

SL. NO. 1563/2025

I - 1552/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Got.
Dt: 09/03/2025
DMO 558634.

Ayan Pradhan

Biswapati Mondal

Anjan K. Kahal
Shree Chakraborty

Y 519933

SREEJAN GREEN

Ayan Pradhan
PARTNER

DEVELOPMENT AGREEMENT

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CONTRACTOR HAS THE DOCUMENT IS ADMITTED TO REGISTRATION
THE SIGNATURE SHEET AND THE EMPLOYMENT SHEETS ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

Sub. District Sub-Registrar,
Sikuri-II at Baginara

3 MAR 2025

NON JUDICIAL STAMP

Sl. No. 4016 Date 20-2-25
Name Sreejan Green
Or Sushrta Noom
Value Rs 1000/- (Rupees one thousand)



Baby Sana
Govt. Stamp Vendor
Siliguri Court
License No. 172/RM. dated 24/07/2015

GREEN SREEJAN



Stamp of the District Collector, Dibrugarh, Assam, with a green checkmark and the date 03 MAR 2025.

03 MAR 2025

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Ayan Pradhan
Biswajit Kundu
Anjan K. Kahali
Chinu Chakraborty

SREEJAN GREEN

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THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE
3rd. DAY OF FEBRUARY, 2025.

B E T W E E N

1. **SRI AYAN PRADHAN**, (having allotted Income Tax Permanent Account Number - BZPPP3001B), son of Sri. Anupam Kumar Pradhan, Hindu by religion, Indian by Nationality, Business by occupation, presently residing at D-3, Agamoni Apartment, B.M Sarani, Mahananda Para, P.O & P.S. Siliguri, District Darjeeling - 734001; West Bengal;
2. **SRI BISWAJIT KUNDU**, (having allotted Income Tax Permanent Account Number - AKTPK3085G), son of Late Manik Kundu, Hindu by religion, Indian by Nationality, Business by occupation, residing at Thiknikata, Ratan Lal Brahmin Sarani, P.O. Sushrutanagar, P.S. Matigara, District Darjeeling - 734012, West Bengal;
3. **SRI ANJAN KUMAR KAHALI**, (having allotted Income Tax Permanent Account Number - AFSPK4384E), son of Late Surajit Kumar Kahali, Hindu by religion, Indian by Nationality, Advocate by profession, residing at H.P Sastri Road, Aurobinda Pally, P.O. and P.S. Siliguri, Dist. Darjeeling - 734006, West Bengal; and
4. **SMT CHINU CHAKRABORTY** (having allotted Income Tax Permanent Account Number - ACKPG6400A), wife of Sri. Amit Lal Chakravorti, Hindu by religion, Indian by Nationality, Business by occupation, residing at 17, Manotosh Roy Sarani, Deshbandhupara, P.O. & P.S. Siliguri, in the Dist. Darjeeling, Pin-734004, West Bengal - hereinafter jointly called the "**THE OWNER/ LANDLORD/FIRST PARTY**" (which term and expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assigns) of the "**ONE PART**".

A N D

M/s. SREEJAN GREEN, (having allotted Income Tax Permanent Account Number – AEIFS1836A), a partnership firm having its office situated at Alphansa Road, P.O. Sushrutanagar, P.S. Matigara, within the District of Darjeeling in the state of West Bengal, represented by one of its partners **SRI. AYAN PRADHAN**, son of Sri. Anupam Kumar Pradhan, Hindu by religion, Business by occupation, presently residing at D-3, Agamoni Apartment, B.M Sarani, Mahananda Para, P.O & P.S. Siliguri, District Darjeeling – 734001 - hereinafter referred to as "**THE DEVELOPER/SECOND PARTY**" (which term and expression shall unless excluded by or repugnant to the context be deemed to include its legal representatives, executors, administrators, successors-in-office and assigns) of the **OTHER PART**.

WHEREAS:

- A. That the Owners/First Party became the joint owners-in-possession of a plot of land measuring 14 Decimals, situated within Mouza – Thiknikata, morefully and particularly described in Schedule-'A' below, by virtue of registered Deed of Conveyance being No. I-01164 for the year 2021, transcribed in Book No. I, Volume No. 0403-2021 at Pages from 29949 to 29967, which was registered at the Addl. District Sub-Registrar Siliguri – II at Bagdogra, executed in their favour by Smt. Swapna Kundu (Roy), wife of Sri. Biswajit Kundu.
- B. That the Owners/First Party jointly declares that the Schedule-'A' land mentioned hereinbelow is free from all encumbrances, charges, liens, lispends, attachments, whatsoever or howsoever and they declare this for the purpose of their joint benefits and greater interest for development /construction of a multistoried building for their common enjoyment, use and utilization.
- C. That however, due to paucity of fund the Owners/First Party are not in a position to construct the proposed building, therefore, they were looking for a financially capable Developer who can invest sufficient amount of money to complete construction of the proposed building.

