

S-01104

1076/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 190581

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**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** is made on this 10<sup>th</sup> day of February, 2025 (Two Thousand and Twenty Five);

**BETWEEN**

Witnessed that the document is admitted for registration. The Signature sheet and the instrument sheets attached with this document are the part of this document.

District Sub-Registrar  
Medinipur, South 24 Parganas

10 FEB 2025

S.L. No. 292 Date 05/02/2025  
Name Mr. Debduita Roy  
Address 107, Green Park, P.S - Sonarpur  
Value 50/- Kol - 700103

Govt. Stamp Vender  
DEBPRASAD BISWAS  
Sonarpur A.D.S.R.O., Kol -150



Adol. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

10 FEB 2025

Pranab Kumar Roy (Advocate)  
S/o Mr. Anil K. Roy  
High Court, Calcutta  
P.O. - G.P.O., P.S. - Horse Street  
Kol - 700001

(1) **MR. SHYAM SUNDAR DAS, PAN NO. AECPD2045N & AADHAAR NO. 8629 6593 9432**, son of Late Jibon Krishna Das **and (2) MRS. LATIKA DAS, PAN NO. ADOFD5819M, AADHAAR NO. 4103 0543 3433**, wife of Shyam Sundar Das, both by Faith – Hindu, by Nationality – Indian, by Occupation – Business and Home maker respectively, both are residing at 32, Dixon Lane, Post Office- Entally, Police Station- Muchipara, Kolkata – 700014, hereinafter called and referred to as the **“OWNERS”** (which expression shall unless otherwise excluded by or repugnant to the subject of context be deemed to mean and include their respective heirs, executors, administrators, legal representatives successors and assigns) of the **ONE PART**.

**A N D**

**STARWOOD REAL ESTATE**, having **PAN NO. AFCFS5683J**, a partnership firm, having its place of business at LOKENATH APARTMENT, 107, Green Park, Post Office and Police Station- Narendrapur, Kolkata – 700 103 in the District of South 24 Parganas, being represented by its partners **(1) MR. DEBDUTTA ROY, PAN NO. AJCPR7504H, AADHAAR NO. 8496 6537 3850**, son of Debi Prasad Roy, by religion – Hindu, by occupation – Business, by Nationality – Indian, residing at LOKENATH APARTMENT, Flat No. 4, 2<sup>nd</sup> floor, 107, Green Park, Post Office and Police Station- Narendrapur, Kolkata – 700 103 in the District of South 24 Parganas and **(2) Ms. ANAMIKA GHOSH, PAN NO. AUMPG6220A, AADHAAR NO. 6043 6306 7173**, daughter of Late Moloy Ghosh, by religion – Hindu, by occupation – Business Nationality – Indian, resident of NARENDRAPUR COMPLEX, 144, N.S Road, Post Office and Police Station- Narendrapur, Kolkata – 700 103 in the District of South 24 Parganas, hereinafter referred to and called for as the **“DEVELOPER”** (which terms of expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, legal representatives, administrators and assigns) of the **OTHER PART**.

The Owners and the Developer are hereinafter individually referred to as the **“Party”** and jointly as **“Parties”**.

**WHEREAS** by a registered sale deed dated 06.10.1993 made between Smt. Renuka Barman as purchaser purchased all that pieces and parcels of land admeasuring more or less 5 Cottahs, being Scheme Plot No.172, lying and situate at Mouza – Jagannathpur, J.L. No. 51, Re. Sa. No. 44, Touzi No. 271, comprised in R.S Dag Nos. 532 & 533 appertaining to R.S Khatian No. 244, 266, Police Station- Sonarpur in the District South 24-Parganas from the erstwhile owner therein Sri Ranjit Roy at a valuable consideration mentioned therein. The said deed was duly registered in the office of Sub-Registry office at Sonarpur, South 24 Parganas and recorded in Book No.I, Volume No. 101, Pages 116 to 122, Being No. 7200 for the year 1993.



