

SI-8196/2025

[8179/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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SN NO:- 2001778456/2025

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25/06/25

Signature Sheet and  
endorsement Sheet are  
the Part & Parcel of the  
Document

Adtl. District Sub-Registrar  
Chinsurah, Dt.-Hooghly

25 JUN 2025

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** is made on this 25<sup>th</sup>  
day of June, 2025 (Two Thousand and Twenty-Five)

**BETWEEN**

\_\_\_\_\_

unclerk  
for

6121 23/06/25  
1000/-  
Ayan Biswas  
Flat No. 249 Pocket-K  
Sarita Vihar  
South Delhi (110076)  
रजिस्ट्रार खाता ..

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पंजीर कर्ता  
पंजीर कर्ता  
पंजीर कर्ता



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Addl. District Sub-Registrar  
South, Haryana

25 JUN 2025

**SRI AYAN BISWAS (PAN- BIUPB5976L)**, S/o Late Ashis Biswas, by faith- Hindu (Indian Citizen), by occupation- Private Service, resident of Baidyagali, Kadamtala, P.S. Chinsurah, P.O. & Dist- Hooghly, PIN- 712103, presently residing at Flat No. 244, Pocket- K, Third Floor, P.O. & P.S.- Sarita Vihar, Dist.- South Delhi, Delhi- 110076 hereinafter referred to and called as the "**LAND OWNER**" (which expression or term shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and include his respective heirs, successors, administrators, executors, legal representative and/or assigns) of the **FIRST PART**.

**- A N D -**

"**MAA VISHALAXMI CONSTRUCTION**" (PAN- ABVFM1420A), a Partnership Firm having its **Registered Office at 216, Mearber Road, P.O. & P.S.- Chinsurah, Dist.- Hooghly, PIN- 712101** represented by its Partners 1) **SRI SANDIP SAMANTA (PAN- BHHP59670P)**, S/o Late Sisir Samanta, by faith- Hindu (Indian Citizen), by occupation- Business, residing at 339, Stand Road, Tamlipara, P.O. & Dist.- Hooghly, P.S. Chinsurah, PIN-712103, 2) **SRI MOLOY DAS (PAN- ANIPD4474G)**, S/o Late Mantulal Das, by faith- Hindu (Indian Citizen), by occupation- Business, residing at 216, Mearber Road, P.O. & P.S.- Chinsurah, Dist.- Hooghly, PIN- 712101 hereinafter referred to and called as the "**PROMOTER/DEVELOPER**" (which expression or term shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and include its respective successors in office, administrators, executors in office, legal representative and/or assigns) of the **SECOND PART**.

*See A-1*

**WHEREAS ALL THAT** piece and parcel of Bastu land, particularly described in the below "**A**" **schedule of property** was previously belonged to **SRI SHYAMCHAND MALLICK**, of Ghutiabazar, P.S.- Chinsurah, P.O. & Dist.- Hooghly, who, while in absolute ownership and possession, transferred the same by executing a Deed of Sale in favour of **SRI SNEHANKUR MITRA**, Son of Sri Dhurjhati Charan Mitra of Goaltuli, P.S.- Chinsurah, P.O. & Dist.- Hooghly on 17/08/1977 registered in the office of D.S.R. Hooghly and recorded there in Book No. I, Volume No. 66, Pages from 253 to 257 being no. 4675 for the year

1977 and since purchase, being its absolute owner and possessor, said Snehanur Mitra have got mutated his name in local B.L.& L.R.O. office vide L.R. Khatian No. 2328.

**AND WHEREAS** while in absolute ownership and possession said Snehanur Mitra died intestate on 18/01/1985 leaving behind his mother **SMT. AMIYA MITRA** (Wife of Sri Dhurjhati Charan Mitra) as his only legal heir, who have got and inherited the entire 16 annas share in the below "A" Schedule property and became the absolute owner, occupier and possessor of the same as per Hindu Succession Act- 1956.

**AND WHEREAS** while in absolute ownership and possession said Smt. Amiya Mitra (Wife of Sri Dhurjhati Charan Mitra) died intestate on 04/08/1985 leaving behind her grand-son i.e., the only son of her pre-deceased son Gitankur Mitra namely **SRI ARGHYA MITRA** as her only legal heir, who have got and inherited the entire 16 annas share in the below "A" Schedule property and became the absolute owner, occupier and possessor of the same as per Hindu Succession Act- 1956.

**AND WHEREAS** said Sri Arghya Mitra, being the absolute owner and possessor of the "A" Schedule property, transferred the same by executing a Deed of Sale in favour of **SRI ARUP KUMAR BISWAS**, Son of Late Atul Chandra Biswas of Pearabagan, P.S. Chinsurah, P.O. & Dist- Hooghly, PIN-712103 on 22/11/1991 registered in the office of A.D.S.R., Chinsurah, Hooghly and recorded there in Book No. I, Volume No. 56, Pages from 177 to 186 being no. 5475 for the year 1991.

