/2025 ,Place : Office			

2	Name	Photo	Finger Print	Signature
	<b>Shri Arindam Pal</b> <b>(Presentant )</b> Son of Mr Arup Kumar Pal Executed by: Self, Date of Execution: 06/11/2025 , Admitted by: Self, Date of Admission: 06/11/2025 ,Place : Office	 06/11/2025	 Captured LTI 06/11/2025	 06/11/2025
Puillya Arupara, Haora Corporation, Unsani., City:- Howrah, P.O:- Jagacha, P.S:-JAGACHHA, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: CTxxxxxxxx0F, Aadhaar No: 67xxxxxxxxx7237, Status :Individual, Executed by: Self, Date of Execution: 06/11/2025 , Admitted by: Self, Date of Admission: 06/11/2025 ,Place : Office				

#### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>S&amp;P Constructions</b> 30, Mohan Bagan Lane, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AFxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Name</b> <b>Photo</b> <b>Finger Print</b> <b>Signature</b>
	<b>Shri Subrata Nayok</b> Son of Mr Bibhuti Bhushan Nayok Date of Execution - 06/11/2025, , Admitted by: Self, Date of Admission: 06/11/2025, Place of Admission of Execution: Office
	 Nov 6 2025 1:03PM
	 Captured LTI 06/11/2025
	Metro Heights, 114, Dr. Lal Mohan Bhattacharjee Road, Philips More,, City:- Kolkata, P.O:- Entaly, P.S:- Entaly, District:-Kolkata, West Bengal, India, PIN:- 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: ABxxxxxxxx5L, Aadhaar No: 37xxxxxxxxx0006 Status : Representative, Representative of : S&P Constructions (as Partner)
2	<b>Name</b> <b>Photo</b> <b>Finger Print</b> <b>Signature</b>
	<b>Shri Prithvish Paul</b> Son of Mr Partha Pratim Paul Date of Execution - 06/11/2025, , Admitted by: Self, Date of Admission: 06/11/2025, Place of Admission of Execution: Office
	 Nov 6 2025 1:03PM
	 Captured LTI 06/11/2025

Dinanath Bhawan, North Mouri, Pal Para, City:- Howrah, P.O:- Andul Mouri, P.S:-DOMJUR, District:- Howrah, West Bengal, India, PIN:- 711302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX3 , PAN No.: GAxxxxxx8E, Aadhaar No: 81xxxxxxxx2812 Status : Representative, Representative of : S&P Constructions (as Partner)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Pradip Halder</b> Son of Mr Debashish Halder Malancha Mahinagar, City:- Rajpur-sonarpur, P.O:- Malancha Mahinagar, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145			
	06/11/2025	06/11/2025	06/11/2025
Identifier Of Shri Arup Kumar Pal, Shri Arindam Pal, Shri Subrata Nayok, Shri Prithvish Paul			

#### Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Arup Kumar Pal	S&P Constructions-6 Dec
2	Shri Arindam Pal	S&P Constructions-6 Dec

#### Land Details as per Land Record

District: Purba Midnapore, P.S:- Kolaghat, Gram Panchayat: KOLA-I, Mouza: Barisha, JI No: 289, Touzi No: 10 Pin Code : 721134

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 140, RS Khatian No:- 63		Shri Arup Kumar Pal

**Endorsement For Deed Number : I - 190109438 / 2025**

**On 06-11-2025**

**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 12:47 hrs on 06-11-2025, at the Office of the A.R.A. - I KOLKATA by Shri Arindam Pal , one of the Executants.

**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 45,00,000/-

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

Execution is admitted on 06/11/2025 by 1. Shri Arup Kumar Pal, Son of Mr Mijan Bihari Pal, 35 Arupara, Puillya, Jagacha., P.O: Jagacha, Thana: JAGACHHA, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business, 2. Shri Arindam Pal, Son of Mr Arup Kumar Pal, Puillya Arupara, Haora Corporation, Unsani., P.O: Jagacha, Thana: JAGACHHA, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Service

Indetified by Mr Pradip Halder, , , Son of Mr Debashish Halder, Malancha Mahinagar, P.O: Malancha Mahinagar, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Student

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

Execution is admitted on 06-11-2025 by Shri Subrata Nayok, Partner, S&P Constructions (Partnership Firm), 30, Mohan Bagan Lane, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004

Indetified by Mr Pradip Halder, , , Son of Mr Debashish Halder, Malancha Mahinagar, P.O: Malancha Mahinagar, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Student

Execution is admitted on 06-11-2025 by Shri Prithvish Paul, Partner, S&P Constructions (Partnership Firm), 30, Mohan Bagan Lane, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004

Indetified by Mr Pradip Halder, , , Son of Mr Debashish Halder, Malancha Mahinagar, P.O: Malancha Mahinagar, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Student

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 684.00/- ( E = Rs 600.00/- ,I = Rs 55.00/- ,M (a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by , by Cash Rs 84.00/-, by online = Rs 600/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/11/2025 7:57PM with Govt. Ref. No: 192025260326572028 on 05-11-2025, Amount Rs: 600/-, Bank: SBI EPay ( SBIEPay), Ref. No. 5635296276133 on 05-11-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by , by Stamp Rs 50.00/-, by online = Rs 6,970/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 485, Amount: Rs.50.00/-, Date of Purchase: 13/10/2025, Vendor name: S DEB  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/11/2025 7:57PM with Govt. Ref. No: 192025260326572028 on 05-11-2025, Amount Rs: 6,970/-, Bank:  
SBI EPay ( SBIEPay), Ref. No. 5635296276133 on 05-11-2025, Head of Account 0030-02-103-003-02



**Pradipta Kishore Guha**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2025, Page from 330711 to 330743

being No 190109438 for the year 2025.



SS

Digitally signed by SEMANTI SIKDAR  
Date: 2025.12.18 15:47:43 +05:30  
Reason: Digital Signing of Deed.

(Semanti Sikdar) 18/12/2025

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.