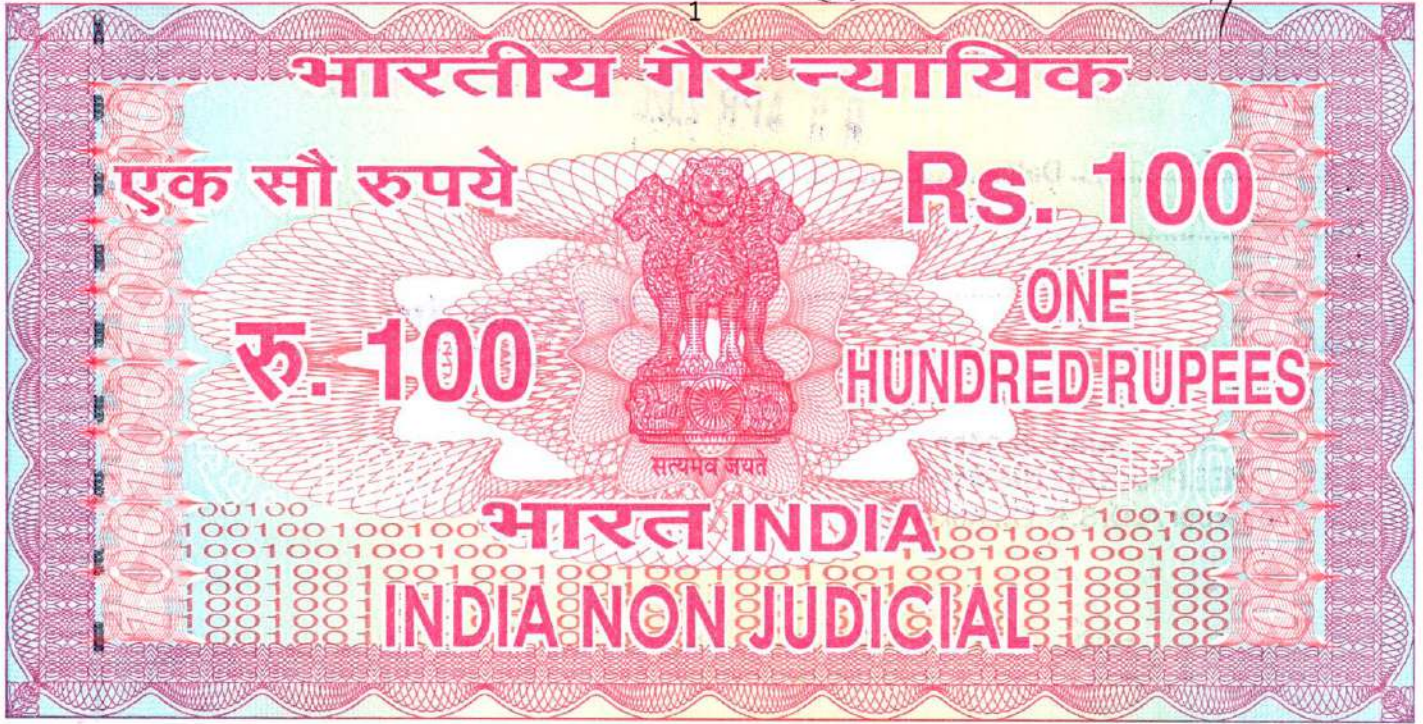


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Silverwood

পশ্চিমবঙ্গ পश्चिम बंगाल WEST BENGAL

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Qno:  
1344530(2)/26  
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certified that the document is admitted for registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Add. District Sub-Registra.  
Bongaour, South 24 Parganas

27 MAY 2026

**DEVELOPMENT AGREEMENT**

**THIS AGREEMENT** made on this <sup>27<sup>th</sup></sup> day of <sup>MAY</sup> Two Thousand and Twenty Six (2026)

**BETWEEN**

Entry no. 8803(11), LPD-17, L-281/2  
Pno. 112(b)

09 APR 2026

S.L. No. 1015 Date.....

Name.....

Address.....

Value..... 100/-

P. K. Halder (ADV.,  
BARUIPUR COURT

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

Handwritten signature/initials



addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

27 MAY 2026

Identified by me  
Smt. L  
1154, NSE m  
Kul-100

**MRS. RESHMI BHOWMICK (PAN- BIJPB4081N)**, daughter of Mr. Ranjit Kumar Bowmick and wife of Mr. Bikash Agarwal, by religion Hindu, by occupation - Business, by Nationality Indian, residing at 3/141A, Vidyasagar Upanibesh, Post Office Naktala, Police Station Bansdrone, Kolkata 700047, District South-24 Parganas, West Bengal, hereinafter referred to as the '**OWNER/ FIRST PARTY**' (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

**DELTA REALTECH (PAN- AAXFD9553G)**, a registered Partnership Firm, having its registered office 26, Mahamaya Mandir Road, Post Office Garia, Police Station Narendrapur, Kolkata 700084, District South-24 Parganas, West Bengal, duly represented by its Partners namely, **(1) MR. BIKASH AGARWAL (PAN-AHAPA8484B)**, son of Late Rajendra Kumar Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, resident of 2052, Chakgaria, Upohar Condovilla, Panchasayar, Post Office- Panchasayar, Police Staion- Survey Park, Kolkata-700094, District South 24 Parganas, West Bengal, **(2) MRS. RESHMI BHOWMICK (PAN- BIJPB4081N)**, daughter of Mr. Ranjit Kumar Bowmick, by religion Hindu, by occupation - Business, by Nationality - Indian, residing at 3/141A, Vidyasagar Upanibesh, Post Office Naktala, Police Station Bansdrone, Kolkata 700047, District South-24 Parganas, West Bengal, duly represented by partner no. **(1) MR. BIKASH AGARWAL (PAN- AHAPA8484B)**, son of Late Rajendra Kumar Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, resident of 2052, Chakgaria, Upohar Condovilla, Panchasayar, Post Office- Panchasayar, Police Staion- Survey Park, Kolkata-700094, District South 24 Parganas, West Bengal, by virtue of a General Power of Attorney registered with Being No. 00275 for the Year 2025 before the office of Additional District Sub-Registrar Sonarpur dated 14.08.2025, hereinafter referred to as the "**DEVELOPER/SECOND PARTY**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs,



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executors and administrators of the last surviving partner and his /their assigns) of the **OTHER PART**.