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D. That for the purpose of development and for constructing a new multistoried building in the schedule 'A' land described hereinbelow, hereinafter referred to as the '**said premise**', the owners have jointly approached the Developer herein to develop the said premise by constructing a multistoried building therein, to which the Developer has agreed on the terms and conditions stated hereunder.

- i. All costs, charges and expenses in connection with preparation of the building plan or plans and for obtaining all statutory permissions for construction of the building at the said premise, getting the same approved and/or sanctioned by the Executive Officer, Matigara Panchayat Samity, P.O. Kadamtala, Dist. Darjeeling and District Engineer Siliguri Mahakuma Parishad, Siliguri, Dist. Darjeeling vide Order No. 225/MPS dated 20.03.2023 and for completing the construction of the building at the said premise in accordance with the said plan or plans with or without any modification, shall be borne and met by the Developer.
- ii. The owners have agreed to grant an exclusive right of development of the said premise in favour of the Developer for the consideration and on the terms and conditions stated hereinafter. However, the Developer shall be at liberty to appoint Contractors, if required, for the development of the premises.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows: -

ARTICLE I - DEFINITIONS

In this Agreement, unless otherwise specifically mentioned.

- 1.1 **Owners** shall mean the said Smt. Chinu Chakraborty, Sri. Biswajit Kundu, Sri. Ayan Pradhan and Sri. Anjan Kumar Kahali not only as owner but also as having whatsoever right, title or interest that they may have had or has as Executor, Legatee, Trustee, Beneficiary or otherwise in respect of the Premise described in the First Schedule hereunder written and also their respective heirs, legal representatives, executors and assigns.

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- 1.2 **Developer** shall mean the said **'M/s SREEJAN GREEN'** a firm and its successor or successors-in-office, executors and administrators and assigns including its Partners at all materials times.
- 1.3 **Premises** shall mean All That the entirety of the premises more fully and particularly described in the First Schedule hereunder written.
- 1.4 **Building** shall mean the building (comprising G + 3 floors) to be constructed at the said premises with the maximum Floor Area Ratio (FAR) available or permissible under the Rules and Regulations of the appropriate authority and as per the plan or plans being Plan No. 225/MPS Dated 20/03/2023 duly sanctioned and or approved by Executive Officer Matigara Panchyat Samity, and Land Use Compatibility Certificate (LUCC) Issued by Siliguri Jalpaiguri Development Authority (SJDA).
- 1.5 **Unit** shall mean the constructed area and/or spaces in the building or buildings intended to be built and/or constructed capable of being occupied and enjoyed separately as a distinct entity at the building or buildings to be constructed at the said premises.
- 1.6 **Super built-up area** shall mean the total constructed area which will include corridors, staircases, passageways, water tanks, reservoirs, together with the width of the walls and such other areas used for accommodating common services to the building's to be constructed at the said Premises.
- 1.7 **Architect** shall mean any person or other association of persons, whether incorporated or not, whom the Developer may appoint from time to time as the Architect of the building to be constructed at the said premises.
- 1.8 **The Plan** shall mean the plan or plans, elevation, designs, drawings and specifications of the building or buildings as shall be sanctioned by the Siliguri Municipal Corporation vide building plan No. 225/MPS dated 20/03/2023 including modification or variation as per permission thereof which may be made from time to time.

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- 1.9 **Saleable Area** shall mean the space or spaces in the new building available for independent use and occupation after making do provisions of common facilities and the space required, therefore.
- 1.10 **Owners' Allocation** shall be 04 (four) complete flats one at first floor, one at second floor and two at third floor inclusive of super built-up area and four parking space at ground floor. The said flats and parking spaces including the common facilities, together with all amenities are being allocated to the owners as consideration for permitting the Developer to develop the said premises and commercially exploit the same.
- 1.11 **Developer's Allocation** shall mean the remaining entire residential accommodation or unit/s in all the floor along with the remaining parking space on the ground floor as per the plan or plans sanctioned and or approved by Executive Officer, Matigara Panchyat Samity and Siliguri Mahakuma Parishad for the proposed building to be constructed at the said premise including the common facilities which shall absolutely belong to the Developer after providing for the Owners' Allocation as aforesaid under this agreement. It is being expressly agreed that the owner or their legal heirs or representatives will not prevent the Developer from entering into any agreement for sale and transfer in respect of the Developer's Allocation.
- 1.12 **Transfer** with its grammatical variations and cognate expression shall include transfer by delivery of possession and by any other means adopted for effecting what is understood as a transfer of space in a multi-storied building to purchasers thereof although the same may not amount to a transfer in law.
- 1.13 **Transferee** shall mean a person, persons, Firm, Limited Company, Association of persons to whom any space and/or unit in the building to be constructed at the said premises, has been transferred.
- 1.14 Words importing singular shall include plural and vice versa.

