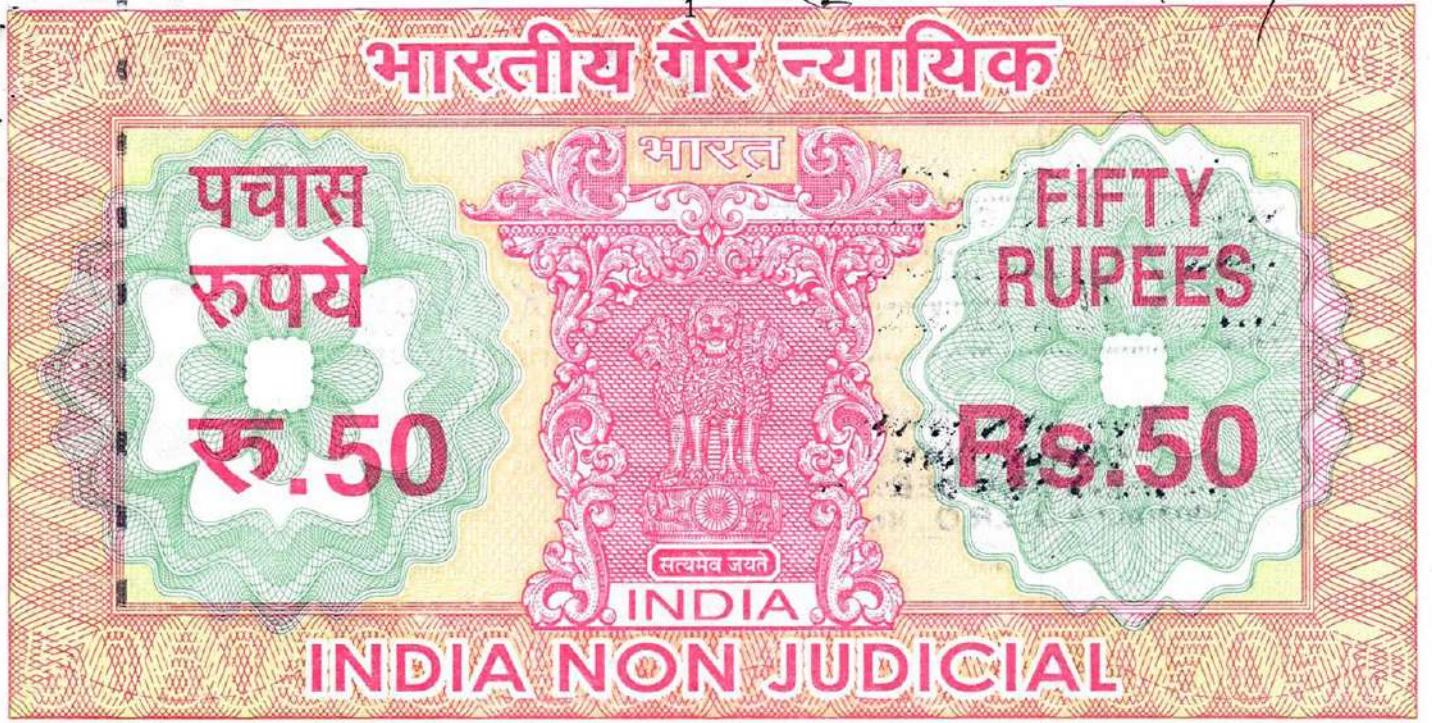


S-0 4780

4652/2026



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 402157

Qno:
1652869 (2)/26
24/06/26

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with the document are the part of this document.

Add. District Sub-Registrar,
Sonarour South 24 Parganas

24 JUN 2026

DEVELOPMENT AGREEMENT

THIS AGREEMENT made on this 24th day of JUNE..... Two
Thousand and Twenty Six (2026)

BETWEEN

25 MAY 2026

S.L. No. 1273 Date
Name
Address
Value 50/-

S. Kar (Adv.)
Baruipur Court

Govt. Stamp Vender
SUBHOJIT DEB
Sonarpur A.D.S.R.O., Kol-150



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

24 JUN 2026

Identified by me
Subhojit Bhattacharya
1150, MC m n
Kul-103

(1) **MRS. MALINI GUPTA (PAN-AIGPG3643P) (AADHAR 4076 1755 8187)**, W/O- Rajesh Kumar Gupta, by religion-Hindu, by Nationality-Indian, by Occupation-House Wife, residing at P-62A C.I.T Road Scheme-6m, Near Phool Bagan, P.O-Kankurgachi, P.S-Phool Bagan, Kolkata-700054, (2) **MR. UMESH SWAIKA (PAN-AJAPS0366E), (AADHAAR NO. 946672019833)** son of Lt. Ratan Kumar Swaika, by occupation - Service, by Religion - Hindu, by Nationality - Indian, residing at UTSA CF 04 9A New Town Rajarhat, Post Office - New Town, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas, West Bengal, (3) **MR. BIKASH AGARWAL (PAN- AHAPA8484B) (AADHAAR NO.872383048531)**, son of late Rajendra Kumar Agarwal, by occupation - Business, by Religion - Hindu, by Nationality - Indian, residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur formerly Sonarpur, Kolkata - 700084, District - South 24 Parganas, Purchaser no 1, 2 and 3 individually and conjointly 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 Bansdronei, 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-