**WHEREAS**, the said **RESHMI BHOWMICK** is the absolute owner of **ALL THAT** divided and demarcated area of land admeasuring **9 Katha 10 Chittack 27 Sq.Ft.** identified as **Plot nos. 19, 21 and 22**, comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 10505, 10509, and 10518 (arising out of L.R. Khatian Nos. 1973 and 10118), Block – Sonarpur, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode – 700151, District – South-24 Pargana, West Bengal, Kolkata- 700151, details of which is given hereunder:

Mouja	L.R. Dag No.	L.R. Khatian No.	Area
Bonhooghly	2995	10505, 10509, and 10518 (arising out of L.R. Khatian Nos. 1973 and 10118),	02 Katha 15 Chittack 40 Sq. Ft. of Plot No. 19
Bonhooghly	2995		03 Katha 04 Chittack 12 Sq. Ft. of Plot No. 21
Bonhooghly	2995		03 Katha 06 Chittack 20 Sq. Ft. of Plot No. 22
<b>Total</b>			<b>9 Katha 10 Chittack 27 Sq.Ft.</b>

1. **ALL THAT** divided and demarcated piece and parcel of land measuring **02 Katha 15 Chittack 40 Sq. Ft. a bit more or less** identified as **Plot no. 19** out of entire area of Land admeasuring **84 Decimal a bit more or less** together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in **Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209**, Touzi No. 1, Paragana Magura, under **R.S. and L.R. Dag No. 2995** under **R.S. Khatian No. 4** appertaining to **L.R. Khatian Nos. 1973 and 10118**, Block – Sonarpur, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode – 700151, District – South-24 Pargana, West Bengal, which was duly registered on 01.07.2025 in the office of **Additional District Sub-Registrar**



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**Sonarpur and same was recorded in Book no.1, Volume-1608-2025, Pages from 120933 to 120954, Being No. 05772 for the Year 2025.**

**2. ALL THAT** divided and demarcated piece and parcel of land measuring **03 Katha 04 Chittack 12 Sq. Ft. a bit more or less** identified as **Plot no. 21 out of entire area of Land admeasuring 84 Decimal a bit more or less** together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in **Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209**, Touzi No. 1, Paragana Magura, under **R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4** appertaining to **L.R. Khatian Nos. 1973 and 10118**, Block – Sonarpur, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode – 700151, District – South-24 Pargana, West Bengal, which was duly registered on 25.06.2025 in the office of **Additional District Sub-Registrar Sonarpur and same was recorded in Book no.1, Volume-1608-2025, Pages from 117251 to 117271, Being No. 05609 for the Year 2025**, and

**3. ALL THAT** divided and demarcated piece and parcel of land measuring **03 Katha 06 Chittack 20 Sq. Ft. a bit more or less** identified as **Plot no. 22 out of entire area of Land admeasuring 84 Decimal a bit more or less** together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in **Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209**, Touzi No. 1, Paragana Magura, under **R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4** appertaining to **L.R. Khatian Nos. 1973 and 10118**, Block – Sonarpur, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode – 700151, District – South-24 Pargana, West Bengal, which was duly registered on 01.07.2025 in the office of **Additional District Sub-Registrar Sonarpur and same was recorded in Book no.1, Volume-1608-2025, Pages from 121011 to 121031, Being No. 05791 for the Year 2025**, together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, herein after called and referred to as the



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**SAID PROPERTY** and have been peacefully possessing the said property without any disturbance and claim whatsoever of the others and have been paying the Government Rents thereon regularly.

**AND WHEREAS** the said, the **First Party** herein, approached the Developer/ Second Party herein, for developing the Said Land more fully described in the **FIRST SCHEDULE** hereunder written, by constructing multistoried buildings comprised of several residential Flats/Parking Spaces/commercial Spaces, on the Said Property as per plan to be sanctioned by the Appropriate authority and the Developer herein, have accepted the said proposal of the **SECOND PARTY** herein and such proposed project is hereinafter referred to as the "**SAID PROJECT**".

**AND WHEREAS**, the said **RESHMI BHOWMICK**, the Owner herein, being the absolute and sole Owner of the aforesaid property, have intended to develop and approached **DELTA REALTECH**, the Developer herein, the Said Property morefully described in the **FIRST SCHEDULE** hereunder written by way of constructing a multi storied residential building thereon.

**AND WHEREAS** upon being approached by the said proposal of construction of a multi storied residential building by the Owners herein the, the Developer the party of the Other Part herein accepted the said proposal of the Owners and agreed to enter into an Agreement for Development as per terms and conditions which are reduced into writing as follows:

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO** as follows:-

**ARTICLE -I : DEFINITION**

**OWNER:** Shall mean and include the Party of the One Part herein and his heirs, executors, legal representatives, administrators and/or assigns.



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**DEVELOPER:** shall mean and include the Party of the Other Part herein and their respective heirs, executors, administrators, legal representatives and/or assigns.

**SAID PROPERTY:** shall mean and include **ALL THAT** divided and demarcated area of land admeasuring **9 Katha 10 Chittack 27 Sq.Ft.** identified as **Plot nos. 19, 21 and 22**, comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 10505, 10509, and 10518 (arising out of L.R. Khatian Nos. 1973 and 10118), Block – Sonarpur, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode – 700151, District – South-24 Pargana, West Bengal, Kolkata- 700151, details of which is given hereunder:

Mouja	L.R. Dag No.	L.R. Khatian No.	Area
Bonhooghly	2995	10505, 10509, and 10518 (arising out of L.R. Khatian Nos. 1973 and 10118),	02 Katha 15 Chittack 40 Sq. Ft. of Plot No. 19
Bonhooghly	2995		03 Katha 04 Chittack 12 Sq. Ft. of Plot No. 21
Bonhooghly	2995		03 Katha 06 Chittack 20 Sq. Ft. of Plot No. 22
<b>Total</b>			<b>9 Katha 10 Chittack 27 Sq.Ft.</b>

within the limits of Bonhooghly Gram Panchayet, which is more fully and particularly described in the **FIRST SCHEDULE** hereunder written, and hereinafter referred to as the "**SAID PROPERTY**", and have been peacefully possessing the said property without any disturbance and claim whatsoever of the others and have been paying the Government Rents thereon regularly.

The terms in these presents shall unless contrary or repugnant to the context mean and include the following:

**1.1 NEW BUILDING:** shall mean and include such multistoried building/s to be constructed on the said property as per the Building Plan to be sanctioned by the Appropriate Authority.