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**AND WHEREAS** on such purchase, said Smt. Renuka Barman became the sole, absolute and legal owner of the aforesaid land measuring more or less 5 Cottahs, being Scheme Plot No.172, lying and situate at Mouza - Jagannathpur, J.L. No. 51, Re. Sa. No. 44, Touzi No. 271, comprised in R.S Dag Nos. 532 & 533 appertaining to R.S Khatian No. 244, 266, Police Station- Sonarpur in the District South 24-Parganas and was in lawfully seized and possessed thereof, free from all encumbrances, lien, charges, attachments whatsoever and during her peaceful possession, said Smt. Renuka Barman as lawful owner sold, transferred, conveyed her right, title, interest and possession of the aforesaid landed property unto and in favour of Sri Goutam Prasad Ganguly and Sri Gourab Prasad Ganguly, both sons of Sri Gokul Prasad Ganguly by a registered sale deed dated 15.10.1999, duly registered in the office of Addl. District Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No.I, Volume No. 114, Pages 157 to 162, Being No. 6906 for the year 1999 at a valuable consideration mentioned therein. Thus they, became the sole, absolute and legal joint owners, were in lawfully seized and possessed thereof, free from all encumbrances, lien, charges, attachments whatsoever.

**AND WHEREAS** said Sri Goutam Prasad Ganguly and Sri Gourab Prasad Ganguly, both sons of Sri Gokul Prasad Ganguly as lawful joint owners and possessors, jointly sold, transferred, conveyed their right, title, interest and possession of the aforesaid landed property unto and in favour of Sri Gokul Chandra Das, son of Lt. Narendra Nath Das and Smt. Annapurna Das, wife of Sri Gokul Chandra Das by a registered sale deed dated 02.05.2002, duly registered in the office of Addl. District Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No.I, Volume No. 53, Pages 348 to 354, Being No. 3267 for the year 2002 at a the valuable consideration mentioned therein. Thus they, became the sole, absolute and legal joint owners, were in lawfully seized and possessed thereof, free from all encumbrances, lien, charges, attachments whatsoever.

**AND WHEREAS** during their peaceful possession, said Sri Gokul Chandra Das, son of Lt. Narendra Nath Das and Smt. Annapurna Das, wife of Sri Gokul Chandra Das as lawful joint owners and possessors, jointly sold, transferred, conveyed their right, title, interest and possession of the aforesaid landed property unto and in favour of Sri Shyam Sundar Das son of Lt. Jibon Krishna Das and Smt. Latika Das, wife of Sri Shyam Sundar Das by a registered sale deed dated 14.08.2023, duly registered in the office of Addl. District Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No.I, Volume No. 1608-2023, Pages 139017 to 139039, Being No. 07012 for the year 2023 at a the valuable consideration mentioned therein and due to some inadvertent mistakes crept in the said deed said Sri Gokul Chandra Das, son of Lt. Narendra Nath Das and Smt. Annapurna Das, wife of Sri Gokul Chandra Das rectified the same by executed a registered Deed of Declaration on 11.06.2024 unto and in favour of said Sri Shyam Sundar Das son of Lt. Jibon Krishna Das and Smt. Latika Das, wife of Sri Shyam Sundar Das. The said Declaration deed has



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been registered in the office of Addl. District Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No.I, Volume No. 1608-2024, Pages 92466 to 92481, Being No. 04851 for the year 2024.

**AND WHEREAS** in the manner aforesaid, the said Sri Shyam Sundar Das son of Lt. Jibon Krishna Das and Smt. Latika Das, wife of Sri Shyam Sundar Das become the sole, absolute and lawful joint owners all that pieces and parcels of land admeasuring ~~more~~ more or less 5 Cottahs, being Scheme Plot No.172, lying and situate at Mouza – Jagannathpur, J.L. No. 51, Re. Sa. No. 44, Touzi No. 271, comprised in R.S Dag Nos. 532 & 533, L.R Dag No. 620 appertaining to R.S Khatian No. 244, 266, within the limits of Rajpur-Sonarpur Municipality, Police Station- Sonarpur in the District South 24-Parganas and are presently in peaceful, un-disputed and un-encumbered possession of the same and recorded their names in L.R records of right, having L.R Khatian Nos. 2765 and 2766 and also mutated their names before Rajpur-Sonarpur Municipality, ward no. 08, being Holding No. 731, Kusumba, vide Assessment No. 1104302082842, more particularly mentioned in the “SCHEDULE A” hereunder written (hereinafter referred as “SAID PREMISES”) .

**AND WHEREAS** the owners herein decided to presently develop the said premises, for increased financial consideration and benefits subject to the terms and conditions mentioned herein, agreed to collaborate with the Developer with considerable experience for developing the said premises.