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

24 JUN 2026

Business, resident of 2052, Chakgaria, Upohar Condovilla, Panchasayar, Post Office- Panchasayar, Police Station- 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, executors and administrators of the last surviving partner and his /their assigns) of the **OTHER PART.**

WHEREAS, Collectively **MALINI GUPTA, UMESH SWAIKA AND BIKASH AGARWAL** is/are the absolute owner of **ALL THAT** divided and demarcated area of land admeasuring **07 Katha 08 Chittack 27 Sq. Ft.** identified as **Plot nos. 15, 16 and 23**, 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. 10118, 10387, 10522, 10645, 10489, 10450 & 10645 (previously L.R. Khatian Nos. 10387 & 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	L.R. Khatian Nos. 10118, 10387, 10522, 10645,	02 Katha 10 Chittack 23 Sq. Ft. of Plot No. 15
Bonhooghly	2995	10489, 10450 & 10645 (previously	02 Katha 10 Chittack 34 Sq. Ft. of Plot No. 16
Bonhooghly	2995	L.R. Khatian Nos. 10387 & 10118),	02 Katha 03 Chittack 15 Sq. Ft. of Plot No. 23
Total			07 Katha 08 Chittack 27 Sq. Ft.



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

24 JUN 2026

1. **ALL THAT** divided and demarcated piece and parcel of land measuring **02 Katha 10 Chittack 23 Sq. Ft. a bit more or less** identified as **Plot no. 15 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 17.06.2025 in the office of **Additional District Sub-Registrar Sonarpur and same was recorded in Book no.1, Volume-1608-2025, Pages from 120907 to 120932, Being No. 05776 for the Year 2025.**

2. **ALL THAT** divided and demarcated piece and parcel of land measuring **02 Katha 10 Chittack 34 Sq. Ft. a bit more or less** identified as **Plot no. 16 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 17.06.2025 in the office of **Additional District Sub-Registrar Sonarpur and same was recorded in Book no.1, Volume-1608-2025, Pages from 120881 to 120906, Being No. 05775 for the Year 2025. and**

3. **ALL THAT** divided and demarcated piece and parcel of land measuring **02 Katha 03 Chittack 15 Sq. Ft. a bit more or less** identified as **Plot no. 23 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**,



Additional District Sub Registrar
Sonarpur
South 24 Parganas

24 JUN 2026

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 17.06.2025 in the office of **Additional District Sub-Registrar Sonarpur and same was recorded in Book no.1, Volume-1608-2025, Pages from 120835 to 120880, Being No. 05774 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 **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, MALINI GUPTA, UMESH SWAIKA AND BIKASH AGARWAL, the Owner herein, being the absolute joint Owners 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



✓

Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

24 JUN 2026

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.

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 **07 Katha 08 Chittack 27 Sq. Ft.** identified as **Plot nos. 15, 16 and 23**, 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 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	L.R. Khatian Nos. 10118, 10387, 10522, 10645,	02 Katha 10 Chittack 23 Sq. Ft. of Plot No. 15
Bonhooghly	2995	10489, 10450 & 10645 (previously	02 Katha 10 Chittack 34 Sq. Ft. of Plot No. 16
Bonhooghly	2995	L.R. Khatian Nos. 10387 & 10118),	02 Katha 03 Chittack 15 Sq. Ft. of Plot No. 23
Total			07 Katha 08 Chittack 27 Sq. Ft.



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

24 JUN 2026

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, 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 entire area of land and/or land with structure:

1. Entire **Plot No. 16** admeasuring **02 Katha 10 Chittack 34 Sq. Ft.** 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. 10118, 10387, 10522, 10645, 10489, 10450 & 10645 (previously L.R. Khatian Nos. 10387 & 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, **along with the structure of 2557 Sq. Ft. of Built up Area**, a bit more or less subject to



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

24 JUN 2026

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.