**1.2 COMMON FACILITIES:** shall mean and include corridors, stair-cases, lobbies, ways, landings, common passages, boundary wall, water reservoirs,



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water tanks, pump motor, electrical and sanitary installations, fixtures and fittings, ingress and egress to and from the said proposed New Building etc. and roof of the building and other facilities and amenities to be provided thereat.

### **1.3 OWNER'S ALLOCATION:**

The **Owner's Allocation** shall mean **30% (Thirty)** of total constructed area of land or land with structure or revenue shares, which is described hereunder:

**30% (Thirty)** of total constructed area of land or land with structure or revenue shares of **ALL THAT** divided and demarcated area of land admeasuring **9 Katha 10 Chittack 27 Sq.Ft. equivalent to 15.94 decimal**, identified as **Plot nos. 19, 21 and 22, marked and delineated as divided portion of Owner's Allocation in colour Red, along with the structure of 1800 Sq. Ft. of Built up Area for each plot**, comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 10505, 10509, and 10518 (arising out of L.R. Khatian Nos. 1973 and 10118), Block - Sonarpur, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode - 700151, District - South-24 Pargana, West Bengal, Kolkata- 700151, details of which is given hereunder:

<b>Mouja</b>	<b>L.R. Dag No.</b>	<b>L.R. Khatian No.</b>	<b>Area</b>
Bonhooghly	2995	10505, 10509, and 10518 (arising out of L.R. Khatian Nos. 1973 and 10118),	02 Katha 15 Chittack 40 Sq. Ft. of Plot No. 19
Bonhooghly	2995		03 Katha 04 Chittack 12 Sq. Ft. of Plot No. 21
Bonhooghly	2995		03 Katha 06 Chittack 20 Sq. Ft. of Plot No. 22
<b>Total</b>			<b>9 Katha 10 Chittack 27 Sq.Ft.</b>

comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 10505, 10509, and 10518 (arising out of L.R. Khatian Nos. 1973 and 10118), Block - Sonarpur, Additional District Sub Registrar - Sonarpur,



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within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode – 700151, District – South-24 Pargana, West Bengal, Kolkata- 700151.

#### **1.4 DEVELOPER'S ALLOCATION:**

The **Developer's Allocation** shall mean **70% (Seventy percent)** of total constructed area of land or land with structure or revenue shares, which is described hereunder:

**70% (Seventy percent)** of total constructed area of land or land with structure or revenue shares of **ALL THAT** divided and demarcated area of land admeasuring **9 Katha 10 Chittack 27 Sq.Ft. equivalent to 15.94 decimal, comprised under identified Plot nos. 19, 21 and 22, marked and delineated as divided portion of Owner's Allocation in colour Red, along with the structure of 1800 Sq. Ft. of Built up Area for each plot**, a bit more or less subject to the condition of obtaining approval of appropriate authority of the proposed building together with undivided proportionate share in the said land, in the common areas, and common parts, amenities and facilities therein provided, subject to the provisions of the covenants of the Owner, incorporated herein, without any refundable security and deposit, details of which is given hereunder:

<b>Mouja</b>	<b>L.R. Dag No.</b>	<b>L.R. Khatian No.</b>	<b>Area</b>
Bonhooghly	2995	10505, 10509, and 10518 (arising out of L.R. Khatian Nos. 1973 and 10118),	02 Katha 15 Chittack 40 Sq. Ft. of Plot No. 19
Bonhooghly	2995		03 Katha 04 Chittack 12 Sq. Ft. of Plot No. 21
Bonhooghly	2995		03 Katha 06 Chittack 20 Sq. Ft. of Plot No. 22
<b>Total</b>			<b>9 Katha 10 Chittack 27 Sq.Ft.</b>

comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 10505, 10509, and 10518 (arising out of L.R. Khatian Nos. 1973 and 10118), Block – Sonarpur, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police



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Station Narendrapur formerly Sonarpur, Pincode – 700151, District – South-24 Pargana, West Bengal, Kolkata- 700151.

- 1.4 BUILDING PLAN:** Shall mean and include the building plan and/or the modified plan to be approved by the parties hereto and thereafter duly sanctioned by the Appropriate authority.
- 1.5 COMMON PORTIONS:** Shall mean all the common areas and installations to comprise in the said Property after development which is more fully described in the **Fifth Schedule** hereto.
- 1.6 COMMON EXPENSES:** Shall mean and include all expenses inclusive of maintenance of the said Property as more fully described in the **Sixth Schedule** hereto. The maintenance shall be paid by the Owner after obtaining Completion Certificate from Appropriate authority.
- 1.7 PROPORTIONATE:** With all its cognate variations shall mean such ratio of the covered area of any Unit which shall be in relation to the super built up of the covered areas of all the Units in the new building/s.

#### **ARTICLE - II: DATE OF COMMENCEMENT**

This Agreement shall be deemed to have been commencing on and from the date of its execution and shall remain in full force as long as the Developer's Allocation remains unsold or non-transferred to the intending purchaser/s.

#### **ARTICLE -III: OWNER'S REPRESENTATION**

**3.1.** The Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property more fully and particularly described in the **FIRST SCHEDULE** hereunder written, free from all encumbrances whatsoever and he has not entered into any agreement or contract with any person or persons in respect of the Said Property and has not received any advance or part payment thereof.



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**3.2.** The said land is not affected by any Scheme of acquisition or requisition of the State/Central Govt. or any local body/authority and the same has a clear and marketable title.

**3.3** There is no vacant land in the Said Property within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.

**3.4** The Said Property is free from all encumbrances, charges, mortgages, lien, lispendens, attachments whatsoever or howsoever and there is no tenant (of any type whatsoever) in the property or any portion thereof.

#### **ARTICLE-IV: DEVELOPER'S REPRESENTATION**

**4.1** The Developer have sufficient knowledge and experience in the matter of development of immovable properties and construction of new building/s and also arrangement for sufficient funds to carry out the work of development of the Said Property and/or construction of the said New Building/s.

#### **ARTICLE -V: DEVELOPMENT WORK**

**5.1** The Developer shall carry on or cause to be carried on the work of development in respect of the Said Property by constructing building/s, comprised of several self-contained flats, car parking space/s and other space/s and will sell the flats, car parking space/s and other spaces together with undivided proportionate share or interest in the land and proportionate share in the common parts, common areas, amenities and facilities provided thereat unto and in favour of the prospective purchaser or purchasers, out of its allocation stated above, save and except the Owners' Allocation.

