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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AY 267296

12/12
2-334208/25

Certified that the document is genuine
as registered. The Signature Sheet and
endorsement Sheet Attached to the
document are the part of the document.

Additional District Sub-Registrar
Dum Dum, 24-Pgm. (North)
12 DEC 2025

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this 12th Day of
December in the year Two Thousand Twenty-Five [2025] of
the Christian Era.

Aditya Gupta

Sree Mahabeer Construction

Lakhi Prasad Gupta

Partner

174980

08 OCT 2023

S.L. No.....Sold To.....

Rs.....Addrs.....

G.C. SAHA
(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

A. Ghosh (Adv)
Sealdah Court- Kol-19

Issue Date.....Sign.....

08 OCT 2023



Adl. District Sub-Registrar
Cooch Behar, Dum Dum

12 DEC 2023

BETWEEN

ADITYA GUPTA, PAN DVWPG2770P, Aadhaar No. 5885 3261 2514, son of Lakhi Prasad Gupta, by Occupation – Business, by Faith – Hindu, by Nationality – Indian, residing at 29/H/26, Cossipore Road, P.O. & P.S. Cossipore, Kolkata – 700 002, hereinafter called and referred to as the **LANDOWNER/OWNER** [which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns] of the **ONE PART**.

AND

SREE MAHABEER CONSTRUCTION, PAN- ACJFS9498K, a Partnership Firm, having its office address 10/1, Gopal Chandra Chatterjee Road. P.O. & P.S. Cossipore, Kolkata - 700 002, represented by its Partners namely (1) **MR. PRADEEP KUMAR YADAV**, PAN- ACIPY7596B, Aadhaar No. 8803 8835 2467, son of Hanuman Prasad Yadav, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 38/A, Gopal Chandra Chatterjee Road. P.O. & P.S. Cossipore, Kolkata - 700 002, (2) **MR. DHRUB KUMAR MANJHI**, PAN- APMPM5820R, Aadhaar No.4595 4276 7586, son of Late Motilal Manjhi, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 22, Gobinda Mandal Lane, P.O. & P.S. Cossipore, Kolkata - 700 002, (3) **MR. LAKHI PRASAD GUPTA**, PAN AFFPG2147C, Aadhaar No. 5503 2576 7885, son of Sital Prasad Gupta, by faith - Hindu, by nationality - Indian, by occupation -Business, residing at 29/H/26, Cossipore Road, P.O. & P.S. Cossipore, Kolkata - 700 002, hereinafter called and referred to as the hereinafter called and referred to as the **'DEVELOPER'** [which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, successors-in-office, successors-in-interest and assigns] of the **OTHER PART**.

Sree Mahabeer Construction

Lakhi Prasad Gupta

Partner

Aditya Gupta



A handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

addl. District Sub-Registrar
Coimbatore, Dum Dum

12 DEC 2025

WHEREAS: one Aditya Gupta i.e. Landowner herein, became the absolute owner in respect of ALL THAT piece and parcel of a plot of land measuring an about **4 (four) Cottahs 10 (ten) Chittacks 39 (thirty-nine) Sq. ft.** be the same a little more or less equivalent to **3369 sq. ft.** together with old dilapidated **tin shed** structure measuring **500 sq.ft.** more or less standing thereon (having **cemented** floor), being portion or part of premises No. **8, South Sinthee Road**, Since renumbered as Premises No. **8J, South Sinthee Road**, P.S. Cossipore (old) Sinthee (new), then **Ganapati Sur Sarani**, Kolkata, presently known as **8J/4, Ganapati Sur Sarani**, P.O. & P.S. Sinthee, Kolkata – 700 050, Ward No. 2, Under Kolkata Municipal Corporation, Assessee No. **110022530446**, together with the right of ingress and egress over the 20 feet wide South Sinthee Road now as Ganapati Sur Sarani on the Western side of the said premises, which is more fully and particularly described herein the Schedule – ‘A’ below, from **SARVMANGALA TEXTILES PRIVATE LIMITED**, represented by its authorized person “as **Director**” of the company vide Board of Resolution dated **10/10/2025** namely **ABHILASH MEHROTRA** (the Vendor/Owner therein) and **ADITYA GUPTA** (the Purchaser therein), by way of a registered Deed of Conveyance, registered on **10/11/2025**, registered at A.D.S.R. Cossipore Dum Dum and recorded in Book No. I, Volume No. 1506-2025, pages 339773 to 339802, being no. 11911, for the year 2025, against the valuable consideration.