1.4 DEVELOPER'S ALLOCATION:

The Developer will be entitled to **ALL THAT** entire area of land and/or land with structure at **Plot No's. 15 and 23** admeasuring **04 Katha 13 Chittack 38 Sq. Ft., Plot No. 15** admeasuring **02 Katha 10 Chittack 23 Sq.Ft., Plot No. 23** admeasuring **02 Katha 03 Chittack 15 Sq. Ft.**, 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 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. 10118, 10387, 10522, 10645, 10489, 10450 & 10645 (previously L.R. Khatian Nos. 10387 & 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, together with undivided proportionate share or interest in the said land together with undivided proportionate share in the common areas, and common parts, amenities and facilities therein provided subject to the provisions of the covenants of the Owner, incorporated herein., It is hereby agreed by and between the parties herein that the Developer will develop the said total land-

Mouja	L.R. Dag No.	L.R. Khatian No.	Area
Bonhooghly	2995	L.R. Khatian Nos. 10118, 10387, 10522, 10645, 10489, 10450 & 10645 (previously L.R. Khatian Nos. 10387 & 10118),	02 Katha 10 Chittack 23 Sq. Ft. of Plot No. 15
Bonhooghly	2995		02 Katha 03 Chittack 15 Sq. Ft. of Plot No. 23



✓

Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

24 JUN 2026

Total	04 Katha 13 Chittack 38 Sq. Ft.
-------	---------------------------------

- 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.



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

24 JUN 2026

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 **42 (Forty-Two)** months from



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

24 JUN 2026

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 entirely at the cost of the developers.

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, without any additional cost of the owners in respect of the use of Swimming pool in building along with all common facilities of Project named Silverwoods with free membership of club , swimming pool, Gym and all.



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

24 JUN 2026

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 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 R.S Parcha to the developer in respect of the title of R.S and L.R Dag No. 2995 and 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 R.S and L.R Dag No. 2995 and the developer is satisfied with same.



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

24 JUN 2026

7.8 That the **Owner's** herein shall be entitled to sell/transfer/convey only his/her/their Allocation with the proportionate share or interest in the land only comprised in Plot No. 16 to the intending purchaser/s 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 no's. 15, 16 and 23 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



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

24 JUN 2026

Owner shall not in any manner would be made responsible or held liable for the same.

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.

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



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

24 JUN 2026

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 **42 (Forty-Two)** 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.

11.6 The Owner shall appear physically with respective documents in the Government Office and Court when will be required to appear.

11.7 This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed or till this Agreement is terminated in the manner stated in this Agreement.



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

24 JUN 2026

11.8 It is hereby agreed by and between the parties herein that, the party of the One Part herein shall co-operate with the Developer for the amalgamation with the adjacent lands of the Said Property described in the First Schedule hereunder written for construction of another phase or block in the same Project and for such construction the common entrance is to be used for free access to the Phase/Block in that event the Land Owner/One Part shall have no right to claim or demand whatsoever and if the Land Owner/One Part or anybody claiming through or under him that shall be null and void and inoperative before all courts of law.

ARTICLE-XIII : INDEMNITY

12.1 That the Owner shall keep the Developer indemnified against all liabilities of the said Property and the Developer shall keep the Owner indemnified against damages that may arise in course of construction and completion of the Said New Building/s in the Said Property.

12.2 The Developer will take necessary action against any work found to have been defective, and shall withhold any claim or demand made by the contractor or sub-contractor as the case may be, within appropriate time and may compensate for the same without holding the Owner in any way liable and responsible in any manner.

ARTICLE - XIV : OBLIGATIONS OF DEVELOPER

13.1 That the Owner and the Developer shall frame a scheme for the management and administration of the proposed New Building/s to be constructed at the Said Property and all intending Purchasers and occupiers shall abide by all the rules and regulations to be framed in connection with the management of the affairs of the Said New Building/s.

13.2 On completion of the construction of the proposed New Building/s by the Developer and the same be ready for occupation, the Developer shall give written notice to the Owner or their notified nominees to occupy their respective constructed areas and/or Allocations in the proposed New Building/s and on expiry of 30 (thirty) days from the date of the said notice the Owners and the Developer shall become liable for payment of proportionate maintenance charges and duties or any impositions payable in respect thereof henceforth at the rate



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

24 JUN 2026

whatever would be decided towards his Allocation in the proposed New Building/s in the Said Property.

ARTICLE - XV : JURISDICTION

14.1 In case of any dispute or differences between the parties hereto concerning or relating to or arising out of this Agreement or with regard to the construction or interpretation of this Agreement or any of the terms herein contained, the dispute shall be adjudicated in the court within Sub-divisional Courts of Baruipur and Alipore under the jurisdiction of High Court at Calcutta.