#### **ARTICLE -VI: DEVELOPER'S COVENANT**

**6.1** The Developer out of its own fund shall complete and/or cause to be completed the construction of the Said New Building/s and cause deliver to the Owner her Allocation as stated hereinbefore, within **48 (Forty Eight)** months from



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the date of obtaining the Sanctioned Building Plan and further there shall be a grace period of 6 months for completion of construction of the Said New Building/s.

**6.2** The Development of the Said Property and/or construction of the proposed New Building/s shall be made by the Developer on behalf of the Owner herein at its own costs.

**6.3** The Developer at its own costs and expenses apply for and obtain all necessary approvals, clearances, permissions, registration, licences, sanctions and/or permission or No Objection Certificates from the appropriate authorities as may from time to time be necessary for the purpose of carrying on the work of development of the Said Property, hence, the Developer shall obtain necessary approvals, clearances, permissions, registration, licences, sanctions and/or permission from the appropriate authority / Appropriate authority.

**6.4** The Developer shall at its own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required in the Said New Building.

**6.6** The Developer shall complete or handover the possession of the Owner's allocation within the stipulated period mentioned hereinafter or thereafter transfer its respective allocation to the intending purchaser.

#### **ARTICLE-VII: OWNER'S COVENANTS**

**7.1** The Owner shall appoint, nominate and constitute the Developer as his Constituted Attorney by executing a Development Power of Attorney to be registered in favour of the Developer authorizing and/or empowering the Developer to do all acts, deeds, matters and things necessary for completion of the work of development of the Said Property and/or for construction of the said proposed New Building/s and/or to sell and mortgage the Developer's Allocation as per terms of this Agreement.

**7.2** The Owner shall be bound if so required by the Developer in respect of allocation of Developer, to sign, execute and deliver all agreements with the intending purchaser(s) applications, papers, documents and declarations to



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enable the Developer to apply for and obtain due sanction for electricity, sewerage, water and other public utility services to be provided in or upon the Said New Building/s and to co-operate with the Developer in respect of modification of and/or rectification to the plan sanctioned by the Appropriate authority and for all those acts, deeds and things the Owner shall grant further Power of Attorney in favour of the Developer as and when it may be necessary, hence, the Developer shall obtain Completion Certificate from the appropriate authority / Appropriate authority and the Developer shall provide a photocopy of the same to the Owner at the time of handing over the possession of the Owner's allocation's.

**7.3** The Owner shall hand over the peaceful and vacant possession of the Said Property more fully described in the Schedule hereunder written on the date of execution of this instant Development Agreement to the Developer herein for the purpose of development of the Said Property.

**7.4** The Owner shall not in any manner obstruct the carrying on with the Development work of the Said Property and/or construction of New Building/s on the said land as agreed. Moreover the Owner and the Developer shall have no right to claim anything except their respective allocations in the said proposed New Building/s.

**7.5** The owner already handed over the copies of land records to the developer shall handover a certified copy of registered development agreement and the registered Development Power of Attorney to the Owner.

**7.6** The Developer shall be entitled to sell only its Allocation with the proportionate share or interest in the land to the intending purchaser/s but there shall be prospect of executing Supplementary Agreement to demarcate the Owner's allocated.

**7.7** The developer already verified and searched of legal encumbrances in respect of FIRST SCHEDULE property and the developer is satisfied with same.

**7.8** That the **Owner** herein shall be entitled to sell/transfer/convey only his/her/their Allocation with the proportionate share or interest in the land or land with structure comprised in **Plot Nos. 19, 21 and 22** to the intending purchaser/s



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and the Developer shall also provide respective and/or relevant documents of their allocation in the proposed housing project on the said property.

**7.9** That the Owners herein shall be bound to accept the share resulting in after exchange or sell/transfer/convey/exchange interchanging the plots in between **Plot Nos. 19, 21 and 22**, in confirmation of the Developer for the purpose of amalgamation and justification of proportionate share of land in between the plots, provided that, such interchanging of land shall only be in confirmation of the Developer, herein, otherwise the same shall be null and void.

#### **ARTICLE-VIII: CONSTRUCTION**

**8.1** The construction of the said New Building/s shall be made by the Developer as per the Building Plan sanctioned by the Appropriate Authority and in accordance with the process of work agreed on mutual consent of the Parties herein.

**8.2** The Developer shall be entitled to cause necessary modification of and/or rectification to the Building Plan/s and obtain sanction thereof by the appropriate authority, if required, for the purpose of completion of construction of the New Building/s.

**8.3** The Developer shall appoint employ and retain such masons, Architects, Engineers, Contractor, manager, supervisors, caretaker/s and other employees for the purpose of carrying on the work of development of the Said Property and/or for carrying on with the construction of the said New Building/s, as the Developer shall at its own discretion deem fit and proper.

**8.4** The Developer herein shall solely be liable to or responsible for the payment of salaries, wages, charges and remuneration of masons, supervisors, architects, contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till completion of construction of the Said New Building/s along with all cost of construction and in this regard the Owner shall not in any manner would be made responsible or held liable for the same.



*[Handwritten signature]*

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**ARTICLE-IX: SPACE ALLOCATION**

**9.1** There shall be a Supplementary Agreement by and between the Parties herein, regarding allocation of their respective share, if any.

**ARTICLE-X: RATES & TAXES**

**10.1** The Owner shall bear his/her/their part of tax rates to the Appropriate authority after the obtaining the proportionate share allocation as per shares to the municipality accordingly.

**10.2** The Owner, Developer and their respective transferees shall from the date of receiving the notice of handover of possession of their allocation and others, shall be liable to bear and pay the proportionate amount towards the cost of maintenance and service charges at the rate decided towards their respective area of Allocations in the Said New Building/s in the Said Property and such charges shall be paid by the Owner after obtaining the possession of his allocation for the one year and after formation of building association the Owner shall pay maintenance charges to the Building Association directly.

**10.3** The purchaser/s and/or occupiers of the respective flats in the Said New Building/s will form an Association for the purpose of proper maintenance of the proposed New Building, common areas and essential services thereof, including collection and disbursement of the maintenance charges and expenses.

**10.4** The Owner and Developer shall be responsible to pay all CGST and SGST, however, the Owner after getting its respective allocation if liable to pay its/their CGST / SGST as to the direction of Income Tax Department or any other concerned department then the same will be paid by the Owner.