**AND WHEREAS** the Developer has been engaged in the business of development of land and real estate and have considerable experience in the said business.

**AND WHEREAS** the owners have assured and represented and hereby reiterates to the Developer that they have full authority, permission(s) and right(s) to enter into any collaboration, agreements or arrangements with respect to the said premises and that the said premises is free from all or any encumbrances, charges, Mortgage(s), claim(s), demand(s), due(s), gift(s), lien(s) or any family or other disputes whatsoever.

**AND WHEREAS** the Parties are desirous of entering into the instant Agreement in order to record the terms and conditions mutually agreed to between them for development of the said premises into building/buildings.

**NOW THIS AGREEMENT WITNESSETHE AS UNDER:-**

**DEFINITIONS**

In this Agreement, the following words and expressions shall, unless repugnant to the context or meaning thereof, have the meaning hereinafter respectively ascribed to them hereunder :



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**“Agreement”** means Agreement and includes any amendments hereto made in accordance with the provisions hereof.

**“Applicable Law”** means all laws in force and effect as of the date hereof and which may be promulgated or brought into force and effect hereinafter in India/State of West Bengal including judgements, decrees, injunctions, writs of or orders of any Court of Record, as may be in force and effect during the subsistence of this Agreement applicable to the Building/Buildings and the Parties hereto.

**“Arbitration Act”** means the Arbitrations and Conciliation Act, 1996 and shall include any amendment to or any re-enactment thereof as in force from time to time.

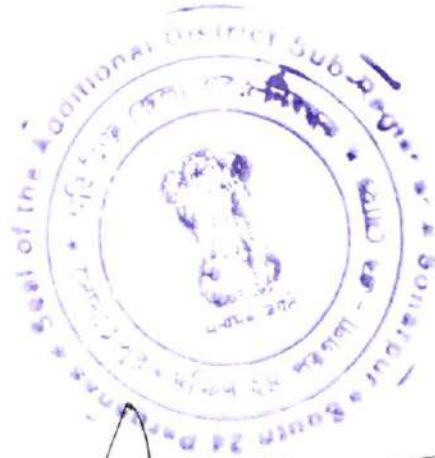
**“Force Majeure”** means and shall be restricted to destruction / damage to the building(s) on account of fire, explosion, flood, storm, lightning, earthquake, (declared or undeclared) or act of terrorism and/or Mob Violence.

**“Governmental Agency”** means Government of India (GOI), Government of West Bengal (GOWB) or any ministry, department, commission, board, authority, instrumentality or agency, under the control of GOI or GOWB having jurisdiction over all or any part of the said land or the performance of all or any of the services or obligations of the DEVELOPER under or pursuant to this Agreement.

**“the said premises”** means **ALL THAT** pieces and parcels of Bastu land admeasuring more or less 5 Cottahs, being Scheme Plot No.172, lying and situate at Mouza – Jagannathpur, J.L. No. 51, Re. Sa. No. 44, Touzi No. 271, comprised in R.S Dag Nos. 532 & 533, L.R Dag Nos. 620 appertaining to R.S Khatian No. 244, 266, L.R Khatian Nos.1129, 1130 (old), 2765, 2766 (new), within the limits of Rajpur-Sonarpur Municipality, Ward No. 08, being Holding No.731, Kusumba, Kolkata – 700 150, under the jurisdiction of Police Station and Additional District Sub-Registrar-Sonarpur in the District South 24-Parganas.

**“the Building”** means one residential cum commercial multi-storied building with lift facility under the name and style of **“STARWOOD BLOOMING BUD”** to be built over the scheduled land including facilities of common usages, paved access ways, utilities and services like power supply, water supply, drainage, sanitation, fire-fighting facilities as per building sanction plan that may be approved by the competent authorities.

**“the units/ spaces”** means and include the flats/shops/garages and other saleable spaces to be constructed on the said land.



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**“the saleable area”** means the space in the said proposed Building available for independent use and occupation including common portions and/or common facilities (i.e. Super built-up area).

**“the plan”** mean the Building Plan to be sanctioned/ modified by the Rajpur-Sonarpur Municipality and shall include any amendments, variations, modifications, alteration thereof on approval of the competent authority.

**“the architect”** mean any duly qualified person or persons, firm or firms having proper License to undertake construction work to be appointed by the Developer for construction of the said proposed Building in the said property as per the said proposed Sanctioned Building Plan.