ARTICLE-XVI : SUPPLEMENTARY AGREEMENT

The Parties hereby explicitly declare and agree that there shall be Supplementary Agreement, if any, to be executed by and between the parties regarding **allocation of the newly constructed Building/s ONLY** after obtaining building sanction plan from the Appropriate authority and there may be other Supplementary Agreements by and between the parties, for alteration and/or modification of any of the terms and conditions contained in this Agreement.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT divided and demarcated area of land admeasuring **07 Katha 08 Chittack 27 Sq. Ft. i.e 12.4369 Decimal**, be the same little more or less identified as **Plot nos. 15, 16 and 23**, 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. 10118, 10387, 10522, 10645, 10489, 10450 & 10645 (previously L.R. Khatian Nos. 10387 & 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:



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

24 JUN 2026

Mouja	L.R. Dag No.	L.R. Khatian No.	Area
Bonhooghly	2995	L.R. Khatian Nos. 10118, 10387,	02 Katha 10 Chittack 23 Sq. Ft. of Plot No. 15
Bonhooghly	2995	10522, 10645, 10489, 10450 & 10645 (previously	02 Katha 10 Chittack 34 Sq. Ft. of Plot No. 16
Bonhooghly	2995	L.R. Khatian Nos. 10387 & 10118),	02 Katha 03 Chittack 15 Sq. Ft. of Plot No. 23
Total			07 Katha 08 Chittack 27 Sq. Ft.

1. **ALL THAT** divided and demarcated piece and parcel of land measuring **02 Katha 10 Chittack 23 Sq. Ft. a bit more or less** identified as **Plot no. 15 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 17.06.2025 in the office of **Additional District Sub-Registrar Sonarpur and same was recorded in Book no.1, Volume-1608-2025, Pages from 120907 to 120932, Being No. 05776 for the Year 2025.**
2. **ALL THAT** divided and demarcated piece and parcel of land measuring **02 Katha 10 Chittack 34 Sq. Ft. a bit more or less** identified as **Plot no. 16 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-



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

24 JUN 2026

Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode – 700151, District – South-24 Pargana, West Bengal, which was duly registered on 17.06.2025 in the office of **Additional District Sub-Registrar Sonarpur and same was recorded in Book no.1, Volume-1608-2025, Pages from 120881 to 120906, Being No. 05775 for the Year 2025. and**

3. **ALL THAT** divided and demarcated piece and parcel of land measuring **02 Katha 03 Chittack 15 Sq. Ft. a bit more or less** identified as **Plot no. 23 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 17.06.2025 in the office of **Additional District Sub-Registrar Sonarpur and same was recorded in Book no.1, Volume-1608-2025, Pages from 120835 to 120880, Being No. 05774 for the Year 2025,**

The SAID PROPERTY is on Kancha Road.

SECOND SCHEDULE ABOVE REFERRED

(Owners' Allocation)

The **Owner's Allocation** shall mean entire area of land and/or land with structure:

Entire **Plot No. 16 admeasuring 02 Katha 10 Chittack 34 Sq. Ft.** 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, Block – Sonarpur, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota,



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

24 JUN 2026

Police Station Narendrapur formerly Sonarpur, Pincode - 700151, District - South-24 Pargana, West Bengal, Kolkata- 700151, **along with the structure of 2557 Sq. Ft. of Built up Area**, 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.

THIRD SCHEDULE ABOVE REFERRED TO

(ALLOTTED PORTION OF THE DEVELOPER)

The Developer will be entitled to **ALL THAT** entire area of land and/or land with structure at **Plot No's. 15 and 23** admeasuring **04 Katha 13 Chittack 38 Sq. Ft., Plot No. 15** admeasuring **02 Katha 10 Chittack 23 Sq.Ft.,** and **Plot No. 23** admeasuring **02 Katha 03 Chittack 15 Sq. Ft.,** 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 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, 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, **along with the structure of 1800 Sq. Ft. of Built up Area** a bit more or less **on each plot**, together with undivided proportionate share or interest in the said land together with undivided proportionate share in the common areas, and common parts, amenities and facilities therein provided subject to the provisions of the covenants of the Owner, incorporated herein., It is hereby agreed by and between the parties herein that the Developer will develop the said total land.