It is pertinent to mention here that if the Owner wants to sell its allocation before obtaining the Completion Certificate then the Owner may collect the CGST / SGST, accrued or to be accrued, from the intending purchaser and the same will be



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deposited into concerned Accounts of Appropriate Government / Treasury of Appropriate Government.

#### **ARTICLE-XI: JOINT DECLARATION**

**11.1** During the continuance of this Agreement, if the land owner died leaving behind his/her legal successor/s, the successor/s shall be liable to continue this Instant Development Agreement and also shall execute Development Power in favour of the Developer without raising any further objection and/or claim whatsoever.

**11.2** The Developer shall unless prevented by any Act of God or act beyond the control of the Developer, complete the construction of the said building/s within **48 (Forty Eight)** months from the date of obtaining the building plan duly sanctioned by the Municipality and further there shall be a grace period of **6 months** for completion of construction of the Said New Building/s subject to Clause No. 6.1 herein.

**11.3** The Owner has not encumbered the same in any manner whatsoever and declare that the Said Property is still free from all encumbrances and he has a good, clear and marketable title into the Said Property.

**11.4** The Owner and the Developer have entered into this Agreement purely on contractual basis and nothing herein contained shall be deemed or construed to be a partnership between the parties in any manner nor shall be parties hereto constitute an Association of persons.

**11.5** The Developer shall invest required finances for construction and completion of the Said New Building/s from its own resources as well as taking assistance from any financial institution, which may be taken from any Bank/s and/or financial institution/s, and in that case the Developer can mortgage and/or create charge on the developer's allocated area only in the said new building/s and in case of non-repayment of the said mortgage loan by the Developer there will be no liability of the owners whatsoever.



add. Dist-Sub Registrar  
Sonarpur  
South 24 Parganas

27 MAY 2026

**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year above written.

**SIGNED, SEALED & DELIVERED**

In presence of Witnesses:-

1. *Moussine Don.*  
*Oct-103*

2. *[Signature]*  
*Oct-158*

*Reshmi Bhowmick*

OWNERS

*[Signature]*  
AS SELF & LAWFUL CONSTITUTED ATTORNEY  
OF RESHMI BHOWMICK PARTNER OF  
DELTA REALTECH

DEVELOPER

Drafted by

*[Signature]*  
*Advocate*  
*F-1245-1246-2015*  
*[Signature]*



✓  
Addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

27 MAY 2026



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

NAME ..... RESMI BHOWMICK .....

SIGNATURE ..... Resmi Bhowmick .....

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

NAME .....

SIGNATURE .....

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

NAME .....

SIGNATURE .....

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

NAME .....

SIGNATURE .....



Addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

27 MAY 2026

Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



260520262006340649

GRIPS Payment Detail

GRIPS Payment ID: 260520262006340649      Payment Init. Date: 26/05/2026 19:08:35  
Total Amount: 5870      No of GRN: 1  
Bank/Gateway: SBI EPay      Payment Mode: SBI Epay  
BRN: 3581019857329      BRN Date: 26/05/2026 19:09:12  
Payment Status: Successful      Payment Init. From: Department Portal

Depositor Details

Depositor's Name: Mr RESHMI BHOWMICK  
Mobile: 9875302028

Payment(GRN) Details

Sl. No.	GRN	Department	Amount ( )
1	192026270063406508	Directorate of Registration & Stamp Revenue	5870
<b>Total</b>			<b>5870</b>

IN WORDS: FIVE 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



192026270063406508

GRN Details

GRN: 192026270063406508 Payment Mode: SBI Epay  
GRN Date: 26/05/2026 19:08:35 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 3581019857329 BRN Date: 26/05/2026 19:09:12  
Gateway Ref ID: IGAUBVXZC Method: State Bank of India NB  
GRIPS Payment ID: 260520262006340649 Payment Init. Date: 26/05/2026 19:08:35  
Payment Status: Successful Payment Ref. No: 2001344530/3/2026  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr RESHMI BHOWMICK  
Address: NAKTALA  
Mobile: 9875302028  
Period From (dd/mm/yyyy): 26/05/2026  
Period To (dd/mm/yyyy): 26/05/2026  
Payment Ref ID: 2001344530/3/2026  
Dept Ref ID/DRN: 2001344530/3/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount ( )
1	2001344530/3/2026	Property Registration- Stamp duty	0030-02-103-003-02	4970
2	2001344530/3/2026	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2001344530/3/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
<b>Total</b>				<b>5870</b>

IN WORDS: FIVE THOUSAND EIGHT HUNDRED SEVENTY ONLY.

### Major Information of the Deed



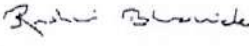
Deed No :	I-1608-03884/2026	Date of Registration	27/05/2026
Query No / Year	1608-2001344530/2026	Office where deed is registered	
Query Date	26/05/2026 3:42:50 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	MOUSUMI DAS Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700107, Mobile No. : 7003702511, 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. 2/-	Rs. 19,13,176/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,070/- (Article:48(g))	Rs. 600/- (Article:E, E)		
Remarks			

