

12/2/26

I-1274/2026



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M 904881

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

Addl. Dist. Sub Registrar
Kalyani, Nadia

0 MAR 2026

10/03/26
01:48 P.M.
Q-2-585183/26

Addl. Dist. Sub Registrar
Kalyani, Nadia

DEVELOPMENT AGREEMENT

LC/...

This Deed of DEVELOPMENT AGREEMENT is made on this 10th day of March 2020.

BETWEEN

SRI MAHADEB GHOSH (PAN- AMGPG0822L, AADHAR NO. 5941 1535 0302) Late Dashurathi Ghosh, by Occupation – Retired, residing at B-10/52, 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 be excluded by or repugnant to the context of being deemed to mean and include his heirs or heirs executors, successors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

"SIDDHI VINAYAK CONSTRUCTION" (PAN- AEQFS0443B) 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, AADHAR NO. 3895 2627 2212), 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**, (PAN- AEOPA4090A, AADHAR NO. 2663 2971 8299), S/O- SRI LAKSHI PRASAD PANSARI, residing at B-13/2, P.O. & P.S. Kalyani, Dist. Nadia, Pin- 741235, West Bengal, by Occupation- Business, by Religion- Hindu, by Nationality- Indian, **3) SRI ASHUTOSH SARKAR**, (PAN- CBDPS1824F, AADHAR NO. 2202 5754 9700), 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 be excluded by or repugnant to the context of being deemed to mean and include their heirs or heirs executors, successors, administrators, legal representatives and assigns) of the **SECOND PART.**



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

WHEREAS the original allottee Sri Jitendra Chandra Raha had applied to the Governor of West Bengal on 04/12/1960 for grant of lease of a Plot No. 52 in the Sub Block - B-10, Block - B, in the township of Kalyani, more particularly described in the scheduled below, which was duly accepted by the Government on 20/07/61. The said allottee had paid dues towards the premium/salami payable to the Govt.

WHEREAS the original allottee Sri Jitendra Chandra Raha while in possession of the said property transferred his lease hold right title and interest in respect of the below scheduled property to Miss Noreen Ethel Gade by a registered Deed Of Assignment which was registered in Book No. I, Volume No - 61, Pages 252 to 255 Being No. 1771 for the year 1975 in the office of the Registrar Of Assurance Calcutta.

WHEREAS while in possession of the said property Miss Noreen Ethel Gade transferred her lease hold right title and interest in respect of the below scheduled property to Smt Rama Guha by a registered Deed Of Assignment which was registered in Book No. I, Volume No - 203, Pages 136 to 142, Being No. 4045 for the year 1981 in the office of the Registrar Of Assurance Calcutta,

AND WHEREAS an Indenture of Lease was registered by and between the Governor of West Bengal and said lessee Smt Rama Guha on 18/10/96 in Book No. I, Volume No 26, Pages 303 to 318, Being No. 2020 for the year 1996 in the office of the Additional District Sub Registrat, Kalyani, Nadia for a lease of Plot No. 52 in the Sub Block -B-10, Block - B, of the Kalyani Township in the Sub-Division of Kalyani, District- Nadia hereinafter described in the schedule hereunder written was granted by the Governor of West Bengal to Smt Rama Guha for a period of 999 years, 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 said Smt Rama Guha while in possession of the said property died intestate and Sri Suman Kumar Guha inherited her immovable property vide order no. 2341/B-10/52 Dated: 24/12/13 of Estate Manager Kalyani, on the basis of Probate Will being Misc. Case No.74/07 (Probate).

WHEREAS after obtaining permission from the Government Sri Suman Kumar Guha transferred his lease hold right title and interest in respect of the below scheduled property to the present owner of the below scheduled property Sri Mahadeb Ghosh by a registered Deed Of Transfer which was registered in Book No. 1, Volume No – 1303-2015, Pages 5705 to 5722 Being No. 130301868 for the year 2015 in the office of the Additional District Sub Registrar, Kalyani, Nadia.