**“the advocate”** mean **M/S. ROY AND ASSOCIATES**, Advocate & Law Consultant, VICTORIA PLAZA, Unit No. UG-32, 1<sup>st</sup> floor, 385, Garia Main Road, (Hindusthan More), Kolkata- 700 084, M-9836306028, email :- pranabkumarroy1982@gmail.com, appointed by the developer only for their legal assistance in respect of the said property

The Parties have agreed on the basic scheme for the development of the said land, and on their respective responsibilities, rights and obligations as under:

**THE OWNERS DECLARE AS FOLLOWS :**

- a) THAT the owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said premises.
- b) THAT the said premises is free from all encumbrances and the owners have a marketable title in respect of the said premises.
- c) THAT there is no excess vacant land at the said premises within the meaning of the Urban land (Ceiling and Regulation) Act, 1976.
- d) There are no suit and/or proceedings and/or litigation pending in respect of the premises and or any part thereof.

**THE OWNERS AND THE DEVELOPER** declare and covenant as follows :

- a) THAT the owners hereby grant, exclusive right to Developer to undertake new construction on the said premises in accordance with the plan or plans to be sanctioned by the Rajpur - Sonarpur Municipality.
- b) THAT all applications plans and other papers and xerox copy of documents as may be required by the Developer for the purpose of obtaining necessary sanction from the



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appropriate authorities shall be prepared and submitted by the Developer on behalf of the owners at the Developer's cost and expenses.

- c) THAT from the date of signing this agreement, the owners shall deliver the possession of the said premises to the Developer for the purpose of construction of multi-stored building thereon pursuant to the sanctioned building plan and also handed over all the original deeds/documents related to subject property.
- d) THAT upon completion of the new buildings the Developer hand over the possession of the owners' allocation TOGETHER WITH the rights in common facilities and amenities.
- e) THAT the owners and the Developer shall be exclusively entitled to their respective share of allocation of the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the other and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.
- f) THAT the developer shall at its own costs construct and complete the new building at the said premises in accordance with the sanctioned plan duly sanctioned by the Rajpur - Sonarpur Municipality and confirming to such specification as ate mentioned hereunder written.

**THE OWNERS HEREBY AGREED COVENANT WITH THE DEVELOPER** as follows :

- a) NOT to cause any interference or hindrance in the construction of the said building at the said premises by the Developer.
- b) NOT to do any act deed or things whereby the developer may be prevented from selling assigning and/or disposing or any of the Developer's allocation portion in the building at the said premises.
- c) To remain bound to execute all agreement for sale or transfer concerning Developer's allocation and the owners hereby agreed to execute a registered Development Power of Attorney empowering the developer to execute all such agreements for sale or transfer for and on behalf of the owners concerning Developer's allocation of the building at the said premises.

**THE DEVELOPER HEREBY AGREED AND COVENANT WITH THE OWNERS** as follows : -

- a) TO complete the construction of the building within 27 (Twenty Seven) months from the date of this agreement, if the developer fails to complete the building within 27 (twenty



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seven) months, then they will be liable to pay a monthly compensation of Rs. 15,000/- (Rupees Fifteen Thousand only) to the land owners.

- b) NOT to violet or contravene any of the provision or rules applicable for construction of the said building.
- c) NOT to do any act, deed or thing whereby the owners are prevented from enjoying selling assigning and/or disposing of any portion of the owner's allocation in the said building.
- d) TO keep the owners indemnified against all third-party claims and actions arising out of any sorts of act or commission of the Developer in relation to the construction of the said building,
- e) TO keep the owners indemnified against all actions suits costs proceedings and claims that may be arises out of the developer's action with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.

**MUTUAL COVENANT AND INDEMNITIES:**

- i) The owners hereby undertake that the developer shall be entitled to sell the developer's allocation of the proposed building and shall enjoy its allocated space without interference or disturbance, provided, the developer performs and fulfils all terms and conditions herein contained and/or on its part to be observed and performed.
- ii) The Owners hereby declare that they are a good and Marketable title to the said property without any claim, right, title or interest in or of any other person thereof and that they have a good right and title to enter into this Agreement with the Developer.