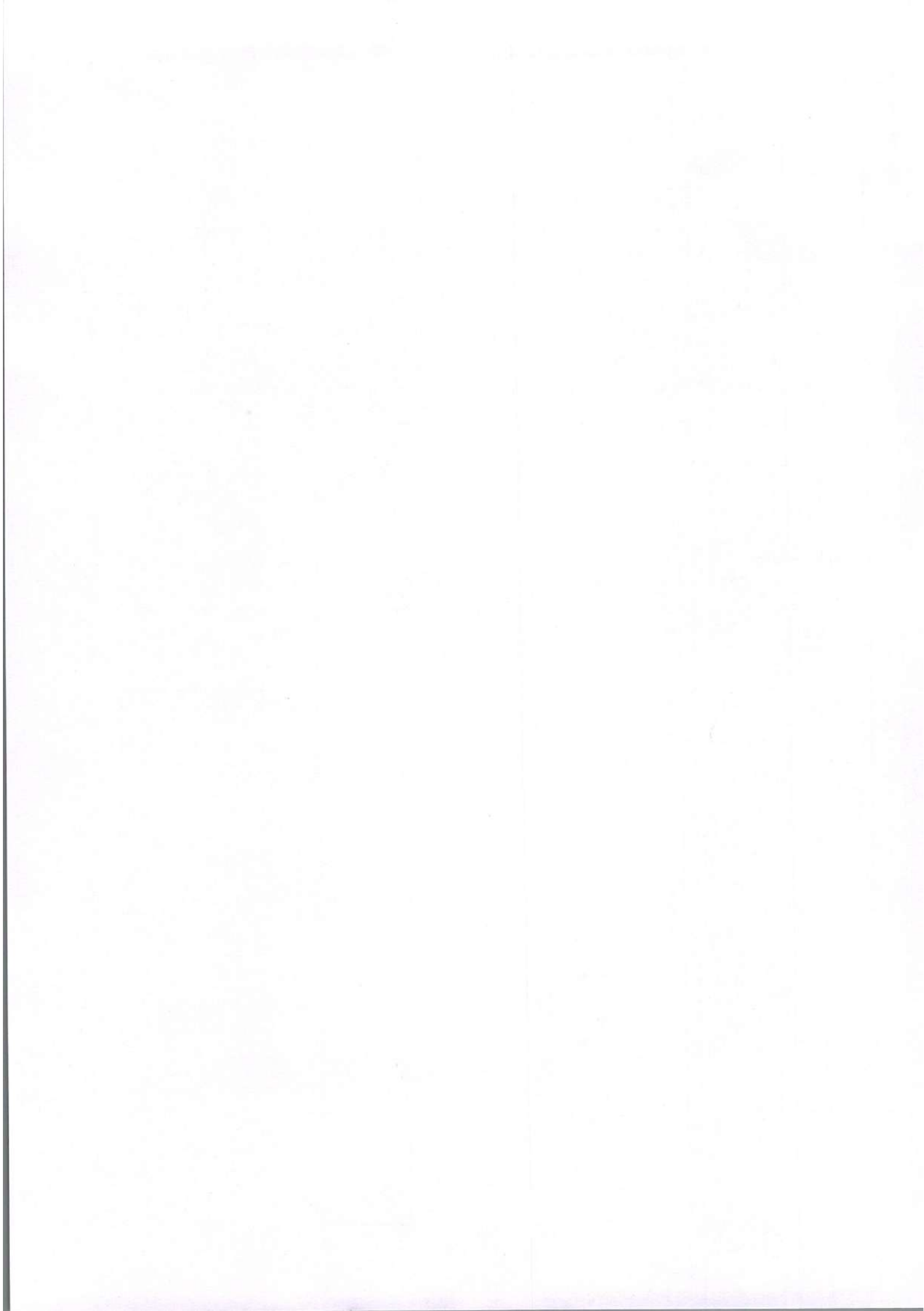
#### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 0, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-2995 (RS :-)	LR-10118	Bastu	Bastu	4.5 Katha 5 Chatak 13.5 Sq Ft	1/-	9,56,588/-	Property is on Road
L4	LR-2995 (RS :-)	LR-10387	Bastu	Bastu	4.5 Katha 5 Chatak 13.5 Sq Ft	1/-	9,56,588/-	Property is on Road
<b>TOTAL :</b>					<b>15.9431Dec</b>	<b>2 /-</b>	<b>19,13,176 /-</b>	
<b>Grand Total :</b>					<b>15.9431Dec</b>	<b>2 /-</b>	<b>19,13,176 /-</b>	

#### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Reshmi Bhowmick</b> Wife of Mr Bikash AGARWAL Executed by: Self, Date of Execution: 27/05/2026 , Admitted by: Self, Date of Admission: 27/05/2026 ,Place : Office	 <small>27/05/2026</small>	 Captured <small>LTI 27/05/2026</small>	 <small>27/05/2026</small>






City:- Not Specified, P.O:- Naktala, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: bixxxxxx1n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/05/2026 , Admitted by: Self, Date of Admission: 27/05/2026 ,Place : Office



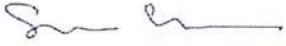
**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>DELTA REALTECH</b> City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr BIKASH AGARWAL (Presentant)</b> Son of Late RAJENDRA KUMAR AGARWAL Date of Execution - 27/05/2026 , Admitted by: Self, Date of Admission: 27/05/2026, Place of Admission of Execution: Office		 Captured	
		May 27 2026 2:27PM	LTI 27/05/2026	27/05/2026
City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AHxxxxxx4B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DELTA REALTECH (as PARTNER)				