Mouja	L.R. Dag No.	L.R. Khatian No.	Area
-------	--------------	------------------	------



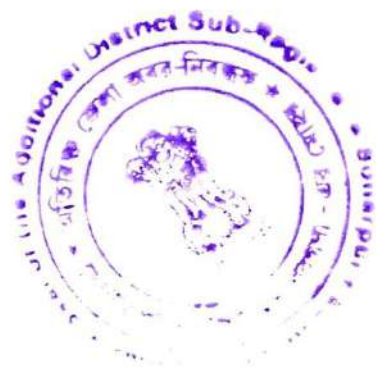
Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

24 JUN 2026

Bonhooghly	2995	L.R. Khatian Nos. 10118, 10387, 10522, 10645,	02 Katha 10 Chittack 23 Sq. Ft. of Plot No. 15
Bonhooghly	2995	10489, 10450 & 10645 (previously L.R. Khatian Nos. 10387 & 10118),	02 Katha 03 Chittack 15 Sq. Ft. of Plot No. 23
Total			07 Katha 08 Chittack 27 Sq. Ft.

FOURTH SCHEDULE ABOVE REFERRED TO

1. Walls :As per sanctioned Building Plan.
2. Floor : all floors surfaced with tiles (4' x 2') and internal wall surface will be plaster of Paris.
3. Kitchen: kitchen will be finished with black granite on the top would be finished with branded type wall tiles above 4 ft. height above slab.
4. Toilet : Each toilet wall will be equipped with glazed tiles (2ft x 4 ft) upto 8 ft. from the floor and one Western type of toilet pan, basin and Diverter for shower basin and one shower and two tap points (Both With hot and cold water system) and with Geyser line.
5. Electric : all electric wiring will be concealed type, each bedroom and dining room will have three light points, one fan point and one plug point and kitchen will have one power point, one exhaust fan point and light point AND POINT FOR Air-conditioning system and verandah and toilet will have one light point each, one exhaust fan point, along with one washing machine point.
6. Plumbing: internal and external plumbing works will be of surface type and of PVC pipe line.
7. Rain water line will be also made of PVC pipe.



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

24 JUN 2026

8. There will one Bore well and one overhead PVC tank.
9. Underground waste line will be of S.W. pipe in 4" diameter.
10. All windows will be made of Aluminum Sliding Window with 5 mm glass pane.
11. All doors frames will be of 4" x 2.5" wood made.
12. Internal and external door will be flush door of ply/Lamination.
13. Doors/windows/grill with 2 coats of paints.

FIFTH SCHEDULE ABOVE REFERRED TO

(The Common Areas)

1. Entrance and exits of the premises.
2. Security Guard's room/care taker's room.
3. Elevator/Lift with capacity of five passengers of Adams or equivalent make.
4. Any common areas in the new building, foundation, columns, beams etc.
5. Pump and motor, Stair Cases, common passages, water lines, boundary wall, water tanks and reservoirs, electrical wiring, transformer, fixtures and fittings, vacant space, roof, gates.

SIXTH SCHEDULE ABOVE REFERRED TO

(common expenses to be paid proportionately)

Maintenance charges, municipal taxes, khajna, common electric charges, repairing and colouring in respect of the common areas, amenities and facilities provided in the Said Proposed New Building/s etc. more fully described in the **FIRST SCHEDULE** hereinabove.



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

24 JUN 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.


Kot-150

2.

Mousumi Das.
Kot-103





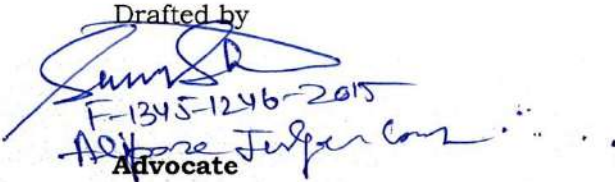


OWNERS


AS SELF & LAWFUL CONSTITUTED ATTORNEY
OF RESHMI BHOWMICK PARTNER OF
DELTA REALTECH

DEVELOPER

Drafted by


F-1345-1246-2015
Advocate



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

24 JUN 2026



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

NAME

SIGNATURE Sik



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

NAME UMECH SWAIKA

SIGNATURE Uswaike



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

NAME

SIGNATURE M Gupta

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

NAME

SIGNATURE



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

24 JUN 2026
24 JUN 2020

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



192026270115770508

GRN Details

GRN:	192026270115770508	Payment Mode:	SBI Epay
GRN Date:	23/06/2026 14:41:23	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4514423782033	BRN Date:	23/06/2026 14:41:44
Gateway Ref ID:	IGAUDUIJY3	Method:	State Bank of India NB
GRIPS Payment ID:	230620262011577049	Payment Init. Date:	23/06/2026 14:41:23
Payment Status:	Successful	Payment Ref. No:	2001652869/1/2026
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr BIKASH AGARWAL
Address:	26 MAHAMAYA MANDIR ROAD
Mobile:	9875302028
Period From (dd/mm/yyyy):	23/06/2026
Period To (dd/mm/yyyy):	23/06/2026
Payment Ref ID:	2001652869/1/2026
Dept Ref ID/DRN:	2001652869/1/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount ()
1	2001652869/1/2026	Property Registration- Stamp duty	0030-02-103-003-02	4970
2	2001652869/1/2026	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2001652869/1/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				5870

IN WORDS: FIVE THOUSAND EIGHT HUNDRED SEVENTY ONLY.