**AND WHEREAS** said Sri Arup Kumar Biswas, while in absolute ownership and possession of the "A" Schedule property, on 26/11/2020 transferred the same by executing a Deed of Gift Book No. I, Volume No. 0602-2020, Pages from 63296 to 63319 being no. 060202791 for the year 2020 in favour of his nephew i.e. the only son of her pre-deceased brother Late Ashis Biswas as well as the present LAND OWNER namely **SRI AYAN BISWAS** of Baidyagali, P.S. Chinsurah, P.O. & Dist- Hooghly, PIN-712103 registered in the office of D.S.R-II., Hooghly at Chinsurah.

**AND WHEREAS** by virtue of the said Deed of Gift, the LAND

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shall co-operate in all manners with the PROMOTER/ DEVELOPER and its nominees, so that development of property described in Schedule "A" below can proceed without any obstruction and/or hindrance.

2. The LAND OWNER hereby authorize and appoint the PROMOTER/ DEVELOPER or its authorized agent with exclusive right to develop the schedule mentioned property in accordance with the terms recorded herein.
3. The LAND OWNER has faithfully, honestly and truly disclosed all the facts regarding his title of the said property described in the below "A" Schedule property and has not concealed anything from the PROMOTER/DEVELOPER with regard to the right, title and interest over and above the below "A" Schedule property.
4. The LAND OWNER shall sign, execute and verify all documents as may be necessary from time to time, but all the costs and expenses for the development and building sanction plan shall be paid and borne by the PROMOTER/DEVELOPER subject to the provision of this agreement.
5. The PROMOTER/DEVELOPER shall pay total amount of Rs. 41,75,000/- (Forty-One Lakh and Seventy-Five Thousand) only to the LAND OWNER out of which today the PROMOTER/DEVELOPER is paying Rs.10,00,000/- (Ten Lakh) only as advance which the LAND OWNER duly receiving and acknowledging and the rest amount of Rs. 31,75,000/- (Thirty-One Lakh and Seventy-Five Thousand) will be paid to the LAND OWNER in two instalments as per the payment schedule written hereunder.
6. If the PROMOTER/DEVELOPER fails to pay any installment to the LAND OWNER within stipulated time, then the PROMOTER/ DEVELOPER will be liable to pay an interest of 10% p.a. upon the failed installment payment to the LAND OWNER. On the contrary, if the LAND OWNER does not cooperate with the PROMOTER/ DEVELOPER either in person or in papers then the PROMOTER/ DEVELOPER, at the time of payment of final installment, will deduct a 10% p.a. upon the amount already paid to the LAND OWNER.
7. The PROMOTER/DEVELOPER is hereby restrained from transferring and/or dealing with and/or disposing of the below "B" Schedule (which is LAND OWNER'S allocation) to the third parties.
8. All Rents, Taxes, Service Tax and outgoings in respect of the below "A" Schedule property shall be paid and borne by the PROMOTER/

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DEVELOPER from the date of execution of this instant PRESENT.

9. It is clarified that the PROMOTER/DEVELOPER has authority and is entitled to receive all the amount being the consideration of Sale in respect of the below "C" Schedule property (which is the PROMOTER/DEVELOPER'S allocation) and to sell the same to prospective buyer/buyers including initial amount of installments and final payment and the LAND OWNER has no claim now nor in future will make any claim/claims. Be it mentioned here that the PROMOTER/DEVELOPER has no right to make sale or claim in respect to the LAND OWNER allocation, mentioned in the below "B" Schedule of the instant PRESENTS.
10. The PROMOTER/DEVELOPER shall diligently and efficiently carry out and complete the work of development of the said property described in the below "A" Schedule property and shall not do anything which may affect the interest of the LAND OWNER. The PROMOTER/DEVELOPER shall be responsible for soundness of architectural, structural, electrical, plumbing and sanitary drawing and design as well as adequate earthquake safety measurement in the design & also the implementation of the same. The PROMOTER/DEVELOPER shall bear the necessary cost for the said assignments.
11. Development work including all constructions, installations and finishing shall be at the cost and risk of the PROMOTER/ DEVELOPER. The PROMOTER/DEVELOPER shall be responsible for all the claims of whatsoever nature arising out of any accident and/or mishap of workmen during construction. All claims of the workmen at the site must be settled by the PROMOTER/ DEVELOPER.
12. The LAND OWNER will not bear the cost towards installation of electrical Transformer for his allocated portion.
13. That the PROMOTER/DEVELOPER shall be authorized to nominate prospective buyers for the below "C" Schedule property (which is the PROMOTER/DEVELOPER'S allocation) of proposed unit in the building to be raised on the below "A" Schedule property and to receive the payments from the said buyers towards the price of the said units.
14. The PROMOTER/DEVELOPER shall discharge its duties and all statutory obligations in accordance with Law and in any event the LANDOWNER should not suffer due to any negligence of the PROMOTER/DEVELOPER.

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15. It is settled between the parties that the PROMOTER/DEVELOPER at their choice, will hand over, jointly to the LAND OWNER, the possession of a Residential Flat having Covered area of 900 Sq.Ft. approximately in the First Floor South East Facing and a Covered Garage area measuring about 100 Sq.Ft. more or less out of the total Built Up Area more specifically mentioned in the 'B' Schedule below in the proposed multistoried building to be constructed in the below Schedule 'A' of property.