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- 1.15 Words importing any gender shall include all the other genders, i.e., masculine, feminine and neuter genders.

ARTICLE II - COMMENCEMENT

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

ARTICLE III - OWNERS' RIGHTS & REPRESENTATIONS

- 3.1 The Owners are absolutely seized and possessed or otherwise well and sufficiently entitled to all that the entirety of the said land and premise, more fully and particularly described in the First Schedule hereunder written.
- 3.2 Excepting the Owner, no other person or persons have any claim or interest and/or demand over and in respect of the said premise and/or any portion thereof.
- 3.3 The said premise is free from all encumbrances, lien, lispendens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.
- 3.4 There is no vacant land at the said premise within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976.
- 3.5 There is no bar, legal or otherwise, for the Owner to obtain the certificates, sanctions, consents or permissions that may be required for transferring the proportionate undivided share or interest in the land contained at the said premise to the respective purchasers of flats and/or units in the new building/s to be constructed at the said premise.
- 3.6 There is no subsisting agreement for sale and/or development of the said premises with any other party or parties by the Owners or any of them or any person claiming under them.

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- 3.7 It is agreed and understood by and between the parties hereto that the Owner shall sign all such forms and papers jointly as well as severally as would be required by the Developer for the purpose of obtaining such clearance certificates for transfer of the undivided proportionate share of land pertaining to the area falling under the Developer's Allocation at the cost of the Owner.

ARTICLE IV - DEVELOPER'S RIGHTS

- 4.1 The Owner hereby grant, subject to the provisions contained herein, exclusive right to the Developer to build upon and to commercially exploit the said Premise upon the demolition of the old building and structures standing thereon and constructing the new building at the said premises in accordance with the Building Plan No. 225/MPS dated 20/03/2023 sanctioned and or approved by Executive Officer Matigara Panchyat Samity and Siliguri Mahakuma Parishad with or without any modification and/or amendment and/or amendment thereto made or caused to be made by the parties hereto.
- 4.2 All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer at its own cost and shall be signed by the Owner and/or the Developer (through duly authorized representative in that behalf) and submitted by the Developer at the Developer's own costs and expenses for sanction. All costs, charges and expenses required to be paid or deposited for submission of such plan or plans to the Matigara Development Block, Matigara Panchyat Samity and Siliguri Mahakuma Parishad and other authorities shall be borne and met by the Developer PROVIDED HOWEVER that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposits made by the Developer in connection therewith.
- 4.3 Nothing in these presents shall be construed as a demise or any assignment creating any charge or conveyance in law by the Owner of the said premise or any part thereof to the Developer or as creating any right, title or interest in respect thereof of the Developer

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other than an exclusive and irrevocable license to the Developer to commercially exploit the same in terms hereof and to deal with the Developer's allocation in the new building to be developed at the said premise in the manner hereinbefore and hereinafter stated.

ARTICLE V - CONSIDERATION

- 5.1 In consideration of the owner allowing the Developer to develop the said premise the Developer shall allocate 04 (four) complete flats inclusive of super built up area and 04 (four) covered parking space in the proposed building to be constructed at the said premise to the Owner as Owners' Allocation as defined in Article I.10 hereinabove.
- 5.2 That the owner will get no consideration from the developer in monetary terms. The entire consideration shall remain fixed and final to the extent of the owner's allocation only as fully described in Article V.1.

ARTICLE VI - PROCEDURE

- 6.1 The Owners shall grant a Power of Attorney in favour of Sri. Ayan Pradhan, son of Sri. Anupam Kumar Pradhan, (*having Income Tax PAN- BZPPP3001B*), Hindu by religion, business by occupation, presently residing at D-3, Agamoni Apartment, B.M Sarani, Mahananda Para, P.O & P.S. Siliguri, District Darjeeling - 734001, being one of the partners of M/s. Sreejan Green, for obtaining necessary permissions and/or sanctions from different authorities in connection with the development of the new building at the said premise and also for pursuing and following up the matter with Matigara Development Block, Matigara Panchyat Samity and Siliguri Mahakuma Parishad and other statutory authorities and for all other matter concerning or related to the project of development which shall remain in force until completion of the project finally.