AND WHEREAS: The Landowner herein is desirous of erecting and/or constructing a multi-storied building at his said property being Premises No. **8J/4, Ganapati Sur Sarani**, P.O. & P.S. Sinthee, Kolkata – 700 050, after demolishing the existing building therein.

AND WHEREAS: The Landowner, being unable to implement his said desire to erect a multi-storied building, due to paucity of funds and lack of technical knowledge, sought the help of a Developer.

AND WHEREAS: The Developer herein in response to the announcement of seeking help by the landowner as aforesaid agreed to cause Development in the said Premises No. **8J/4, Ganapati Sur Sarani**, P.O. & P.S. Sinthee, Kolkata – 700 050, at its cost on terms as appearing hereinafter.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

Aditya Gupta

Sree Mahabeer Construction
Lakhi Prasad Gupta
 Partner



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Adl. District Sub-Registrar
Coimbatore, Dum Dum
12 DEC 2023

ARTICLE - I : DEFINITIONS

1. **OWNERS**: Shall mean the said **ADITYA GUPTA** and his heirs, legal representatives' executors, administrators and assigns.
2. **DEVELOPER**: Shall mean **SREE MAHABEER CONSTRUCTION**, a Partnership Firm, having its office address 10/1, Gopal Chandra Chatterjee Road. P.O. & P.S. Cossipore, Kolkata - 700 002, partners **MR. PRADEEP KUMAR YADAV, MR. DHRUB KUMAR MANJHI** and **MR. LAKHI PRASAD GUPTA**, and their successors and assigns.
3. **PREMISES**: shall mean **8J/4, Ganapati Sur Sarani**, P.O. & P.S. Sinthee, Kolkata - 700 050, more fully and particularly described in the **SCHEDULE - 'A'** hereunder written.
4. **BUILDING**: shall mean the building comprising of flats and Garages to be constructed multi-storied building on the said property in accordance with the plan sanctioned by the Kolkata Municipal Corporation.
5. **COMMON FACILITIES AND AMENITIES**: shall mean top roof, corridors, staircase, lift, passages, ways, pump room overhead tank, underground tank and common meter, meter room and other facilities which may be mutually agreed upon between the parties and required for the established location enjoyment, maintenance and/or management of the building.
6. **OWNER'S ALLOCATION**: shall mean **50%** of the **Ground** floor (**back** side) and **entire 1st floor** and **entire 2nd floor** of newly constructed building as per sanction plan along with all easements right and proportionate share of land including common facilities and amenities.
7. **DEVELOPER'S ALLOCATION**: shall mean **rest of the building (except the owner's allocation)** of the said newly constructed building including common facilities and common parts and common amenities of the said building, which shall absolutely belong to the Developer after providing for

Aditya Gupta

Sree Mahabeer Construction

Lakhi Prasad Gupta

Partner



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Asst. District Sub-Registrar
Solapur, Dist. Sub-Registrar

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the Owner's Allocations as aforesaid and together with the absolute right on the part of the Developer to enter into an Agreement for sale, Transfer thereof. The Developer shall be permitted to receive money from the intending Purchaser/s by way of earnest money and in part of consideration and the full consideration for sale of Flats/Garages/units out of Developer Allocation as aforesaid and the Owner shall not be responsible in any way for such receive of money from intending purchasers of Flats, Garages etc. and shall not be permitted to claim the said money or part thereof and the land Owner shall not be responsible so far the above transaction is concerned.

8. **ARCHITECT**: shall mean such person or persons to be appointed by the Developer.
9. **BUILDING PLAN**: shall mean the Plan sanctioned by the Kolkata Municipal Corporation for construction of building on the said premises i.e. multi-storied.