AND WHEREAS thereafter said Sri Mahadeb Ghosh took possession of the said property and mutated his name in the record of the Estate Manager Kalyani and Kalyani Municipality in respect of the said property measuring 06 (Six) Cottahs, 02 (Two) Chataks and 43 (Forty Three) Square Feet situated and being built house No. B-10/52 lying and situated at Kalyani, being Plot No. 52 in the Sub Block: B-10, Block – B, in the Town of Kalyani township developed by the Government of West Bengal within the jurisdiction of Sub-Divisional and office of the Additional District Sub-Registrar at Kalyani, Police Station – Kalyani, in the District of Nadia of the Krishnanagar Collectorate, which is morefully described in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS the STATE GOVERNMENT, hereby introduced West Bengal Land Conversion (Leasehold land to Freehold) Scheme, 2022, and in pursuance of such Scheme the Government of West Bengal issued a Gazette Notification vide No. 1902-UDMA-24011(15)/52/ 2023 GENL-SEC dated 17th day of November, 2023, the details of which has been mentioned in the said Scheme read with Notification No. 946/UDMA-22012(11)/13/2024-ESTT-TCP SEC Dept. of UDMA dated 11th June, 2024.

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AND WHEREAS Sri Mahadeb Ghosh applied 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-22012(110/13/2024-ESTT-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 19/09/2025 in favour of Sri Mahadeb Ghosh, which was registered on 22/09/25 in Book No. 1, Volume No – 1303-2025, Pages 78874 to 78895 Being No. 130304515 for the year 2025 in the Additional District Sub-Registrar's office of Kalyani, Nadia.

AND WHEREAS in the aforesaid manner Sri Mahadeb Ghosh became the sole owner of the said landed property measuring 06 (Six) Cottahs, 02 (Two) Chataks and 43 (Forty Three) Square Feet situated and being built house No. B-10/52 lying and situated at Kalyani, being Plot No. 52 in Sub-Block No. B-10 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 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 the Landowner has decided to place the responsibility to a competent Developer to raise construction of the multi-storied building over the said

Ghosh

land measuring 06 (Six) Cottahs, 02 (Two) Chataks and 43 (Forty Three) Square Feet which is morefully described in the **FIRST SCHEDULE** hereunder written upon demolishing the existing old building.

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 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

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authorities shall be prepared by the Developer on behalf of the Land Owner at the Developer's own costs and expenses.

(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 his 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

Signature
Date

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.

(10) That in consideration of the Developer construction and/or developing the said premises and handing over the possession to the Land Owner being his 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 their 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 flats 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 flats in favor of SRI MAHADEB GHOSH.

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

(13) 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.

(14) 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

S. Ghosh
Adv

Financial Institutions, intending purchasers and / or other Government authorities, for verification, as asked by the Developer, when necessary.

(19) 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.

(20) 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.

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

(22) 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.

(23) During the construction period of the proposed building, the Developer shall provide alternative rented accommodation to the landowner till the delivery of physical possession of his allocated flats in the proposed building to be newly built till in complete habitable condition and the rent of the alternative accommodation will be up to Rs. 10,000/- (Rupees Ten Thousand) only.

(24) 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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(25) 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.

(26) The Developer will be liable to provide a common electric meter of the newly proposed building in their 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.

(27) 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.

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. 75,00,000/- (Rupees Seventy Five lakh) only to the Land Owner as per Third Schedule of this Agreement.

Signature
Date

- 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 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 Owner, 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.

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 PROPERTY)

ALL THAT piece or parcel of land situated thereon land **06 (Six) Cottahs, 02 (Two) Chataks and 43 (Forty Three) Square Feet** to be the same a little more or less including dwelling house having **1840 Sq.Ft.** on the Ground Floor, being **Holding No. 52 in the Sub Block -B-10, Block - B** in the 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 - 40 ft wide Road. B10(R) Arterial Road

On the East by - Plot No: B-10/53.

On the South by - Plot No: B-10/61.

On the West by - Plot No: B-10/51.