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ARTICLE VII - SPACE ALLOCATION

- 7.1 Upon finalization of the plan for construction of the new building at the said premise, the Parties hereto shall earmark the Owners' Allocation as stated hereinabove.
- 7.2 The Developer shall on completion of the new building, put the Owner in undisputed possession of the Owner's allocation together with all rights in common in the common portions and common facilities.
- 7.3 The Owner shall be entitled to own, enjoy, possess, transfer or otherwise deal with the Owners' allocation in the new building at their will, subject to the conditions laid down elsewhere in this agreement.
- 7.4 The Developer shall subject to the provisions herein contained, be exclusively entitled to the Developer's Allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest whatsoever therein of the Owner and the Owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.
- 7.5 The Owner shall execute the Deed (s) of Conveyance in respect of the proportionate undivided share or interest in the land and the Developer's Allocation portions in favour of the Developer or its nominee or nominees in such part or parts as shall be required by the Developer from time to time.

ARTICLE VIII - BUILDING

- 8.1 The Developer shall at its own costs, construct erect and complete the new building at the said premise in accordance with the sanctioned plan with good and standard materials as may be specified by the Architects and as set out in the **Second Schedule** hereunder written. The new building shall be of residential type as

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residential coverage and have elevation and features permissible under the rules and regulation applicable to the said premise as may be approved by the Matigara Panchyat Samity and Siliguri Mahakuma Parishad.

- 8.2 The salvage arising out of the demolition of the old building shall belong to the developer and the developer shall be entitled to dispose of the same and realize the proceeds thereof.
- 8.3 Subject as aforesaid, the decision of the Developer and the architect regarding the quality of the materials and the specification as stated in the **Second Schedule** hereunder shall be final and binding upon the parties hereto.
- 8.4 The Developer shall install and erect in the said new building, at its own costs, pumps, tube-well, water storage tanks, rainwater pipes and other facilities as are required to be provided in a multi-storied building in Siliguri having self-contained units and constructed for sale of constructed areas therein on ownership basis and as mutually agreed to.
- 8.5 The Developer shall be authorized in the name of the Owner to apply for and obtain temporary and permanent connections of water, electricity power, to the new building and other inputs and facilities like drainage and sewerage required for the construction of the building for which purpose the Owner shall execute in favour of the aforesaid Sri. Ayan Pradhan, son of Sri. Anupam Kumar Pradhan, Power(s) of attorney and other authorities as shall be required by the Developer. All costs, charges and expenses therefor shall be borne and met by the Developer.
- 8.6 The Developer shall at its own costs and expenses, construct and complete the said new building and various units, therein in accordance with the building sanctioned plan/s and any amendment thereto or modification thereof made or caused to be made by the Developer.

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8.7 All costs, charges and expenses, including architect's fees during the construction of the building at the said premise shall be borne by the Developer and the Owner shall bear no responsibility in this context, provided that the Owner shall perform all the obligations required of them under this Agreement in a diligent and sincere manner.

ARTICLE IX - COMMON FACILITIES

- 9.1 The Developer shall pay and bear all Corporation taxes, insurance premiums and other statutory outgoings as would be levied by the Government or any statutory authorities in respect of the said premise accruing as and from the date of handing over vacant possession by the Owner to the Developer, till the date of the Owner receiving the Owners' Allocation as stated herein in the new building and thereafter the Developer and/or its nominee or transferees shall bear such taxes, fees, etc., in respect of the Developer's Allocation only.
- 9.2 As soon as the new building is completed, the Developer shall give notice to the Owner requiring the Owner to take possession of the Owner's Allocation in the building and after 15 (fifteen) days from the date of service of such a notice and at all times thereafter, the Owner shall be exclusively responsible for payment of all Panchyat and property taxes, rates, duties, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "**the said Rates**") with effect from the date of delivery of possession of the said Owners' Allocation, payable in respect of the said Owners' Allocation, the said Rates to be apportioned pro-rata with reference to the saleable space in the building if they are levied on the building as a whole.
- 9.3 The Owner and the Developer shall punctually and regularly pay for their respective allocations the said Rates to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and the Developer and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or

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indirectly instituted against or suffered by or paid by either of them as the case may be, consequent upon a default by the Owner or the Developer in this behalf.