16. All expenses save and except what has been stated otherwise in this instant PRESENT in respect of the property described in the below "A" Schedule shall be paid and borne by the PROMOTER /DEVELOPER till handing over of the possession to the prospective buyer/buyers as well as the LAND OWNER'S allocation described in the below "B" Schedule.

Provided that prospective buyers will bear their respective expenses for Title Deeds and things incidental to it during purchase and for rates, taxes and charges after the respective possession is handed over to them.

Further provided that the LAND OWNER shall bear the expenses for all documentation work with regard to gaining over possession of his allocated premises more fully described in the below "B" Schedule Property and also bear taxes and charges after the possession is handed over to him.

17. The PROMOTER/DEVELOPER is hereby authorized and/or empowered to take all steps regarding the development of the below "A" Schedule property and for smooth development of the same. The LAND OWNER undertake to execute a Power of Attorney in favour of the PROMOTER/DEVELOPER, if called for by the PROMOTER/DEVELOPER containing all powers for development of the below "A" Schedule property and also for conveying the below "C" Schedule property (which is the PROMOTER/DEVELOPER'S allocation). Provided that allotment of the LAND OWNER described in the below "B" Schedule is complied with as per the stipulation contained hereinafter in this Agreement.

18. The building plan of the proposed building shall be made by the Architect at the expenses of the PROMOTER/DEVELOPER and the same will be submitted to the Hooghly- Chinsurah Municipality by the PROMOTER/DEVELOPER and after getting the sanctioned plan/building permit from the concerned Municipality of the building/apartment to be

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constructed over the below "A" Schedule property shall make clear to the LAND OWNER about the LAND OWNER'S allocated portion in the said sanctioned plan. Thereafter the PROMOTER/ DEVELOPER shall start work of development on the below "A" Schedule property in accordance with the above-mentioned sanctioned plan.

19. The PROMOTER/DEVELOPER will be at a liberty to enter into separate contracts in its own name with building contractor/ contractors, architect/ architects and other for smooth development of the property described in the below "A" Schedule property.
20. The PROMOTER/DEVELOPER shall be entitled to make advertisements, hung up advertisement boards upon the property described in the below "A" Schedule property and do such other things as might be required for the purpose of sale of the units in the said premises to be constructed without causing any obstruction or nuisance to any persons/persons whatsoever.
21. The PROMOTER/DEVELOPER shall complete the proposed construction upon the land mentioned in the below "A" Schedule property within Thirty-Six (36) months from the date of receiving sanctioned plan/building permit from the concerned authority, if the time limit of Thirty-Six (36) months is not extended on the ground of force majeure.
22. On completion of such development work the PROMOTER/DEVELOPER will be bound to convey/give possession of the LANDOWNER'S allocation which is mentioned in the below "B" Schedule to the LANDOWNER at his own cost. Any Tax and Registration cost will be paid by the LANDOWNER for his allocated Flat and those charges will be borne by the LANDOWNER.
23. The PROMOTER/DEVELOPER shall have the option to choose prospective buyers, enter into agreements with them and collect earnest money for the sale of units i.e. the PROMOTER/ DEVELOPER'S allocation (which has been mentioned in the below "C" Schedule property) to be constructed over the property described in the below "A" Schedule property.

Further provided that the LAND OWNER'S allocation should be completed and possession should be handed over to the LAND OWNER at the first instance and then sale deed/deeds of the prospective buyer/buyers for the PROMOTER/DEVELOPER'S allocation shall be

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executed regarding the property described in the below "A" Schedule property.

24. On completion of sale of all units of the building to be constructed over the property described in the below "A" Schedule property, an Association shall be formed by the prospective buyers which would include the LAND OWNER till the time they keep unit/units under their title and the LAND OWNER shall extend full co-operation to the formation of the Association.

**DISPUTES AND ARBITRATION**

In case of any dispute between the parties, the matter shall be referred to arbitration and dealt with in accordance with The Arbitration and Conciliation Act, 1996.

**JURISDICTION**

Only Court having competent Jurisdiction over the property described in the below "**A**" Schedule property shall have the jurisdiction over all disputes between the parties.

**TERMINATION**

The agreement shall stand terminated in case the property is acquisitioned and/or requisitioned by any Governmental notification or with the mutual consent of both parties.

**CONSEQUENCES OF TERMINATION**

The termination of this agreement shall not release any of the parties hereto from any liability which at time of termination has already occurred to the parties.

**MODIFICATION OF AGREEMENT**

No amendment or change hereof or addition hereto shall be effective or binding on either of the parties hereto unless set forth in writing and executed, authenticated, and/or registered by the duly authorized representatives of each of the parties hereto save and except what is provide in the instant PRESENTS.

*See also*  
*4*

**MISCELLANEOUS**

- 1) This agreement shall not be mean or construed as partnership between the LAND OWNER and the PROMOTER/DEVELOPER or a joint venture agreement by the LAND OWNER with the PROMOTER / DEVELOPER.