ARTICLE – II : COMMENCEMENT

This Agreement shall be deemed fit to have commenced on and with effect from the date of execution.

ARTICLE – III : OWNER'S RIGHT

1. The owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
2. No other than the owner has any right, title, interest claim and/or demand over and in respect of the said property and/or any portion thereof.

Aditya Gupta

Sree Mahabeer Construction

Lakhi Prasad Gupta

Partner



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Distt. Sub-Registrar
Coimbatore, Dum Dum

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3. The said property is free from all encumbrances, charges liens, lispendence, attachment, trust, acquisition, requisition whatsoever or howsoever.
4. There is no vacant land on the said property within the meaning of the Urban Land [Ceiling & Regulation] Act, 1976.
5. The owner shall be entitled to transfer or otherwise deal with the Owner's Allocation in the new building to be constructed.

ARTICLE – IV : DEVELOPER'S RIGHT

1. The owner hereby grants, subject to what has been hereinafter provided and exclusive right to the Developer to built upon and to exploited its commercially the said property and construct the said building multi-storied in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or cause to be made by the Developer hereto.
2. The Developer shall be exclusively entitled to the Developer's Allocation in the new 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 owner and the owner shall not in any way interfere with or disturb the construction work and also shall not interfere with or disturb the quiet and peaceful possession of the Developers Allocation.

ARTICLE – V. CONSIDERATION

1. In consideration of the owner having agreed to permit the Developer to sell the Flats and Garages of the new building out of its allocation as stated hereinbefore, the Developer agrees.

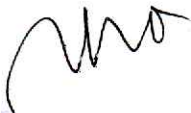
A. Litya Gupta

Sree Mahabeer Construction

Lakhi Prasad Gupta

Partner




Addl. District Sub-Registrar
Coimbatore, Dist. Duns

12 DEC 2025

2. That it shall at the cost shall obtain all necessary and/or an approval and/or consent.
3. The Developer shall pay entire costs of construction and or construct the said multi-storied building at the said Premises No. **8J/4, Ganapati Sur Sarani**, P.O. & P.S. Sinthee, Kolkata – 700 050, at the said premises.
4. The said buildings shall be constructed within 36 (Thirty-Six) months from the date of sanction of building plan by Kolkata Municipal Corporation.
5. Owner shall hand over all original papers and documents to the Developer on accountable receipt in the above mentioned of property.
6. Developer shall take loan from the any financial institution or Bank over the said property.

ARTICLE – VI : OWNER'S ALLOCATION

1. **OWNER'S ALLOCATION**: shall mean as stated in Article –I, Cluse No. 6, hereinbefore.
2. The Developer shall also construct erect and complete at its own costs the entire common facilities and amenities for the said building.
3. The Developer shall have no right, title or interest whatsoever in the owner's Allocation and undivided proportionate share parting thereof in the land and in common facilities and amenities which shall solely and exclusively belong to continue to belong to the owner.
4. The Developer shall have no right to claim for payment of reimbursement of any cost, expenses and charges incurred towards construction of Owner's Allocation and of the undivided proportionate share in the facilities and amenities.

ARTICLE – VII : DEVELOPER'S ALLOCATION

Aditya Gupta

Sree Mahabeer Construction

Lakhi Prasad Gupta

Partner




Sd/-, District Sub-Registrar
Coimbatore, Dum Dum
12 DEC 2025

It is expressly agreed by and between the parties hereto that for the purpose of entering into agreement by the Developer for sale of its allocation it shall not be obligatory on the part of the Developer to obtain any further consent of the Owner and this Agreement by itself shall be treated as consent by the Owner PROVIDED HOWEVER the Developer shall not deliver possession of any Flats or Garages to any purchaser until the Developer delivers possession of the Owner's Allocation to the Owner and comply with all other obligations of the Developer to the Owner under this Agreement.

Further for construction of the new building the Developer shall have the right to demolish the existing structure and to appropriate the debris thereof.