**LIQUIDATED DAMAGES AND PENALTY:**

- A) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the FORCE MAJESURE condition, i.e. flood, earthquake, riot, war, strom, tempest civil commotion, strike and/or any other act or commission beyond the control of the parties.
- B) That during the stipulated period if the OWNERS die all the legal heirs shall have to abide by all the terms and conditions as within mentioned without raising any objection and then the fresh Development Power of Attorney shall have to be executed by the legal heirs of the present OWNERS in favour of the DEVELOPER as and when they shall be informed, on the contrary if the promoter/Developer dies during the stipulated period as within mentioned the



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legal heirs of the promoter/Developer shall remain liable to complete the proposed construction and shall also abide by the terms and conditions of this agreement.

**JURISDICTION** : - All the Ld. courts within the limits of Baruipur, Alipore, High Court, Calcutta shall have the jurisdiction to entertain and determine all actions suit and proceeding arising out of these presents BETWEEN the parties hereto.

**SCHEDULE "A" ABOVE REFERRED TO**

**(Description of the entire property/said premises)**

**ALL THAT** pieces and parcels of Bastu land admeasuring more or less 5 Cottahs, being Scheme Plot No.172, lying and situate at Mouza – Jagannathpur, J.L. No. 51, Re. Sa. No. 44, Touzi No. 271, comprised in R.S Dag Nos. 532 & 533, L.R Dag Nos. 620 appertaining to R.S Khatian No. 244, 266, L.R Khatian Nos.1129, 1130 (old), 2765, 2766 (new), within the limits of Rajpur-Sonarpur Municipality, Ward No. 08, being Holding No.731, Kusumba, Kolkata – 700 150, under the jurisdiction of Police Station and Additional District Sub-Registrar-Sonarpur in the District South 24-Parganas nearest to Jagannathpur Musalman Para, including all rights of ingress and egress over the Common Passage and all easement rights together with all right, title, interest, possession which is butted and bounded as follows :-

- ON THE NORTH** : By 30 feet wide road;  
**ON THE SOUTH** : By Scheme Plot No. 168 & 169;  
**ON THE EAST** : By Scheme Plot No. 171 ;  
**ON THE WEST** : By Scheme Plot No. 173.

**SCHEDULE "B" ABOVE REFERRED TO**

**(Owner's Allocation)**

**LANDOWNERS' ALLOCATION** :- The Owners shall get 40% of total F.A.R of the proposed multi-storied building. The Developer shall pay total adjustable advance amount of Rs. 18,00,000/- (Rupees Eighteen Lakh) only to the owners/principals out of which Rs. 9,00,000/- (Rupees Nine Lakh) only to Shyam Sundar Das by Cheque No. 000088 dated 07.02.2025 of Bandhan Bank and rest of Rs. 9,00,000/- (Rupees Nine Lakh) only to Latika Das by Cheque No. 000089 dated 07.02.2025 of Bandhan Bank, which will be adjusted @ Rs. 3000/- (Rupees Three Thousand only) per Sq.ft. of super built up area from owners' 40% of the total F.A.R of the proposed multi-storied building and rest allocation of owners will be allocated from first floor and top floor back side, be decided by a separate supplementary agreement after sanction the building plan, to be constructed upon the Schedule 'A' property in accordance with the proposed building sanction plan together



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with undivided proportionate share of land with all right, title, interest and right of easement thereto together with all common amenities and facilities attached thereto.

**(Developers' Allocation)**

**DEVELOPER'S ALLOCATION:** The Developer shall get 60% of total F.A.R of the proposed multi-storied building i.e. excluding the Owners' allocation, be entitled to get the rest constructed area consisting of flat or flats, car parking spaces, shops or any other constructed areas or spaces to be constructed upon the Schedule 'A' property in accordance with the proposed building sanction plan together with undivided proportionate share of land with all right, title, interest and right of easement thereto together with all common amenities and facilities attached thereto.

**SCHEDULE "C" ABOVE REFERRED TO**

**(Description of common areas)**

1. Staircase on all floors, Boundary wall, staircase landings, lift, lift-well, common passage and lobbies on the ground floor and the ultimate roof of the building.
2. Water Pump, water tank, water pipes, underground and overhead reservoir and other plumbing installations.
3. Electrical main meter, wiring (excluding those as are installed for any particular unit).
4. Drainage and sewerage systems.
5. Main gate, water from municipal supply, electric meter for common use for common areas.
6. Such common parts, areas, equipment, installation fittings and spaces as to be specified by the Developer after construction of the building.