- 2) The **PROMOTER/DEVELOPER** shall have full right to sell and /or dispose of its respective allocation subject to the provisions of this agreement and also have the right and permitted to incur project loans and/or any other financial assistance associated with the project from any Bank or Financial Institution by keeping the original Title Deed and other documents as secured asset against the same and the **LAND OWNER** will always co-operate with the **PROMOTER/DEVELOPER** in this regard and execute all necessary documents or deeds as may be required for the purpose of such mortgage or charge.
- 3) The proposed multistoried building shall be known and named as "BRISHTIBILAS APARTMENT" as mutually decided between the parties herein and neither the parties hereof nor the Association to be formed by the unit owners in future have any right to change or alter the aforesaid name of the multistoried building.
- 4) The original documents pertaining to the "A" schedule property shall remain with the **PROMOTER/DEVELOPER**. The **LAND OWNER** have handed over the documents for the exclusive purpose of necessary presentation for the proposed building project and it should always be kept in the possession of the **PROMOTER/DEVELOPER** and after construction is over and after formation of the **FLAT OWNERS Association** in the office of the Association to be formed.

Provided that whenever the **LAND OWNER** requires the original documents, they should ask for it from **PROMOTER/DEVELOPER** in writing mentioning the purpose and giving a time frame for return and receive the same after giving receipt and on return from the **PROMOTER/DEVELOPER**.

- 5) Although the **LAND OWNER** is delivering the vacant khas possession of the 'A' Schedule Property in favour of the **PROMOTER/DEVELOPER** today, he shall nonetheless be entitled to reside in the scheduled property as a licensee with the permission of the **PROMOTER/DEVELOPER** maximum until August 10, 2025 and thereafter shall vacate the 'A' Schedule Property thereof peacefully to the **PROMOTER/DEVELOPER** without any delay or obstruction and if he fails to do so, he shall be liable to pay the **PROMOTER/DEVELOPER** damages at an annual rate of 10% on the amount received by him, for so long as he fail to redeliver possession of the scheduled property. In that case, the **PROMOTER/DEVELOPER** may have reschedule the time

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period of this agreement considering and counting the days of delay by the land owner towards redeliver the possession.

### **BUILDING/CONSTRUCTION**

That the **PROMOTER/DEVELOPER** shall construct and complete the proposed building/buildings and all flats/space including **LAND OWNER** allocation by utilizing standard building materials as follows: -

**STRUCTURE AND FOUNDATION:** - Building designed on R.C.C. foundations confirming to national building code rules of Concerning Authority or as per sanction plan floor and design.

**FLOOR & SKIRTING:** - All bed rooms and dining will have marble or glazed tiles finish with 4" skirting dado for common areas.

**TOILETS:** - Toilets will be provided with PVC pipe for general water supply from overhead tank with water connection from reasonable source. One standard white basin, one white Indian pan with low down cistern (One Indian & One Italian) for toilet and walls have glazed tiles upon 4' ft. height all around and 6' ft. height in bath area and flooring will be marble.

**KITCHEN:** - Kitchen will have caste-in-marble with 4" skirting all around, Kitchen will have one Black stone table and one 20" X 16" stainless steel sink, wall have glaze tile upon 6' ft. height from the top of Black stone Kitchen table and provision a cut round shape on the wall for exhaust fan.

**DOOR & DOORS FRAMES:** - All doors will have wooden frame and flush door.

**WINDOWS FRAME & GRILLS:** - All windows frames shall be made of aluminum and shutters with M. S. Grills of Suitable design with 3mm. clear sheet Glass.

**INTERNAL WALL:** - Plaster of walls finished with Putti, Bricks works will be done 8" inches thickness for external and 3 inches for internal partition walls. Outside wall will be colour red with weather coat or equivalent colour.

**EXTERNAL WIRING:** - All concealed wiring in every room, toilet, kitchen, living-cum-dining and verandah. Stair, stair landing floors to be covered with marble.

**BED ROOM:** -1. One bracket light point 2. One tube-light point 3. One ceiling fan point 4. One night lamp point 5. One 6 pin plug point on

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switch board. 6. AC Point.

**LIVING / DINING: -**

1. One tube-light point 2. One bracket light point 3. One ceiling fan point  
4. One 5 AMP point 5. One 5 pin plug point on switch Board 6. One  
Electric Call bell attached at Flat entrance.

**TOILET: -**

1. One Ex-fan point. 2. One light point. 3. One Geyser point.

**KITCHEN: -**

1. One Ex-fan point. 2. One light point. 3. One Chimney Point.

Any extra work if demand by the **LAND OWNER** or intending purchaser  
apart from the technical specification given as aforesaid shall be made or  
done by the cost of the said **LAND OWNER** or intending purchaser.

Lift will be provided in the apartment.

**- 'A' SCHEDULE PROPERTY -**

**ALL THAT** the piece and parcel of Rayati Bastu land measuring about  
demarcated 0.054 (Zero point Zero Five Four) Acre along with two storied  
building having Ground Floor Covered area of 1027 Sq.Ft. and First Floor  
Covered area of 943 Sq.Ft. i.e. totaling an area of 1970 Sq.Ft.  
appertaining to R.S. Dag No. 1040 (One Thousand and Forty) of R.S.  
Khatian No. 1182 corresponding to L.R. Dag No. 2357 (Two Thousand  
Three Hundred and Fifty Seven) of L.R. Khatian No. 10865 (Ayan  
Biswas), of Mouza- Kulihanda, J.L. No. 18, within the ambit of Hooghly-  
Chinsurah Municipality, in Ward No. 11, Mohalla- Kadamtala, Holding  
No. 78/73/276, under P.S.- Chinsurah in the District Hooghly, within  
the jurisdiction of District Sub Registry Office- Hooghly, Additional  
District Sub Registry Office Chinsurah, Hooghly with all easement right  
and benefits of common passages.