ARTICLE - VIII : CONSTRUCTION

The Developers shall be solely and exclusively responsible for construction of the said building within 36 (Thirty-Six) months after sanction of the building Plan.

ARTICLE - IX : BUILDING

1. The Developer shall at its own cost construct erect and complete the building and the common facilities and amenities at the said premises in accordance with the sanctioned plan or revised plan with good and standard materials, sanitary materials as may be specified by the Architect from time to time, such construction of the building shall be completed in its entirety by the Developer within 36 (Thirty-Six) months from the date of sanction plan and time in this respect [unless the same is beyond the control of the Developer] be essence of the contract subject as aforesaid the decision of the Architect regarding the quality of the materials shall be final and binding between the parties hereto.

Asitya Gupta

Sree Mahabeer Construction
Lakhi Prasad Gupta

Partner



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Dist. Sub-Registrar
Dum Dum, Kolkata

12 DEC 2025

2. The Developer shall erect in the said building at its own cost as per specification and drawings provided by Architect, pump, water storage, tanks, overhead and underground reservoir or reservoirs electrifications permanent electric connections and until permanent electric connection is obtained temporary electric connection shall be provided and Lift facilities and other facilities as are required to be provided in a residential building having self-contained apartments and constructed spaces for sale and/or constructed spaces therein on ownership basis.
3. The Developer shall be authorized in the name of the owner is so far as the necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the owner for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, Electricity power, drainage, sewerage to the building and other inputs and facilities required for the constructions of enjoyment of the building and also for sale of Developer's Allocation and for which purpose the Owner shall execute in favour of the Developer a Development Power of Attorney and other Authorities as shall be required by the Developer.
4. All costs, charge and expenses, including Architects fees, shall be paid, discharged and borne by the Developer and the Owner shall have no liability in this context.
5. The Developer shall provide at its cost Electricity wiring, water, pipeline, sewerage connection portion of the Owner's Allocation.

ARTICLE - X : ARBITRATION

If at any time and dispute shall arise between the Parties hereto regarding the construction or interpretation of any of the terms and conditions contained or touching these presents or determination of any liability or any of the parties under this Agreement, the same shall be referred to the Arbitration, of a single Arbitrator, in

Aditya Gupta

Sree Mahabeer Construction

Lakshmi Prasanna Gupta

Partner

case the parties agree to the case otherwise to two Arbitrators, one to be appointed by each of the parties in dispute and the same shall be deemed to be a reference within the meaning of the Arbitration Act, 1940 or any statutory modification thereunder in force or effect.

ARTICLE – XI : OWNERS' INDEMNITY

1. The owner hereby undertakes to deliver vacant possessions of the said premises with the old building within 7 [Seven] days from the date of sanction of the building plan and the Developer shall demolish the old building and appropriate the derbies thereof.
2. The Owner also undertakes to indemnify the Developer or account of any loss or damages caused due to the Owner's defective title in the property.
3. The Owner hereby undertakes to sign in all the papers in connection, Registration, mutation and sanctioning the building plan and if other Authority or Authorities.
4. That Owner's hereby undertaken to meet up any litigation against third party with the help of Developer.

ARTICLE – XII : DEVELOPER'S INDEMNITY

1. The Developer hereby undertakes to keep the Owner indemnified against all actions that suits costs proceedings claims that may arise out of the construction work with regard to the Development of the said premises and/or in the matter of construction of the said building and/or any defect therein.
2. The Developer undertakes to keep the owner indemnified against all third-party claims and action arising out of any sort of act or commission of the Developer in or in relation to the construction of the said new building.

Aditya Gupta

Sree Mahabeer Construction
Lakshmi Prasad Gupta
Partner



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Gossipore, Dum Dum

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ARTICLE - XIII : FORCE MAJEURE

1. The parties hereto shall not be liable for any obligation hereunder to the extent of their performance of relative obligations herein being prevented by the existence of force majeure which shall remain suspended for the time being, entitling them to be suspended from their such obligations during the duration of the force measure.
2. Force majeure shall mean earthquake, riot, war, storm, tempest, civil commotion etc. that may be beyond the control of any of the parties.