**SCHEDULE "D" ABOVE REFERRED TO**

**(Work specification)**

STRUCTURE: R.C.C. Frame Structure as per National Building Code of practices.

FLOORING : All Bed Rooms, Living and Dining Space to be done with Glaze Tiles with 4" Height Skirting to all.

TOILETS and W.C : Floors to be Anti skid tiles, approved quality and brand up to door height on the walls and also have one light point, one exhaust point, one tap, one commode and one hand shower.



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DOOR: Main Door to be factory made flash doors with sal wood frame and door skin or sunmaica on both side and toilet and kitchen door will be PVC Door.

WINDOWS : All to be of aluminiums sliding shutters with aluminium frame work including full smoke glass panel sofa approved quality with grill of m.s. squarebars.

WALL (INSIDE) : Walls including to be finished by putty and primer.

WALL (OUTSIDE) : Exterior water proof weather coat paint finished of superior brand.

PLUMBING : For all water lines standard PVC/GI to be fitted with ISI or similar brand fixtures and fittings. All toilets will have two bib cock, shower, pillar cock, wash hand basin, hand shower,. All toilet to be provided with hot and cold water lines with a wall mixture instead of the bib cocks, but basin mixture shall be provided. One Geyser point, but No Geyser will be provided.

SANITARY: Each Toilet to be provided with Western type commode with cistern and One Wash hand basin to be provided at each dining place, all sanitary fittings will be of white colour.

ELECTRICAL : Three phase concealed wiring to be provided with copper wire of ISI reputable brand (Finolex/Havells), one exhaust fan point, aqua guard and 16 Amp point in kitchen and 16 Amp point for geyser in one toilet. All rooms with have two light points, one fan point, 5 Amp & 16 Amp Socket, one A.C point on both bedroom and Dining. Two Nos earthing pit with salt and charcoal and 50 mm dia G.I. Pipe drawn to an average depth of 3.15 M. tr. below ground level and DB earthing using Cu SWG wire as necessary.

KITCHEN: Platform top 2' ft wide and length as per site requirement Red/Black granite, stainless steel sink, counter will have ceramic digital (15' x 10') tiles upto door/window heights above the platform flooring will be tiles.

TELEPHONE & T.V. : One concealed point for each to be provided in each flat in dining space for T.V, and Telephone.

ROOF: Water proofing of roof as suggested by the Architect pre constructional anti tempted treatment shall be provided as per 15 Specification. Rain Water, sewage pipes & shoes etc shall be PVC ISI Brand. Gully / Floor traps shall be provided as required basis. Internal sewerage/Vest water drains shall be covered suitably.

STAIR CASE : The stair case finish with marble flooring with steel railing .

HAND RAIL : With PVC hand rail over flat iron of requisite section.



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LIFT: Lift shall be installed from reputed Company.

BALCONY: Fitted with steel railing with glass.

COMMON FACILITIES: The Building will have causing pucca over- head water tank and pump of required capacity, common staircase with light point, light point around the building, septic tank & gate.

Note: Any extra works in respect of owner' allocation, except the above specifications, shall be borne by the owners as per demand of the developer and cost of installation of Transformer shall be borne by the developer.

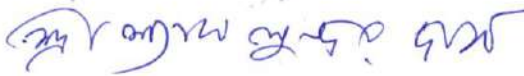
**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hand and seal on the day month and year first above written.

**SIGNED SEALED AND DELIVERED** by the **PARTIES** at Sonarpur in the presence of :

**WITNESSES :-**

1. Piyali Das  
32, Dixon Lane  
KOL - 14

2. Maus Mondal  
86, R.K Pally  
KOL - 150

1. 

2. Latika Das

Signature of Landowners

STARWOOD REAL ESTATE



Partner


Signature of Developer

STARWOOD REAL ESTATE

Anamika Ghosh

Partner

Drafted by the instruction  
of the both parties:

  
**PRANAB KUMAR ROY**  
ADVOCATE  
HIGH COURT, CALCUTTA  
Enrol. No. WB/889/2008  
(M-9836306028)



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STATES REAL ESTATE

70 FEB 07  
Partner

STATES REAL ESTATE

Partner

**MEMO OF CONSIDERATION**

**RECEIVED a sum of Rs. 18,00,000/- (Rupees Eighteen Lakh)** only from the above named Developer herein in presence of the following witnesses as follows:

SL. No.	Particulars	Amount
1.	By Cheque No. 000088 dated 07.02.2025 of Bandhan Bank in the name of Shyam Sundar Das	Rs. 9,00,000.00
2.	By Cheque No. 000089 dated 07.02.2025 of Bandhan Bank in the name of Latika Das.	Rs. 9,00,000.00
<b>Total</b>		<b>Rs. 18,00,000.00</b>

**(Rupees Eighteen Lakh)** only.

**WITNESSES:**

1. Piyali Das

1. 