Annual rent of the said property is payable to the B.L. & L.R.O.  
Chinsurah- Mogra Block on behalf of the state of West Bengal.

**The property is butted and bounded by: -**

ON THE NORTH : House of Sandip Mallick and others

ON THE SOUTH : 4'-00" ft wide Common passage thereafter House of  
Mrinmoy Dhar and Smt. Arati Mallick,

ON THE EAST : Pond

ON THE WEST : 16'-00" ft wide Municipal Road, (Baidya Goli)

*marked*

**SCHEDULE 'B' (LAND OWNER'S ALLOCATION)**

The **PROMOTER / DEVELOPER** will hand over the Land Owner, the possession of a Residential Flat having Covered area of 900 Sq.Ft. approximately in the First Floor South East Facing and a Covered Garage area measuring about 100 Sq.Ft. more or less out of the total Built Up Area together with undivided proportionate share in the land more fully and particularly described in the '**A**' **SCHEDULE PROPERTY** above written, **TOGETHER WITH** rights to use the staircase, lift, entrance, including all common places etc. along with Rs. 41,75,000/- (Forty-One lakh and Seventy-Five Thousand) only will be paid as per the payment schedule written hereunder.

**SCHEDULE 'C' (DEVELOPER'S ALLOCATION)**

The rest portion of the multistoried building (excluding the Schedule 'B' above) to be constructed on the above-mentioned Schedule 'A' property shall be the Developers/Promoters allocation.

**PAYMENT SCHEDULE**

- I. Promoter/Developer of the Second Part hereof paying today the Land Owner of the First Part hereof Rs. 10,00,000/- (Rupees Ten Lakh) only vide Cheque No. 294507 drawn from S.B.I. Chinsurah Branch as 1st instalment out of total contractual amount of Rs. 41,75,000/- (Forty-One lakh and Seventy-Five Thousand) only.
- II. Promoter/Developer of the Second Part hereof will pay the Land Owner of the First Part hereof Rs. 15,00,000/- (Rupees Fifteen Lakh) only as 2nd instalment out of total contractual amount of Rs. 41,75,000/- (Forty-One lakh and Seventy-Five Thousand) only within 6 (Six) months from the date of approval of Building Permit/Sanctioned Building Plan from the competent authority.
- III. Promoter/Developer of the Second Part hereof will pay the rest amount to the Land Owner of the First Part hereof Rs. 16,75,000/- (Rupees Sixteen Lakh and Seventy-Five Thousand) only as 3<sup>rd</sup> and Final instalment out of total contractual amount of Rs. 41,75,000/- (Forty-One lakh and Seventy-Five Thousand) only within 8 (Eight) months from the payment date of 2<sup>nd</sup> (second) instalment.


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

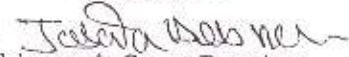
SIGNED, SEALED & DELIVERED  
in presence of following witnesses: -

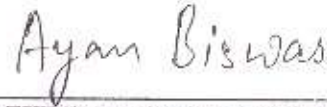
1. Biplab Roy Choudhury,  
P.S + P.O - Chinsurah,  
Dist - Hooghly. 712101.

2. Supriya Banerjee  
P.O. + P.S - Chinsurah  
Dist - Hooghly  
PIN - 712101

Drafted by me  


Advocate  
District Judges' Court, Hooghly.  
Regn. No. WB/457/1998

Typed by me  
  
Chinsurah Court Premises,  
Hooghly














**SIGNATURE OF THE LAND OWNER**














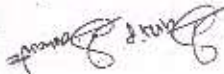









MAA VISHALAXMI CONSTRUCTION  
  
Partner

**SIGNATURE OF THE  
PROMOTER/DEVELOPER**

দুই হাতের আঙ্গুল - এর ছাপ (টিপ)

== বিক্রমজা/ক্ষেত্র/দাতা/গ্রহীতা ==

বাম হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
	(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
	(২) তর্জনী	(২) তর্জনী	
	(৩) মধ্যমা	(৩) মধ্যমা	
	(৪) অনামিকা	(৪) অনামিকা	
	(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	
	<p>Ayam Biswas</p> <p>স্বাক্ষর</p> <p>(যে ব্যক্তির দুই হাতের আঙ্গুল-এর টিপ লওয়া হইল)</p>		