PAID

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



230620262011577049

GRIPS Payment Detail

GRIPS Payment ID:	230620262011577049	Payment Init. Date:	23/06/2026 14:41:23
Total Amount:	5870	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4514423782033	BRN Date:	23/06/2026 14:41:44
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

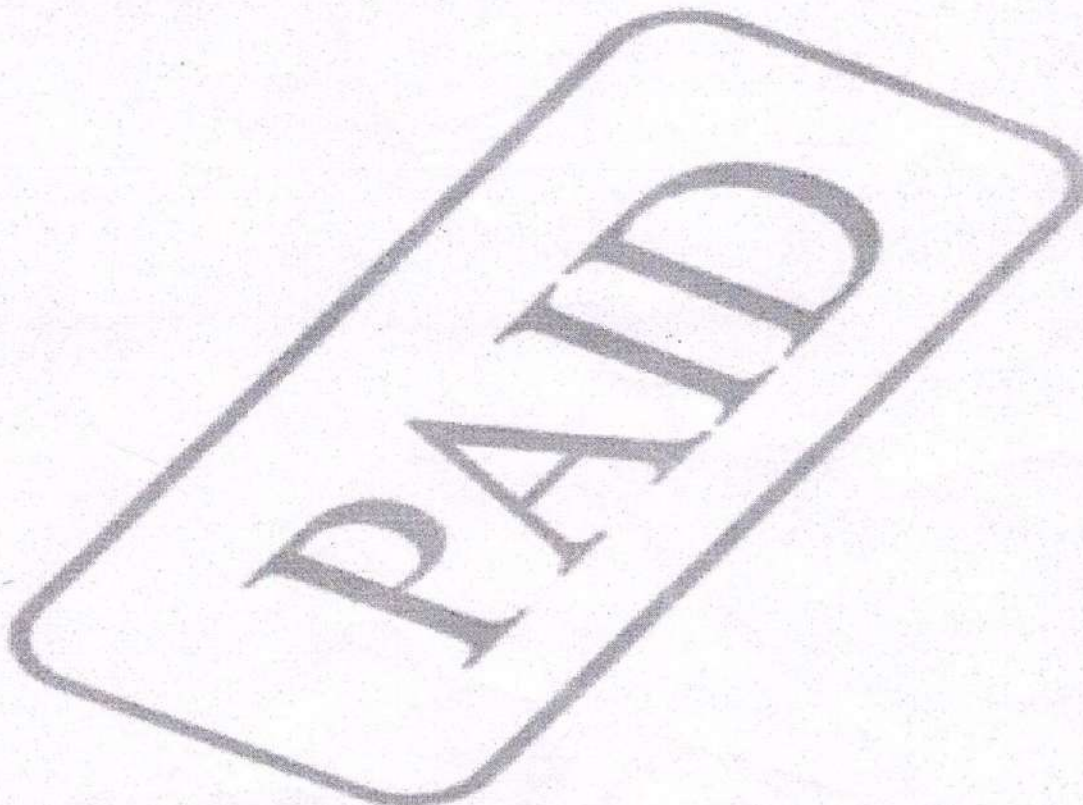
Depositor's Name: Mr BIKASH AGARWAL
Mobile: 9875302028

Payment(GRN) Details

Sl. No.	GRN	Department	Amount ()
1	192026270115770508	Directorate of Registration & Stamp Revenue	5870
Total			5870

IN WORDS: FIVE THOUSAND EIGHT HUNDRED SEVENTY 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-1608-04652/2026	Date of Registration	24/06/2026
Query No / Year	1608-2001652869/2026	Office where deed is registered	
Query Date	23/06/2026 2:17:28 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. 3/-		Rs. 14,92,425/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,020/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-2995 (RS :-)	LR-10450	Bastu	Bastu	2 Katha 10 Chatak 23 Sq Ft	1/-	5,26,075/-	Property is on Road
L4	LR-2995 (RS :-)	LR-10522	Bastu	Bastu	2 Katha 10 Chatak 34 Sq Ft	1/-	5,29,100/-	Property is on Road
		TOTAL :			8.7931Dec	2 /-	10,55,175 /-	