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

The Land Owner of this Development Agreement will get **(1) One 2BHK flat (North-West Facing) measuring Carpet Area of Flat 600 square feet, Covered Area of Flat 718 square feet, Super Built Up Area of Flat 900 square feet on the Second Floor** along with **100 Sq.Ft.** covered car parking area on the ground floor

Shashi
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(2) One 3BHK flat (North-East Facing) measuring Carpet Area of Flat 690 square feet, Covered Area of Flat 830 square feet, Super Built Up Area of Flat 1040 square feet on the Second Floor along with 100 Sq.Ft. covered car parking area on the ground floor (3) One 2BHK flat (South-East Facing) measuring Carpet Area of Flat 490 square feet, Covered Area of Flat 572 square feet, Super Built Up Area of Flat 715 square feet on the Second Floor and (4) One 2BHK flat (South-West Facing) measuring Carpet Area of Flat 490 square feet, Covered Area of Flat 572 square feet, Super Built Up Area of Flat 715 square feet on the Second 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 has paid a sum of Rs. 75,00,000/- (Rupees Seventy Five 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 under indicated impartible proportionate share or interest in the land underneath the said residential flats, commercial shops, office spaced, 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

H. J. Jadhav
2024

come thereafter, save and except the Land Owner's allocation as more fully described in the Second Schedule of this Agreement.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION)

- (i) Kitchen and toilet floors are tiles (Johnson 18" * 12" @ Rs. 38 per sqfts.).
- (ii) Floor of other rooms are made by floor tiles (Johnson Vitrified 48" * 24" @ Rs. 53 per sqfts).
- (iii) Inside wall of every rooms are coated with primer and wall putty.
- (iv) PVC pipe line in all toilets and kitchen.
- (v) All frames made up of quality Malaysia Sal/Tata Neu frame.
 - a) Door 4" * 2.5" size.
 - b) Main door & inside door will be of teakwood of 35 mm with fittings.
 - c) UPVC window.
 - d) Door of toilets PVC type with PVC frame.
- (vi) Outside paint will be plain weather coat.
- (vii) Rod: ISI standard THERMOCON/ELEGANT/SHYAM.
- (viii) Cement: DALMIA/JSW/KONARK.
- (ix) Bricks: Bricks of the flats are of 1st quality.
- (x) Kitchen platform made with black stone. Tiles up to 4 feet height from platform. Granite on the top of black stone
- (xi) Toilets tiles will be 7' height. Two commodes (White base ceramic). Wall mixture will be fitted in common toilet.
- (xii) Stainless steel sink will be provided for kitchen.
- (xiii) A basin will be fitted in drawing/dining room (White base ceramic).
- (xiv) Staircase will be fitted with granite & tiles along with stainless steel railing.
- (xv) All flats have concealed wiring with FINOLEX wire and 40 numbers electric points in 3 BHK flats & 30 numbers electric points in 2 BHK flats with ANCHOR SWITCH are to be fitted on the wall (2 AC point in 3 BHK flats

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2024

and 1 ac point in 2 BHK flats), 1 Geyser point and 3 nos of 15 AMP Plug point besides other normal points).

- (xv) Lift facility (With auto rescue device) will be available
- (xvi) Garage facility for two wheelers for free and four wheelers (Paid)
- (xvii) 24-hour power back up through Generator facility with limited connection in all the flats.
- (xviii) Transformer will be provided.

N.B.: The layout and specification given above are tentative and subject to minor alteration / modification on account of technical reason without any reference. Any changes/alteration in the above specification will incur extra cost/charges.

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) Silence DG set of 25KVA.
- (xi) Open space including roof, other common spaces except covered garage for four wheelers.
- (xii) Lift.

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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.

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"

Mahadeb Ghosh

SIGNED, SEALED AND DELIVERED BY THE "DEVELOPERS"

SIDDHI VINAYAK CONSTRUCTION

Anil Kumar Das

Partner

SIDDHI VINAYAK CONSTRUCTION

S. S. S. S. S.

Partner

Sunil Kumar

Partner

IN THE PRESENCE OF:

1. Ananya Ghosh
B-16/209
Kalyani- 741235

Prepared and Drafted by :-

Sourav Ghosh

(Sourav Ghosh)

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

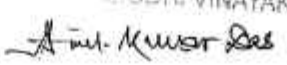
MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer the within mentioned sum of Rs.75,00,000/- (Rupees Seventy Five Lakh) only being the consideration money in full payable under these presents.