2. Latika Das

2. Manas Mondal

**Signature of Landowners**



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



192024250396163538

GRN Details

GRN: 192024250396163538 Payment Mode: SBI Epay  
GRN Date: 09/02/2025 11:06:13 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 0332266202448 BRN Date: 09/02/2025 11:09:27  
Gateway Ref ID: 108164441 Method: State Bank of India WIBMO PG CC  
GRIPS Payment ID: 090220252039616351 Payment Init. Date: 09/02/2025 11:06:13  
Payment Status: Successful Payment Ref. No: 2000377577/2/2025  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Debdutta Roy  
Address: 107, Green Park, Sonarpur, Kolkata- 700103  
Mobile: 9999174947  
Period From (dd/mm/yyyy): 09/02/2025  
Period To (dd/mm/yyyy): 09/02/2025  
Payment Ref ID: 2000377577/2/2025  
Dept Ref ID/DRN: 2000377577/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000377577/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	96970
2	2000377577/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	18021
<b>Total</b>				<b>114991</b>

IN WORDS: ONE LAKH FOURTEEN THOUSAND NINE HUNDRED NINETY ONE ONLY.

PAID

### Major Information of the Deed



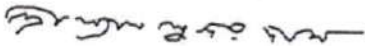


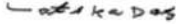
Deed No :	I-1608-01076/2025	Date of Registration	10/02/2025
Query No / Year	1608-2000377577/2025	Office where deed is registered	
Query Date	07/02/2025 11:08:41 AM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Pranab Kumar Roy 4A, Kundu Road, Thana : Kalighat, District : South 24-Parganas, WEST BENGAL, PIN - 700025, Mobile No. : 9836306028, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4306] Other than Immovable Property, Sale [Rs : 18,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 40,83,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 97,020/- (Article:48(g))	Rs. 18,021/- (Article:E, E, A(1))		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: JAGANATH PUR MUSALMAN PARA, Mouza: Jagannathpur, , Ward No: 08, Holding No:731 JI No: 51, , Kusumba Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-620 (RS :-)	LR-2765	Bastu	Bastu	2 Katha 8 Chatak	1/-	20,41,875/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, ,Project : Not Specified
L2	LR-620 (RS :-)	LR-2766	Bastu	Bastu	2 Katha 8 Chatak	1/-	20,41,875/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, ,Project : Not Specified
<b>TOTAL :</b>					<b>8.25Dec</b>	<b>2 /-</b>	<b>40,83,750 /-</b>	
<b>Grand Total :</b>					<b>8.25Dec</b>	<b>2 /-</b>	<b>40,83,750 /-</b>	







**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shyam Sundar Das</b> Son of Late Jibon Krishna Das Executed by: Self, Date of Execution: 10/02/2025 , Admitted by: Self, Date of Admission: 10/02/2025 ,Place : Office		 Captured	
	10/02/2025	LTI 10/02/2025	10/02/2025	
32, Dixon Lane, City:- , P.O:- Entally, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:-700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: aexxxxxx5n, Aadhaar No: 86xxxxxxxx9432, Status :Individual, Executed by: Self, Date of Execution: 10/02/2025 , Admitted by: Self, Date of Admission: 10/02/2025 ,Place : Office				
2	<b>Name</b> <b>Latika Das</b> Wife of Shyam Sundar Das Executed by: Self, Date of Execution: 10/02/2025 , Admitted by: Self, Date of Admission: 10/02/2025 ,Place : Office		 Captured	
	10/02/2025	LTI 10/02/2025	10/02/2025	
32, Lixon Lane, City:- , P.O:- Entally, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:-700014 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: adxxxxxx9m, Aadhaar No: 41xxxxxxxx3433, Status :Individual, Executed by: Self, Date of Execution: 10/02/2025 , Admitted by: Self, Date of Admission: 10/02/2025 ,Place : Office				