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 65, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L5	LR-2995 (RS :-)	LR-10489	Bastu	Bastu	2 Katha 3 Chatak 15 Sq Ft	1/-	4,37,250/-	Property is on Road
	Grand Total :				12.4369Dec	3 /-	14,92,425 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs MALINI GUPTA Wife of Mr RAJESH KUMAR GUPTA Executed by: Self, Date of Execution: 24/06/2026 , Admitted by: Self, Date of Admission: 24/06/2026 ,Place : Office	 24/06/2026	 Captured LTI 24/06/2026	 24/06/2026
City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: AIxxxxxx3P, Aadhaar No: 40xxxxxxxx8187, Status :Individual, Executed by: Self, Date of Execution: 24/06/2026 , Admitted by: Self, Date of Admission: 24/06/2026 ,Place : Office				
2	Mr UMESH SWAIKA Son of Late RATAN KUMAR SWAIKA Executed by: Self, Date of Execution: 24/06/2026 , Admitted by: Self, Date of Admission: 24/06/2026 ,Place : Office	 24/06/2026	 Captured LTI 24/06/2026	 24/06/2026
City:- Not Specified, P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: AJxxxxxx6E, Aadhaar No: 94xxxxxxxx9833, Status :Individual, Executed by: Self, Date of Execution: 24/06/2026 , Admitted by: Self, Date of Admission: 24/06/2026 ,Place : Office				
3	Mr BIKASH AGARWAL (Presentant) Son of Late RAJENDRA KUMAR AGARWAL Executed by: Self, Date of Execution: 24/06/2026 , Admitted by: Self, Date of Admission: 24/06/2026 ,Place : Office	 24/06/2026	 Captured LTI 24/06/2026	 24/06/2026
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: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: AHxxxxxx4B, Aadhaar No: 27xxxxxxxx8531, Status :Individual, Executed by: Self, Date of Execution: 24/06/2026 , Admitted by: Self, Date of Admission: 24/06/2026 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DELTA REALTECH 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 :

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BIKASH AGARWAL Son of Late RAJENDRA KUMAR AGARWAL Date of Execution - 24/06/2026, , Admitted by: Self, Date of Admission: 24/06/2026, Place of Admission of Execution: Office	 Jun 24 2026 2:36PM	 Captured LTI 24/06/2026	 24/06/2026
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
Mr SUBHAJIT GHOSH Son of Mr JOYDEV GHOSH NARENRDAPUR, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103	 24/06/2026	 Captured 24/06/2026	 24/06/2026
Identifier Of Mrs MALINI GUPTA, Mr BIKASH AGARWAL, Mr UMESH SWAIKA, Mr BIKASH AGARWAL			

Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs MALINI GUPTA	DELTA REALTECH-1.46132 Dec
2	Mr UMESH SWAIKA	DELTA REALTECH-1.46132 Dec
3	Mr BIKASH AGARWAL	DELTA REALTECH-1.46132 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs MALINI GUPTA	DELTA REALTECH-4.40917 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs MALINI GUPTA	DELTA REALTECH-1.21458 Dec
2	Mr UMESH SWAIKA	DELTA REALTECH-1.21458 Dec
3	Mr BIKASH AGARWAL	DELTA REALTECH-1.21458 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:- 10450	Owner:মালিনি গুপ্তা, Gurdian:রাজেশ কুমার, Address:নিজ , Classification:শাপি, Area:0.02000000 Acre,	Mrs MALINI GUPTA
L4	LR Plot No:- 2995, LR Khatian No:- 10522	Owner:বিকশ আগরওয়াল, Gurdian:রাজেশ কুমার আগরওয়াল, Address:নিজ , Classification:শাপি, Area:0.01000000 Acre,	Mr BIKASH AGARWAL

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 65, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L5	LR Plot No:- 2995, LR Khatian No:- 10489	Owner:উমেশ সাইকা, Gurdian:রতন সাইকা, Address:নিজ , Classification:শাপি, Area:0.01000000 Acre,	Mr UMESH SWAIKA

Endorsement For Deed Number : I - 160804652 / 2026

On 24-06-2026

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 13:51 hrs on 24-06-2026, at the Office of the A.D.S.R. SONARPUR by Mr BIKASH AGARWAL , one of the Executants.