Sl. No.	By Cash/Cheque No.	Drawn On	Amount
01.	Cheque No. 911234	S.B.I	1,00,000/-
02.	Cheque No. 365784	S.B.I	24,00,000/-
03.	Cheque No. 365785	S.B.I	5,00,000/-
04.	Cheque No. 365813	S.B.I	10,00,000/-
05.	Cheque No. 365814	S.B.I	20,00,000/-
06.	Cheque No. 365815	S.B.I	7,50,000/-
07.	TDS @ 10%		7,50,000/-

Rs. 75,000,00/-

(Rupees Seventy Five lakh) only

BIDDHI VINAYAK CONSTRUCTION

 Partner

A. L. L. S. L.
 Partner

BIDDHI VINAYAK CONSTRUCTION

Sunit Pannu
 Partner

Mahadeb 42032
LAND OWNER

DEVELOPERS

SPECIMEN FROM FOR TEN FINGERPRINTS

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



Mahadeb Ghos

Above given finger impression of me and attested by me Mahadeb Ghos

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



Anil Kumar Das

Above given finger impression of me and attested by me

Anil Kumar Das

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



Sumit Kumar

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

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



Ashutosh Saha

Above given finger impression of me and attested by me



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



192025260508436218

GRN Details

GRN:	192025260508436218	Payment Mode:	SBI Epay
GRN Date:	10/03/2026 11:36:08	Bank/Gateway:	SBIPay Payment Gateway
BRN :	5679042956313	BRN Date:	10/03/2026 11:36:27
Gateway Ref ID:	1173373694	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	100320262050843620	Payment Init. Date:	10/03/2026 11:36:08
Payment Status:	Successful	Payment Ref. No:	2000585183/3/2026
[Query No** Query Year]			

Depositor Details

Depositor's Name:	Ms SIDDHI VINAYAK CONSTRUCTION
Address:	KALYANI
Mobile:	9830222404
Period From (dd/mm/yyyy):	10/03/2026
Period To (dd/mm/yyyy):	10/03/2026
Payment Ref ID:	2000585183/3/2026
Dept Ref ID/DRN:	2000585183/3/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount ()
1	2000585183/3/2026	Property Registration- Stamp duty	0030-02-103-003-02	35011
2	2000585183/3/2026	Property Registration- Registration Fees	0030-03-104-001-16	75400
3	2000585183/3/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 110711

IN WORDS: ONE LAKH TEN THOUSAND SEVEN HUNDRED ELEVEN ONLY.

Major Information of the Deed

Deed No :	I-1303-01274/2026	Date of Registration	10/03/2026
Query No / Year	1303-2000585183/2026	Office where deed is registered	
Query Date	04/03/2026 7:41:17 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 : 75,00,000/-]		
Set Forth value	Market Value		
Rs. 75,00,000/-	Rs. 1,94,99,916/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,011/- (Article:48(g))	Rs. 75,400/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

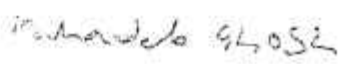
District: Nadia, P.S:- Kalyani, Municipality: KALYANI, Road: Block-B10(R) Arterial Road, Mouza: Block-B10(R), JI No: 0, Pin Code : 741235

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-52		RentFree Viti/Bastu (Freehold)	RentFree Viti/Bastu (Freehold)	6 Katha 2 Chatak 43 Sq Ft	60,00,000/-	1,79,99,916/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					10.2048Dec	60,00,000 /-	179,99,916 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1840 Sq Ft.	15,00,000/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1840 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1840 sq ft	15,00,000 /-	15,00,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr MAHADEB GHOSH (Presentant) Son of Late DASHURATHI GHOSH Executed by: Self, Date of Execution: 10/03/2026 , Admitted by: Self, Date of Admission: 10/03/2026 ,Place : Office	Photo  10/03/2026	Finger Print  Captured LTI 10/03/2026	Signature  10/03/2026
B-10/52 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth: XX-XX-1XX4 , PAN No.: AMxxxxxx2L, Aadhaar No: 59xxxxxxxx0302, Status :Individual, Executed by: Self, Date of Execution: 10/03/2026 , Admitted by: Self, Date of Admission: 10/03/2026 ,Place : Office				