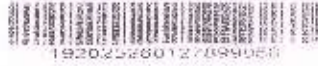
	ଝିଲ୍‌ଝିଲ୍ (୨)	ଝିଲ୍‌ଝିଲ୍ (୨)		Estate Sook Roy
	କଟୁଲିକା (୫)	କଟୁଲିକା (୫)		
	ଘେନିକ (୬)	ଘେନିକ (୬)		
	ଝୁଲୁକ (୧)	ଝୁଲୁକ (୧)		
	ଝୁଲିକା (୧)	ଝୁଲିକା (୧)		
(କମ୍ପ) ଛାଡ଼ି ଫଟ-ଝୁଲିକା ଫଟାରି ମାନ		(କମ୍ପ) ଛାଡ଼ି ଫଟ-ଝୁଲିକା ଫଟାରି ମାନ		
	ଝିଲ୍‌ଝିଲ୍ (୨)	ଝିଲ୍‌ଝିଲ୍ (୨)		Estate 
	କଟୁଲିକା (୫)	କଟୁଲିକା (୫)		
	ଘେନିକ (୬)	ଘେନିକ (୬)		
	ଝୁଲୁକ (୧)	ଝୁଲୁକ (୧)		
	ଝୁଲିକା (୧)	ଝୁଲିକା (୧)		
(କମ୍ପ) ଛାଡ଼ି ଫଟ-ଝୁଲିକା ଫଟାରି ମାନ		(କମ୍ପ) ଛାଡ଼ି ଫଟ-ଝୁଲିକା ଫଟାରି ମାନ		

ଝିଲ୍‌ଝିଲ୍/କଟୁଲିକା/ଘେନିକ/ଝୁଲୁକ

(କମ୍ପ) ଛାଡ଼ି ଫଟ-ଝୁଲିକା ଫଟାରି ମାନ



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



192025260127899058

GRN Details

GRN: 192025260127899058 Payment Mode: SBI Epay  
GRN Date: 25/06/2025 12:36:28 Bank/Gateway: SBICPay Payment Gateway  
BRN : 4412260578729 BRN Date: 25/06/2025 12:37:26  
Gateway Ref ID: CHT8242503 Method: State Bank of India NB  
GRIPS Payment ID: 250620252012789904 Payment Init. Date: 25/06/2025 12:36:28  
Payment Status: Successful Payment Ref. No: 2001778456/2/2025  
[Query No\*/Query Year]

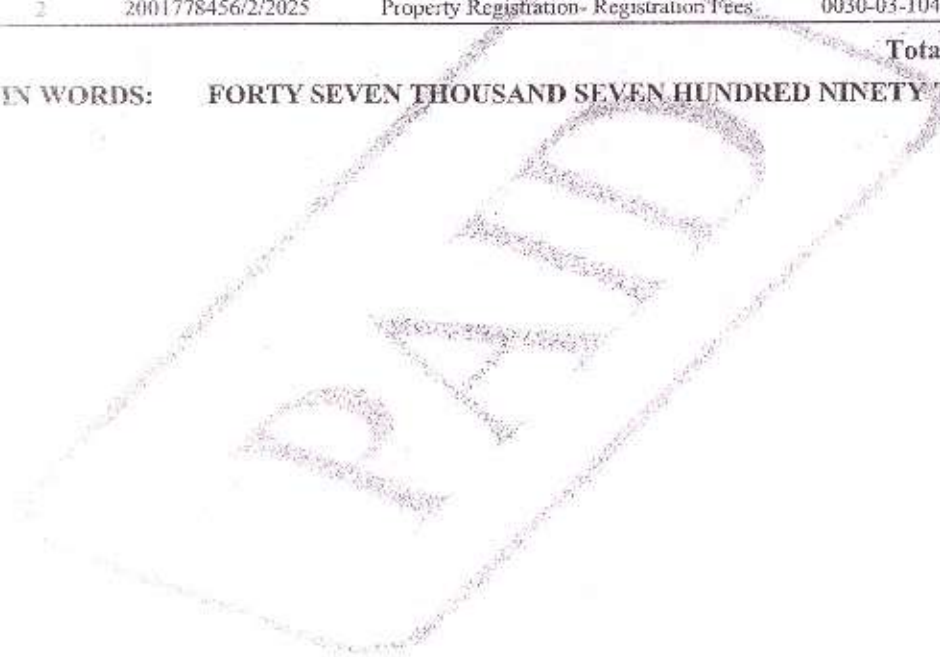
Depositor Details

Depositor's Name: Shri SANDIP SAMANTA AND OTHER  
Address: HOOGHLY  
Mobile: 9804567017  
Period From (dd/mm/yyyy): 25/06/2025  
Period To (dd/mm/yyyy): 25/06/2025  
Payment Ref ID: 2001778456/2/2025  
Dept Ref ID/DRN: 2001778456/2/2025

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2001778456/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	6021
2	2001778456/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	41771
			<b>Total</b>	<b>47792</b>

IN WORDS: FORTY SEVEN THOUSAND SEVEN HUNDRED NINETY TWO ONLY.





Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



250620252012789904

GRIPS Payment Detail

GRIPS Payment ID:	250620252012789904	Payment Init. Date:	25/06/2025 12:36:28
Total Amount:	47792	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4412260578729	BRN Date:	25/06/2025 12:37:26
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

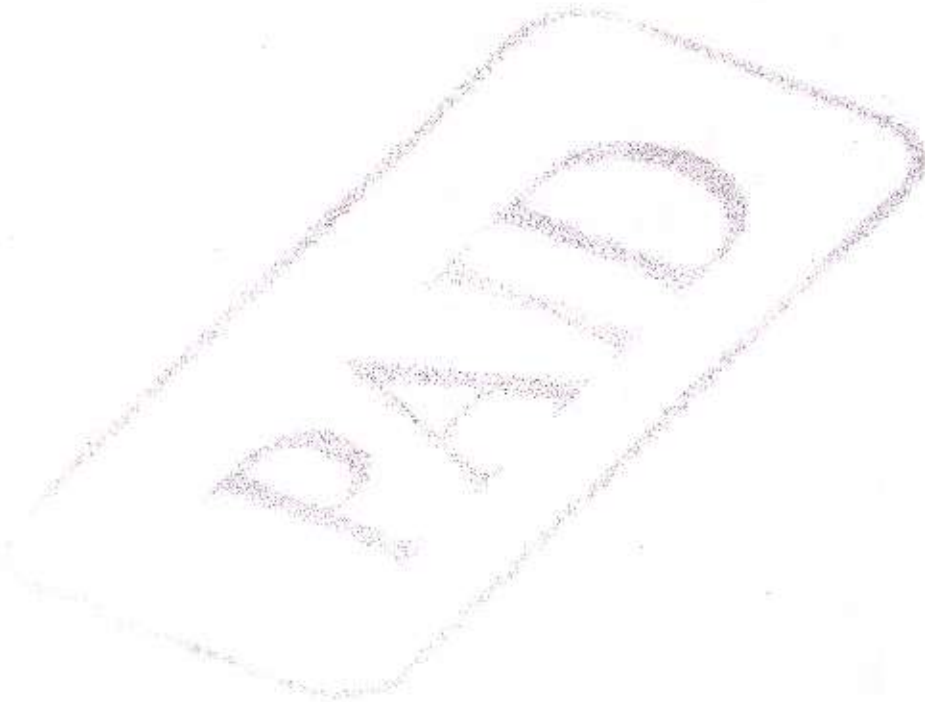
Depositor's Name: Shri SANDIP SAMANTA AND OTHER  
Mobile: 9804567017

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260127899058	Directorate of Registration & Stamp Revenue	47792
Total			47792

IN WORDS: FORTY SEVEN THOUSAND SEVEN HUNDRED NINETY TWO ONLY.

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



### Major information of the Deed

Deed No :	I-0603-08179/2025	Date of Registration	25/06/2025
Query No / Year	0603-2001778456/2025	Office where deed is registered	
Query Date	23/06/2025 2:53:45 PM	A D S.R. CHINSURA, District: Hooghly	
Applicant Name, Address & Other Details	ANUPAMA KUNDU CHINSURAH COURT, Thana : Chinsurah, District : Hooghly, WEST BENGAL, PIN - 712101, Mobile No. : 9804567017, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 41,75,000/-]		
Set Forth value	Market Value		
Rs. 33,00,000/-	Rs. 33,47,626/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 41,771/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



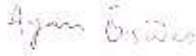
District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHI Y-CHINSURAH I, Road: Baidya Goli/ K.C. Lane, Mouza: Kulianda, JI No: 18, Pin Code: 712103

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1.1	LR-2357 (RS -1040)	LR-10865	Bastu Bastu	0.054 Acre	19,00,000/-	19,44,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>				<b>5.4Dec</b>	<b>19,00,000 /-</b>	<b>19,44,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1970 Sq Ft.	14,00,000/-	14,03,626/-	Structure Type: Structure, Status of Completion : Completed
<p>Gr. Floor, Area of floor : 1027 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No. 1, Area of floor : 943 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>1970 sq ft</b>	<b>14,00,000 /-</b>	<b>14,03,626 /-</b>	



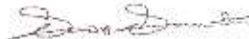
Land Lord Details :


Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri AYAN BISWAS</b> (Presentant ) Son of Late ASHIS BISWAS Executed by: Self, Date of Execution: 25/06/2025 , Admitted by: Self, Date of Admission: 25/06/2025 ,Place Office	 <small>25/06/2025</small>	 Captured <small>LTI 25/06/2025</small>	 <small>25/06/2025</small>
FLAT NO. 244, POCKET-K, THIRD FLOOR,, City:- Not Specified, P.O:- SARITA VIHAR, P.S:-SARITA VIHAR, District:-South, Delhi, India, PIN:- 110076 Sex; Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: B1xxxxx5L, Aadhaar No: 46xxxxxxxx3619, Status :Individual, Executed by: Self, Date of Execution: 25/06/2025 , Admitted by: Self, Date of Admission: 25/06/2025 ,Place : Office				

Developer Details :



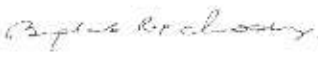
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>MAA VISHAL AXMI CONSTRUCTION</b> 216 MAHARAJ ROAD, City: Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 Date of Incorporation:XX-XX-2XX1 , PAN No.: ABxxxxx0A, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri SANDIP SAMANTA</b> Son of Late SISIR SAMANTA Date of Execution - 25/06/2025, , Admitted by: Self, Date of Admission: 25/06/2025, Place of Admission of Execution: Office	 <small>Jun 25 2025 3:05PM</small>	 Captured <small>LTI 25/06/2025</small>	 <small>25/06/2025</small>
339, STAND ROAD, TAMLIPARA, City:- Hooghly-chinsurah, P.O:- HOOGHLY, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BHxxxxx0P, Aadhaar No: 89xxxxxxxx8026 Status : Representative, Representative of : MAA VISHALAXMI CONSTRUCTION (as PARTNER)				