THE SCHEDULE – 'A' ABOVE REFERRED TO:

(Description of property)

ALL THAT demarcated portion of piece and parcel of land containing by measurement an area of **4 (four) Cottahs 10 (ten) Chittacks 39 (thirty-nine) Sq. ft.** be the same a little more or less equivalent to **3369 sq. ft.** together with old dilapidated **tin shed** structure measuring **500 sq.ft.** more or less standing thereon (having **cemented** floor), being portion or part of premises No. **8, South Sinthee Road**, Since renumbered as Premises No. **8J, South Sinthee Road**, P.S. Cossipore (old) Sinthee (new), then **Ganapati Sur Sarani**, Kolkata, presently known as **8J/4, Ganapati Sur Sarani**, P.O. & P.S. Sinthee, Kolkata – 700 050, Ward No. 2, Under Kolkata Municipal Corporation, Assessee No. **110022530446**, together with the right of ingress and egress over the 20 feet wide South Sinthee Road now as Ganapati Sur Sarani on the Western side of the said premises and butted and bounded as follows :-

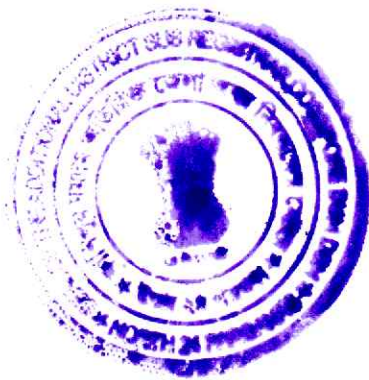
ON THE NORTH : By Premises No. 8J/3, Ganapati Sur Sarani.
ON THE SOUTH : By Part of land 8J, Ganapati Sur Sarani.

Aditya Gupta

Sree Mahabeer Construction

Lakshmi Prasad Gupta

Partner



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Dist. District Sub-Registrar
Coimbatore, Dist. Coimbatore

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ON THE EAST : By Premises No. 8J/2A, South Sinthee Road.
ON THE WEST : By 20' Feet wide Ganapati Sur Sarani.

SCHEDULE "B"

(Owner's Allocation)

OWNER'S ALLOCATION: shall mean **50%** of the **Ground floor (back side)** and **entire 1st floor and entire 2nd floor** of newly constructed building as per sanction plan along with all easements right and proportionate share of land including common facilities and amenities.

SCHEDULE "C"

(Developer's allocation)

DEVELOPER'S ALLOCATION: shall mean **rest of the building (except the owner's allocation)** of the said newly constructed building including common facilities and common parts and common amenities of the said building, which shall absolutely belong to the Developer after providing for the Owner's Allocations as aforesaid and together with the absolute right on the part of the Developer to enter into an Agreement for sale, Transfer thereof. The Developer shall be permitted to receive money from the intending Purchaser/s by way of earnest money and in part of consideration and the full consideration for sale of Flats/Garages/units out of Developer Allocation as aforesaid and the Owner shall not be responsible in any way for such receive of money from intending purchasers of Flats, Garages etc. and shall not be permitted to claim the said money or part thereof and the land Owner shall not be responsible so far the above transaction is concerned.

Aditya Gupta

Sree Mahabeer Construction

Lakhi Prasad Gupta

Partner



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Coimbatore, Dum Dum

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SCHEDULE 'D' ABOVE REFERRED TO:

(GENERAL SPECIFICATION)

1. SALIENT FEATURES OF THE BUILDINGS : Building structure R.C.C. Column, Beam, Roof, Pillar, Tie-beam with CAPTAIN/SHYAM/JSW/SRMB/ELEGANT/TATATISKON TMT Bar as per structural design approved by the competent authority, outside brick wall 8" thickness. Inside partition wall 14" and 3" as per Engineer's direction.