**Identifier Details :**

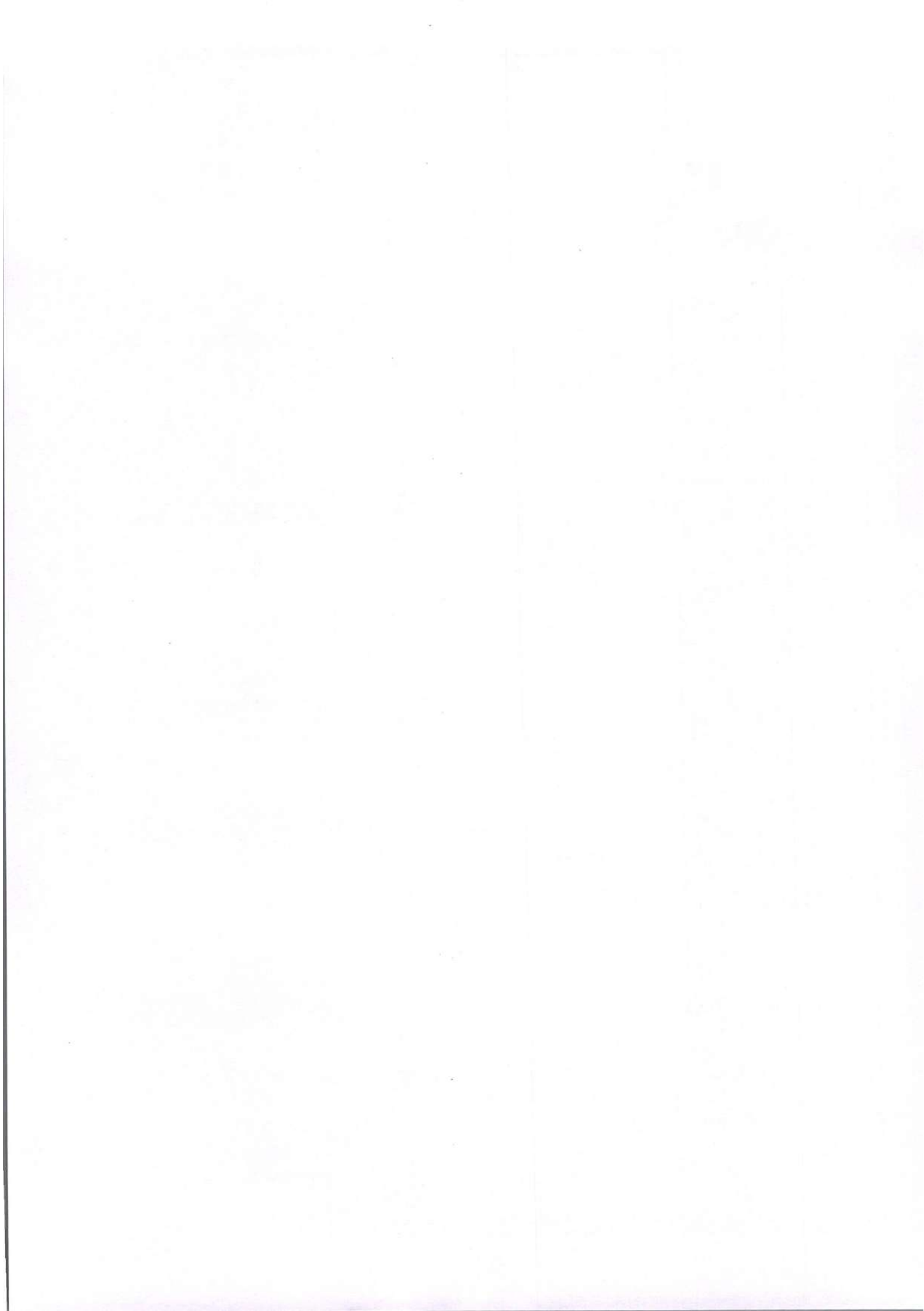
Name	Photo	Finger Print	Signature
<b>Mr SUBHAJIT GHOSH</b> Son of Mr JOYDEV GHOSH NARENDRAPUR, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103		 Captured	
	27/05/2026	27/05/2026	27/05/2026
Identifier Of Mrs Reshmi Bhowmick, Mr BIKASH AGARWAL			

**Transfer of property for L3**

SI.No	From	To. with area (Name-Area)
1	Mrs Reshmi Bhowmick	DELTA REALTECH-7.97156 Dec

**Transfer of property for L4**

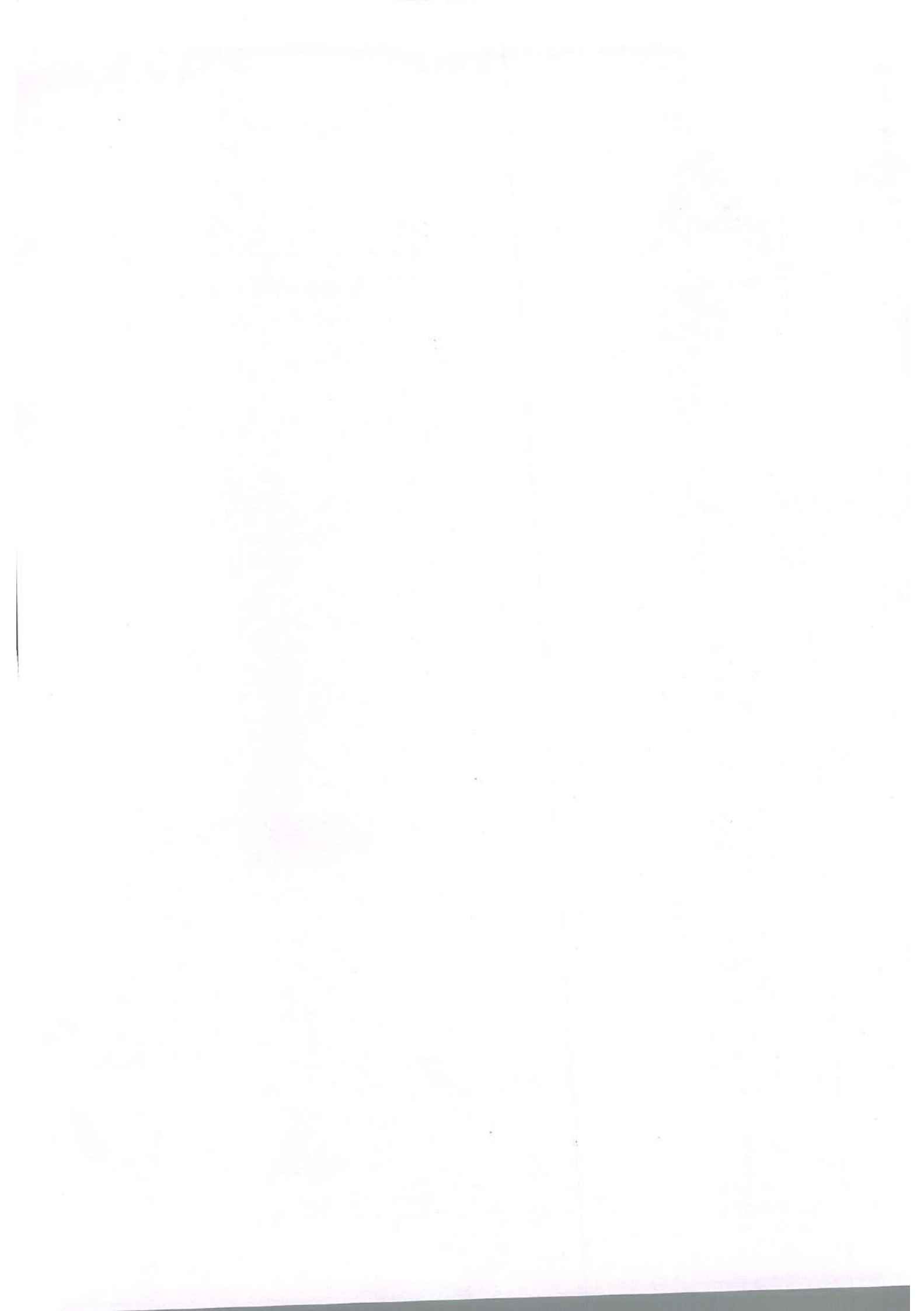
SI.No	From	To. with area (Name-Area)
1	Mrs Reshmi Bhowmick	DELTA REALTECH-7.97156 Dec



## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 0, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 2995, LR Khatian No:- 10118	Owner:প্রভাস চন্দ্র নন্দর, Gurdian:শৈলেন্দ্র নাথ, Address:নিজ , Classification:শালি, Area:0.21000000 Acre,	Mrs Reshmi Bhowmick
L4	LR Plot No:- 2995, LR Khatian No:- 10387	Owner:সুভাস চন্দ্র নন্দর, Gurdian:শৈলেন্দ্র নাথ, Address:নিজ , Classification:শালি, Area:0.22000000 Acre,	Mrs Reshmi Bhowmick



**Endorsement For Deed Number : I - 160803884 / 2026**

**On 27-05-2026**

**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 13:36 hrs on 27-05-2026, at the Office of the A.D.S.R. SONARPUR by Mr BIKASH AGARWAL ,.