Name	Photo	Finger Print	Signature
<b>Shri MOLOY DAS</b> Son of Late- MANTULAL DAS Date of Execution : 25/06/2025, Admitted by: Self, Date of Admission: 25/06/2025, Place of Admission of Execution: Office	 <small>Jun 25 2025 3:34PM</small>	 <small>1:11 25/06/2025</small>	 <small>25/06/2025</small>
216, MEARBER ROAD, City: Hooghly-chinsurah, P.O - CHINSURAH, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ANxxxxxx4G, Aadhaar No: 51xxxxxxxx4258 Status : Representative, Representative of : MAA VISHALAXMI CONSTRUCTION (as PARTNER)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>BIPLAB ROYCHOWDHURY</b> Son of Late AJIT ROYCHOWDHURY CHINSURAH COURT, City:- Hooghly- chinsurah, P.O:- CHINSURAH, P.S:- Chinsurah, District-Hooghly, West Bengal, India, PIN:- 712101	 <small>25/06/2025</small>	 <small>25/06/2025</small>	 <small>25/06/2025</small>
Identifier Of Shri SANDIP SAMANTA, Shri MOLOY DAS, Shri AYAN BISWAS			

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	Shri AYAN BISWAS	MAA VISHALAXMI CONSTRUCTION-5.4 Dec

**Transfer of property for S1**

Sl.No	From	To, with area (Name-Area)
1	Shri AYAN BISWAS	MAA VISHALAXMI CONSTRUCTION-1970.00000000 Sq Ft

**Land Details as per Land Record**

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Baidya Goli/ K.C. Lane, Mouza: Kulianda, JI No. 18, Pin Code : 712103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2357, LR Khatian No - 10865	Owner: শ্রী অয়ান বিস্বাস, Gurdian: শ্রী অয়ান বিস্বাস, Address: মেয়ারবার রোড, Classification: কৃষি, Area: 0.05400000 Acre,	Shri AYAN BISWAS

On 25-06-2025

**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 (a) of Indian Stamp Act 1899.

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

Presented for registration at 12:58 hrs. on 25-06-2025, at the Office of the A.D.S.R. CHINSURAH by Shri AYAN BISWAS, Executant

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 33,47,626/-

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

Execution is admitted on 25/06/2025 by Shri AYAN BISWAS, Son of Late ASHIS BISWAS, FLAT NO. 244, POCKET-X, THIRD FLOOR., P.O: SARITA VIHAR, Thana: SARITA VIHAR, , South, DELHI, India, PIN - 110076, by caste Hindu, by Profession Service

Identified by BIPLAB ROYCHOWDHURY, . . Son of Late AJIT ROYCHOWDHURY, CHINSURAH COURT, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 25-06-2025 by Shri MOLOY DAS, PARTNER, MAA VISHALAXMI CONSTRUCTION (Partnership Firm), 216 MEARBER ROAD, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712101

Identified by BIPLAB ROYCHOWDHURY, . . Son of Late AJIT ROYCHOWDHURY, CHINSURAH COURT, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

Execution is admitted on 25-06-2025 by Shri SANDIP SAMANTA, PARTNER, MAA VISHALAXMI CONSTRUCTION (Partnership Firm), 216 MEARBER ROAD, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712101

Identified by BIPLAB ROYCHOWDHURY, . . Son of Late AJIT ROYCHOWDHURY, CHINSURAH COURT, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 41,771.00/- ( B = Rs 41,750.00/- ,E = Rs 21.00/- ) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 41,771/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/06/2025 12:37PM with Govt. Ref. No: 192025260127899058 on 25-06-2025, Amount Rs: 41,771/-,  
Bank: SBIEPay ( SBIEPay), Ref. No. 4412260578729 on 25-06-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by by Stamp Rs 1,000.00/-, by online Rs 6,021/-

**Description of Stamp**

1. Stamp Type: Impressed, Serial no 6121, Amount: Rs.1,000.00/-, Date of Purchase: 23/06/2025, Vendor name : Chhatraoj

2. Stamp Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/06/2025 12:37PM with Govt. Ref. No: 192025260127899058 on 25-06-2025, Amount Rs: 6,021/-, Bank: SBI EPay (SBIPay), Ref. No. 4412280578729 on 25-06-2025, Head of Account 0030-02-103-003-02

**Samit Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. CHINSURA**  
**Hooghly, West Bengal**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0603-2025, Page from 157848 to 157872  
being No 060308179 for the year 2025



01/07/2025

Digitally signed by SAMIT GHOSH  
Date: 2025.07.01 16:27:16 +05:30  
Reason: Digital Signing of Deed.

(Samit Ghosh) 01/07/2025  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. CHINSURA  
West Bengal.