2. Brick Work : Brick work with 8" and 5" thickness.

3. Flooring : White Marble/Vitrified Tiles of 2' x 2'.

4. Floor Skirting : 6" high.

5. Door Frame : Sal-wood.

6. Main Door : Wooden with one collapsible gate.

7. Internal Door : Flush door Shutter.

8. Wall Rendering : Putty Finish inside Flats.

9. Paint Exterior wall : Weather coat.

10. Kitchen Counter : Granite Stone.

11. Window : Aluminium Sliding window with grill fitted.

12. Electrical : Conceal conduit wiring of multi strand copper wires of reputed make. Modular switches with adequate numbers of plug points, light points and fan points with regulators and distribution boards with MCB along with cable TV points or each room have six points (one tube, one double bracket, one fan, one plug point, one foot lamp). AC point in each room. All wire will

Sree Mahabeer Construction

Aditya Gupta

Lakshmi Prasad Gupta

Partner



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Dist. Sub-Registrar
Coimbatore, Dum Dum

12 DEC 2025

be Finolex or Heavels. Two light points and two plug points in balcony. ALL switches will be modular type.

13. Plumbing : Concealed internal water pipes in toilets and kitchen with standard qualm CPVC pipes of reputed make. All soil, waste and rainwater pipelines of UPVC pipes of reputed make of necessary diameter.

14. Toilet : Toilet floor - Anti skidding floor tiles. Sidewall glazed tiles (8" inch x 12" inch) with height 6' ft., one commode, one commode shower, one mixer shower, tap point (hot and cold) and one geyser point. All taps and shower will be metal with "Jaguar" branded, toilet door will be 'Sintex' or equal quality branded:

15. Kitchen : One steel sink, granite Stoned kitchen counter (30" inch height from floor), one mixer point, one water purifier point, one exhaust fan point or one chimney point, back side wall will be tile fitted upto Ceiling level.

16. Cement : 'ACC' or 'Ultratech' branded cement.

17. Overhead Water Tank : Brick Built or Concrete or Combined.

18. Elevator : Lift of reputed make having capacity of 6 people.

19. Extra Work : Any work other than the aforesaid specifications will be treated as extra work and will be carried on only upon the prior payment of cost and expenses to be incurred therein as per the developer's rate.

Aditya Gupta

Sree Mahabeer Construction

Lakhi Prasad Gupta

Partner




Joint District Sub-Registry
Gossipore, Dum Dum

12 DEC 2025

IN WITNESS WHEREOF: the parties hereunto set and subscribed to their respective hands the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the PARTIES at Kolkata in the

Presence of:

1. *Abhinandan Ghosh*
Adv
Sealdah Civil Court
KOL - 14

Aditya Gupta

SIGNATURE OF THE LANDOWNER/OWNER

2. *Jame Nath Dasgupta*
18/1 D N. Chatterjee Road
KOL - 35

Sree Mahabeer Construction
Pradeep Kumar Yadav
Partner

Sree Mahabeer Construction
Shruti Kumar Manjhi
Partner

Sree Mahabeer Construction
Lakhi Prasad Gupta
Partner

SIGNATURE OF THE DEVELOPER

Drafted by:

(as per instructions by the parties)

Abhinandan Ghosh
ABHINANDAN GHOSH

Advocate

Sealdah Civil Court,

Kolkata - 700 050.

En No. F/1504/969/2020.

PAGE NO.
SPECIMEN FROM FOR TEN FINGERPINTS

SL. No.	Signature of the Executants/Presentants					
	 Pradeep Kumar Yadav	Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						
	 Shub Kumar Manghi	Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						
	 Lakhi Prasad Gupta	Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						

Left Hand					Right Hand				
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Additional District Sub-Registrar
Coimbatore, Dum Dum

12 DEC 2025

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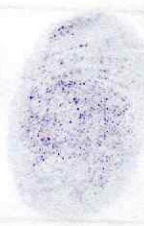
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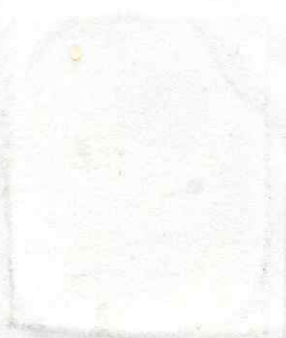
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PAGE NO.
SPECIMEN FROM FOR TEN FINGERPINTS