Developer Details :

Sl 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 :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr AMIT KUMAR DAS Son of Mr AJIT KUMAR DAS Date of Execution - 10/03/2026, , Admitted by: Self, Date of Admission: 10/03/2026, Place of Admission of Execution: Office	Photo  Mar 10 2026 2:12PM	Finger Print  Captured LTI 10/03/2026	Signature  10/03/2026
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.: AXxxxxxx1F, Aadhaar No: 38xxxxxxxx2212 Status : Representative, Representative of : SIDDHI VINAYAK CONSTRUCTION (as PARTNER)				

2	Name Mr SUMIT PANSARI Son of Mr LAKHI PRASAD PANSARI Date of Execution - 10/03/2026, , Admitted by: Self, Date of Admission: 10/03/2026, Place of Admission of Execution: Office	Photo  Mar 10 2026 2:13PM	Finger Print  Captured LTI 10/03/2026	Signature  10/03/2026
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: 26xxxxxxxx8299 Status : Representative, Representative of : SIDDHI VINAYAK CONSTRUCTION (as PARTNER)				
3	Name Mr ASHUTOSH SARKAR Son of Mr ASHISH KUMAR SARKAR Date of Execution - 10/03/2026, , Admitted by: Self, Date of Admission: 10/03/2026, Place of Admission of Execution: Office	Photo  Mar 10 2026 2:13PM	Finger Print  Captured LTI 10/03/2026	Signature  10/03/2026
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: 22xxxxxxxx9700 Status : Representative, Representative of : SIDDHI VINAYAK CONSTRUCTION (as PARTNER)				

Identifier Details :

Name 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	Photo  10/03/2026	Finger Print  Captured 10/03/2026	Signature  10/03/2026
Identifier Of Mr MAHADEB GHOSH, 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 MAHADEB GHOSH	SIDDHI VINAYAK CONSTRUCTION-10.2048 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr MAHADEB GHOSH	SIDDHI VINAYAK CONSTRUCTION-1840.00000000 Sq Ft

Endorsement For Deed Number : I - 130301274 / 2026

On 10-03-2026

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

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

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

Presented for registration at 13:48 hrs on 10-03-2026, at the Office of the A.D.S.R. KALYANI by Mr MAHADEB GHOSH, 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 1,94,99,916/-.

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

Execution is admitted on 10/03/2026 by Mr MAHADEB GHOSH, Son of Late DASHURATHI GHOSH, B-10/52 KALYANI, P.O: KALYANI, Thana: Kalyani, Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Retired Person

Indetified 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 10-03-2026 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

Indetified 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 10-03-2026 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

Indetified 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 10-03-2026 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

Indetified 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 75,400.00/- (B = Rs 75,000.00/- , E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 75,400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/03/2026 11:36AM with Govt. Ref. No: 192025260508436218 on 10-03-2026, Amount Rs: 75,400/-,
Bank: SBI EPay (SBIEPay), Ref. No. 5679042956313 on 10-03-2026, 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 212, Amount: Rs.5,000.00/-, Date of Purchase: 10/03/2026, Vendor name: S K Sen

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/03/2026 11:36AM with Govt. Ref. No: 192025260508436218 on 10-03-2026, Amount Rs: 35,011/-,
Bank: SBI EPay (SBlePay), Ref. No: 5679042956313 on 10-03-2026, Head of Account 0030-02-103-003-02



Debjani Halder
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 1303-2026, Page from 40253 to 40280

being No 130301274 for the year 2026.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2026.03.11 17:07:44 +05:30 'V'
Reason: Digital Signing of Deed.

(Debjani Halder) 11/03/2026

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.