**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Starwood Real Estate</b> Lokenath Apartment, 107, Green Park, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Date of Incorporation:XX-XX-2XX3 , PAN No.:: afxxxxxx3j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Debdutta Roy</b> Son of Debi Prasad Roy Date of Execution - 10/02/2025, , Admitted by: Self, Date of Admission: 10/02/2025, Place of Admission of Execution: Office	 Feb 10 2025 2:20PM	 Captured LTI 10/02/2025	 10/02/2025
Lokenath Apartment, 2nd Floor, 107. Green Park, Flat No: 4, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: ajxxxxxx4h, Aadhaar No: 84xxxxxxx3850 Status : Representative, Representative of : Starwood Real Estate (as partner)				
2	<b>Name</b> <b>Anamika Ghosh (Presentant)</b> Daughter of Late Moley Ghosh Date of Execution - 10/02/2025, , Admitted by: Self, Date of Admission: 10/02/2025, Place of Admission of Execution: Office	 Feb 10 2025 2:21PM	 Captured LTI 10/02/2025	 10/02/2025
Narendrapur Complex, 144, N S Road, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: auxxxxxx0a, Aadhaar No: 60xxxxxxx7173 Status : Representative, Representative of : Starwood Real Estate (as partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Pranab Kumar Roy</b> Son of Anil Kumar Roy High Court Calcutta, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 10/02/2025	 Captured 10/02/2025	 10/02/2025
Identifier Of Shyam Sundar Das, Latika Das, Debdutta Roy, Anamika Ghosh			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shyam Sundar Das	Starwood Real Estate-2.0625 Dec
2	Latika Das	Starwood Real Estate-2.0625 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Shyam Sundar Das	Starwood Real Estate-2.0625 Dec
2	Latika Das	Starwood Real Estate-2.0625 Dec

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: JAGANATH PUR MUSALMAN PARA, Mouza: Jagannathpur, , Ward No: 08, Holding No:731 JI No: 51, , Kusumba Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 620, LR Khatian No:- 2765	Owner:শ্যামসুন্দর দাস, Gurdian:জীবন কৃষ্ণ, Address:মির্জা , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Shyam Sundar Das
L2	LR Plot No:- 620, LR Khatian No:- 2766	Owner:লতিকা দাস, Gurdian:শ্যামসুন্দর , Address:মির্জা , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Latika Das

**Endorsement For Deed Number : I - 160801076 / 2025**

**On 10-02-2025**

**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 13:18 hrs on 10-02-2025, at the Office of the A.D.S.R. SONARPUR by Anamika Ghosh ,.

**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 40,83,750/-

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

Execution is admitted on 10/02/2025 by 1. Shyam Sundar Das, Son of Late Jibon Krishna Das, 32, Dixon Lane, P.O: Entally, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 2. Latika Das, Wife of Shyam Sundar Das, 32, Lixon Lane, P.O: Entally, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business

Indetified by Pranab Kumar Roy, , , Son of Anil Kumar Roy, High Court Calcutta, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-02-2025 by Debdutta Roy, partner, Starwood Real Estate, Lokenath Apartment, 107, Green Park, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by Pranab Kumar Roy, , , Son of Anil Kumar Roy, High Court Calcutta, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 10-02-2025 by Anamika Ghosh, partner, Starwood Real Estate, Lokenath Apartment, 107, Green Park, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by Pranab Kumar Roy, , , Son of Anil Kumar Roy, High Court Calcutta, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 18,021.00/- ( A(1) = Rs 18,000.00/- ,E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 18,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2025 11:09AM with Govt. Ref. No: 192024250396163538 on 09-02-2025, Amount Rs: 18,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 0332266202448 on 09-02-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 97,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 96,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 292, Amount: Rs.50.00/-, Date of Purchase: 05/02/2025, Vendor name: Debprasad Biswas

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2025 11:09AM with Govt. Ref. No: 192024250396163538 on 09-02-2025, Amount Rs: 96,970/-, Bank: SBI EPay ( SBlePay), Ref. No. 0332266202448 on 09-02-2025, Head of Account 0030-02-103-003-02



**Arindam Chakraborty**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SONARPUR**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2025, Page from 23141 to 23162  
being No 160801076 for the year 2025.



AZ

Digitally signed by ARINDAM CHAKRABORTY  
Date: 2025.02.17 12:00:53 +05:30  
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 17/02/2025  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
West Bengal.