SL. No.	Signature of the Executants/Presentants					
	 Aditya Gupta	Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
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			Right	Hand		
						
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			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
		Little	Ring	Middle	Fore	Thumb
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		Thumb	Fore	Middle	Ring	Little
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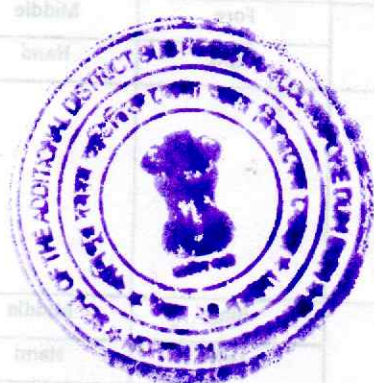
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Signature of the _____

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Thumb	Index	Middle	Ring	Little
				



12-12-2025

P-18




Addl. District Sub-Registrar
Comptroller, Dum Dum

12 DEC 2025



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



192025260385535101

GRN Details

GRN:	192025260385535101	Payment Mode:	Online Payment
GRN Date:	12/12/2025 07:01:24	Bank/Gateway:	State Bank of India
BRN :	IK0DMMUQJ2	BRN Date:	12/12/2025 07:02:24
GRIPS Payment ID:	121220252038553509	Payment Init. Date:	12/12/2025 07:01:24
Payment Status:	Successful	Payment Ref. No:	2003342085/3/2025
			[Query No/*Query Year]

Depositor Details

Depositor's Name:	ADITYA GUPTA
Address:	29/H/26, Cossipore Road Pin 700002
Mobile:	9163534282
Depositor Status:	Others
Query No:	2003342085
Applicant's Name:	Mr ABHINANDAN GHOSH
Identification No:	2003342085/3/2025
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	12/12/2025
Period To (dd/mm/yyyy):	12/12/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003342085/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	39920
2	2003342085/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	600
Total				40520

IN WORDS: FORTY THOUSAND FIVE HUNDRED TWENTY ONLY.

Major Information of the Deed

Deed No :	I-1506-13416/2025	Date of Registration	12/12/2025
Query No / Year	1506-2003342085/2025	Office where deed is registered	
Query Date	11/12/2025 9:07:01 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	ABHINANDAN GHOSH 167/4/1, South Sinthee Road, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700050, Mobile No. : 8582900136, 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. 1,79,30,831/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 600/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

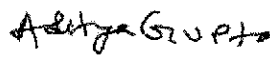
District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ganapati Sur Sarani, , Premises No: 8J/4, , Ward No: 001 Pin Code : 700050

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 10 Chatak 39 Sq Ft	1/-	1,77,80,831/-	Width of Approach Road: 20 Ft.,
Grand Total :				7.7206Dec	1 /-	177,80,831 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	1,50,000 /-	

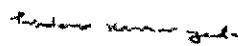
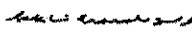
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Aditya Gupta Son of Lakhi Prasad Gupta Executed by: Self, Date of Execution: 12/12/2025 , Admitted by: Self, Date of Admission: 12/12/2025 ,Place : Office	Photo  12/12/2025	Finger Print  Captured LTI 12/12/2025	Signature  12/12/2025
29/H/26, Cossipore Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-2XX4 , PAN No.: dvxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/12/2025 , Admitted by: Self, Date of Admission: 12/12/2025 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	SREE MAHABEER CONSTRUCTION 10/1, Gopal Chandra Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Date of Incorporation:XX-XX-2XX2 , PAN No.: ACxxxxxx8k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Pradeep Kumar Yadav (Presentant) Son of Hanuman Prasad Yadav Date of Execution - 12/12/2025, , Admitted by: Self, Date of Admission: 12/12/2025, Place of Admission of Execution: Office	Photo  Dec 12 2025 1:04PM	Finger Print  Captured LTI 12/12/2025	Signature  12/12/2025
38/A, Gopal Chandra Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: Acxxxxxx6b,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SREE MAHABEER CONSTRUCTION (as Partnee)				
2	Name Mr Lakhi Prasad Gupta Son of Sital Prasad Gupta Date of Execution - 12/12/2025, , Admitted by: Self, Date of Admission: 12/12/2025, Place of Admission of Execution: Office	Photo  Dec 12 2025 12:20PM	Finger Print  Captured LTI 12/12/2025	Signature  12/12/2025