**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 19,13,176/-

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

Execution is admitted on 27/05/2026 by Mrs Reshmi Bhowmick, Wife of Mr Bikash AGARWAL, P.O: Naktala, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business  
Indetified by Mr SUBHAJIT GHOSH, , Son of Mr JOYDEV GHOSH, NARENDRAPUR, P.O: GARIA, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Service

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

Execution is admitted on 27-05-2026 by Mr BIKASH AGARWAL, PARTNER, DELTA REALTECH (Partnership Firm), City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084  
Indetified by Mr SUBHAJIT GHOSH, , Son of Mr JOYDEV GHOSH, NARENDRAPUR, P.O: GARIA, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 600.00/- ( E = Rs 600.00/- ) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/05/2026 7:09PM with Govt. Ref. No: 192026270063406508 on 26-05-2026, Amount Rs: 600/-, Bank: SBI EPay ( SBlePay), Ref. No. 3581019857329 on 26-05-2026, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 4,970/-

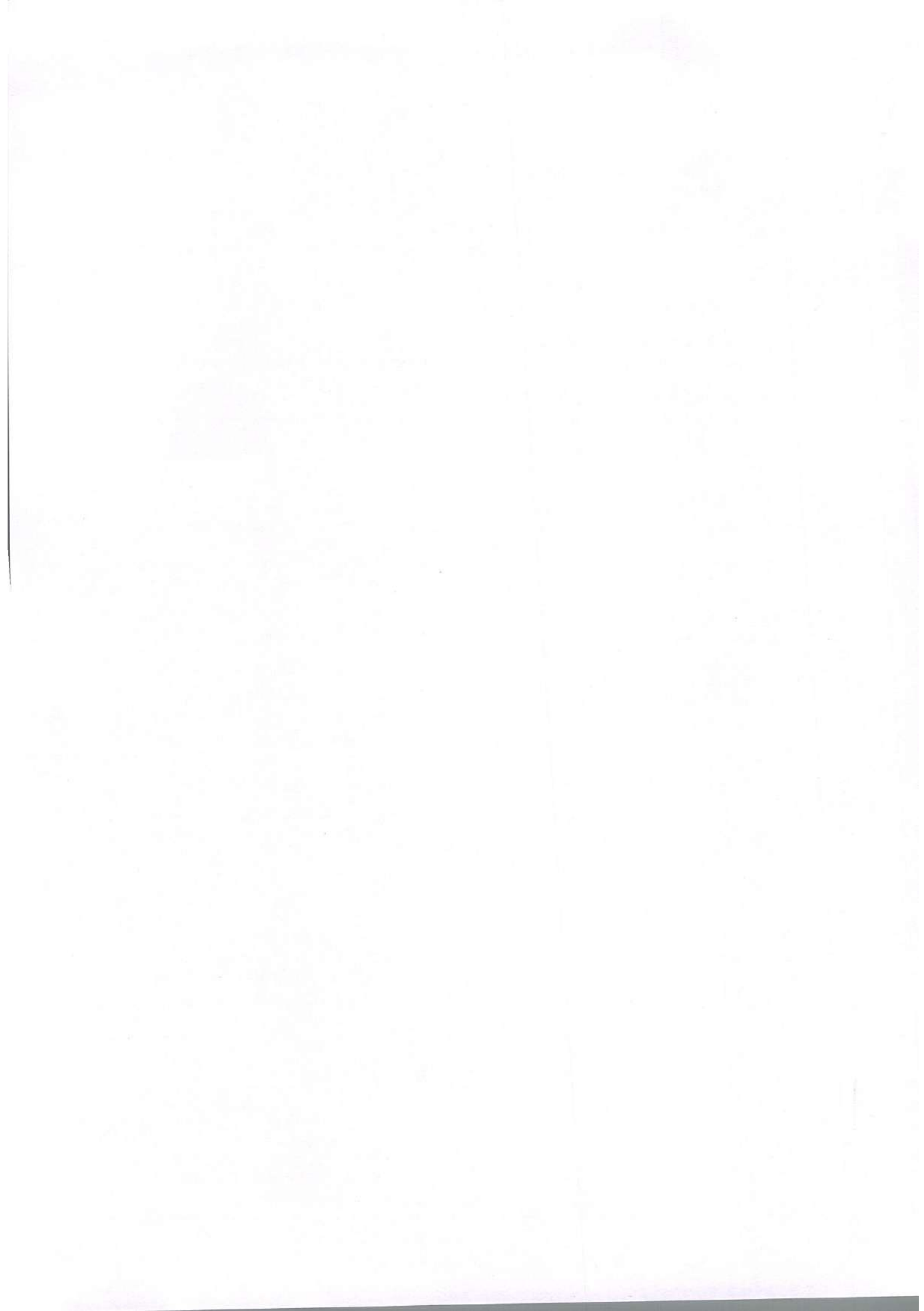
**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1015, Amount: Rs.100.00/-, Date of Purchase: 09/04/2026, Vendor name: D Biswas

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/05/2026 7:09PM with Govt. Ref. No: 192026270063406508 on 26-05-2026, Amount Rs: 4,970/-, Bank: SBI EPay ( SBlePay), Ref. No. 3581019857329 on 26-05-2026, Head of Account 0030-02-103-003-02



**Rahul Majumder**  
**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 1608-2026, Page from 93749 to 93773

being No 160803884 for the year 2026.



Digitally signed by RAHUL MAJUMDER  
Date: 2026.05.27 15:59:32 +05:30  
Reason: Digital Signing of Deed.

(Rahul Majumder) 27/05/2026  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
West Bengal.