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 14,92,425/-

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

Execution is admitted on 24/06/2026 by 1. Mrs MALINI GUPTA, Wife of Mr RAJESH KUMAR GUPTA, P.O: KANKURGACHI, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession House wife, 2. Mr UMESH SWAIKA, Son of Late RATAN KUMAR SWAIKA, P.O: NEW TOWN, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Service, 3. Mr BIKASH AGARWAL, Son of Late RAJENDRA KUMAR AGARWAL, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 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 24-06-2026 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 23/06/2026 2:41PM with Govt. Ref. No: 192026270115770508 on 23-06-2026, Amount Rs: 600/-, Bank: SBI EPay (SBIEPay), Ref. No. 4514423782033 on 23-06-2026, 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 50.00/-, by online = Rs 4,970/-

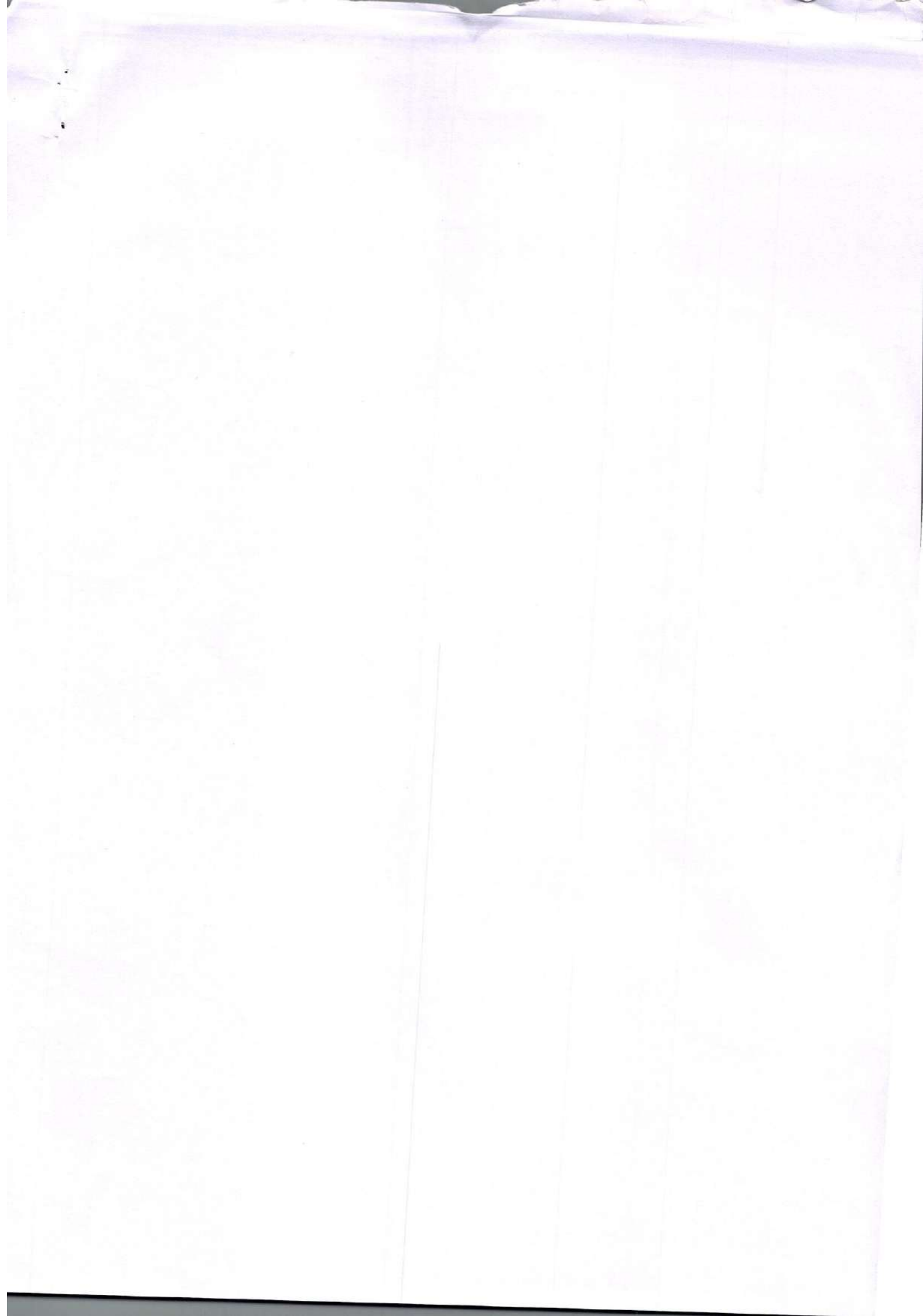
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1273, Amount: Rs.50.00/-, Date of Purchase: 25/05/2026, Vendor name: Subhajit Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/06/2026 2:41PM with Govt. Ref. No: 192026270115770508 on 23-06-2026, Amount Rs: 4,970/-, Bank: SBI EPay (SBIEPay), Ref. No. 4514423782033 on 23-06-2026, 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 113594 to 113626

being No 160804652 for the year 2026.



Digitally signed by RAHUL MAJUMDER
Date: 2026.06.29 15:19:20 +05:30
Reason: Digital Signing of Deed.

(Rahul Majumder) 29/06/2026

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.