29/H/26, Cossipore Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: Afxxxxxx7c,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SREE MAHABEER CONSTRUCTION (as Partner)

3	Name	Photo	Finger Print	Signature
	Mr Dhrub Kumar Manjhi Son of Motilal Manjhi Date of Execution - 12/12/2025, , Admitted by: Self, Date of Admission: 12/12/2025, Place of Admission of Execution: Office	 Dec 12 2025 1:05PM	 Captured LTI 12/12/2025	 12/12/2025
22, Gobinda Mindal Lane, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: Apxxxxxx0R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SREE MAHABEER CONSTRUCTION (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somenath Banerjee Son of Late Sukumar Banerjee 13/1, D. N. Chatterjee Road, City:- Baranagar, P.O:- Abhiannadan, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700002	 12/12/2025	 Captured 12/12/2025	 12/12/2025
Identifier Of Aditya Gupta, Mr Pradeep Kumar Yadav, Mr Lakhi Prasad Gupta, Mr Dhrub Kumar Manjhi			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Aditya Gupta	SREE MAHABEER CONSTRUCTION-7.72062 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Aditya Gupta	SREE MAHABEER CONSTRUCTION-500.00000000 Sq Ft

Endorsement For Deed Number : I - 150613416 / 2025

On 12-12-2025

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

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

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

Presented for registration at 12:09 hrs on 12-12-2025, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Pradeep Kumar Yadav ,.

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 1,79,30,831/-

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

Execution is admitted on 12/12/2025 by Aditya Gupta, Son of Lakhi Prasad Gupta, 29/H/26, Cossipore Road, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Business

Indetified by Mr Somenath Banerjee, , , Son of Late Sukumar Banerjee, 13/1, D. N. Chatterjee Road, P.O: Abhiannan, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by profession Others

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

Execution is admitted on 12-12-2025 by Mr Pradeep Kumar Yadav, Partnee, SREE MAHABEER CONSTRUCTION (Partnership Firm), 10/1, Gopal Chandra Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002

Indetified by Mr Somenath Banerjee, , , Son of Late Sukumar Banerjee, 13/1, D. N. Chatterjee Road, P.O: Abhiannan, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by profession Others

Execution is admitted on 12-12-2025 by Mr Lakhi Prasad Gupta, Partner, SREE MAHABEER CONSTRUCTION (Partnership Firm), 10/1, Gopal Chandra Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002

Indetified by Mr Somenath Banerjee, , , Son of Late Sukumar Banerjee, 13/1, D. N. Chatterjee Road, P.O: Abhiannan, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by profession Others

Execution is admitted on 12-12-2025 by Mr Dhrub Kumar Manjhi, Partner, SREE MAHABEER CONSTRUCTION (Partnership Firm), 10/1, Gopal Chandra Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002

Indetified by Mr Somenath Banerjee, , , Son of Late Sukumar Banerjee, 13/1, D. N. Chatterjee Road, P.O: Abhiannan, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by profession Others

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 12/12/2025 7:02AM with Govt. Ref. No: 192025260385535101 on 12-12-2025, Amount Rs: 600/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0DMMUQJ2 on 12-12-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 39,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 174980, Amount: Rs.100.00/-, Date of Purchase: 08/10/2025, Vendor name: G C Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/12/2025 7:02AM with Govt. Ref. No: 192025260385535101 on 12-12-2025, Amount Rs: 39,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0DMMUQJ2 on 12-12-2025, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1506-2025, Page from 382911 to 382935
being No 150613416 for the year 2025.**



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2025.12.15 14:42:46 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 15/12/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

West Bengal.