9.4 As and from the date of service of notice of possession, the Owner shall also be responsible to pay and bear and shall forthwith pay on demand to the Developer the proportionate service charges in respect of the new building which will be fixed and/or determined mutually from time to time for the common facilities in the new building payable in respect of the Owners' Allocation. The said charges include proportionate share of premium for the insurance of the building, water, fire and scavenging charges and taxes, light, sanitation, maintenance, operation, renovation, replacement, repair and renewal charges and management of the common facilities, renovation, replacement, repair and maintenance charge and expenses for the building and of all common wiring pipes, electrical and mechanical equipment switch-gear, transformers, generators, pumps, motors and other electrical and mechanical installations, appliances, and equipment, stairways, corridors, halls, passageways, pathways and other common facilities whatsoever as may be mutually agreed upon from time to time PROVIDED THAT if additional insurance premium is required to be paid for the insurance of the building by virtue of any particular use and/or in the accommodation with the Owners' Allocation or any part thereof or any additional maintenance or repair is required for the Owners' Allocation by virtue thereof, the Owner shall be exclusively liable to pay and bear the additional premium and/or maintenance or repair charges, as the case may be.

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9.5 Any transfer of any part of the Owners' Allocation in the new building shall be subject to the other provisions hereof and the Owners shall thereafter be responsible in respect of the space transferred, to pay only in the event the Owners' Transferees do not pay the said Rates and service charges for the common facilities. It is made clear that the Owner shall be responsible for payment of all municipal and property taxes and other outgoings and impositions in respect of the portions allocated to the Owner to the authorities concerned only.

9.6 The Owner shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said new building at the said premises.

ARTICLE X - COMMON RESTRICTIONS

10.1 The Owners' Allocation in the new building at the said premise shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new building intended for the common benefits of all occupiers of the new building which shall include the following.

10.2 The Owner/Developer shall not use or permit to use the Owners' Allocation/Developer's Allocation in the new building or any portion therefor for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupiers of the new building.

10.3 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent of the other in writing on this behalf.

10.4 Neither party shall transfer or permit transfer of their respective allocations or any portion thereof unless:-

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a) Such party shall have observed and performed all terms and conditions on their respect/party to be observed and/or performed, and

b) The proposed Transferees have given a written undertaking to be bound by the terms and conditions hereof and to duly and promptly pay all and whatsoever which shall be payable in relation to the area in their possession.

10.5 Both the parties shall abide by all Laws, Bye-Laws, Rules and Regulations of the Government, Local Bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said Laws, Bye-Laws, Rules and Regulations.

10.6 The respective allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc, in each of their respective allocations in the new building in good working condition and repair and in particular so as not to cause any damage to the new building or any other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequences of any breach.

10.7 The parties hereto shall not do or cause or permit to be done any act or thing which may render void or voidable any insurance of the new building or buildings or any part thereof and shall keep each other and other occupiers of the said building harmless and indemnified from and against the consequences of any breach.

10.8 No goods or other items/materials shall be kept by the Owner or by the Developer for display or otherwise in the corridors or other places for the common use in the new building and no hindrance shall be caused in any manner in the free movement in the corridors and other places for common use in the new building and in case any such hindrance is caused, the Developer or the Owner, as the case may be, shall be entitled to remove the same at the risk and cost of the other.

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- 10.9 Neither party shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the new building or in the compounds corridors or any other portion or portions of the new building.

ARTICLE XI - OWNER'S OBLIGATIONS

- 11.1 The Owner hereby agrees and covenant with the Developer not to cause any interference or hindrance in the construction of the new building at the said premises by the Developer.
- 11.2 The Owner hereby agrees and covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, and/or disposing of any part of the Developer's Allocation in the new building.
- 11.3 The Owner hereby agrees and covenant with the Developer not to let out, mortgage, and/or charge the said premise or any portion thereof without the consent in writing of the Developer during the period of construction. However, the Owner shall always have the right to enter into agreement for sale/lease and transfer in respect of the Owners' Allocation only with the consent of the developer during the period of the construction work and only after the completion of the construction work and handing over the possession of the Owners' Allocation and fulfillment of all the obligations under this agreement and /or any further agreement, the Owners shall be entitled to deal with or dispose of the portion of the Owners' Allocation .

ARTICLE XII - DEVELOPER'S OBLIGATIONS

- 12.1 The Developer hereby agrees and covenants with the Owner to complete the construction of the new building at the said premise in terms of the sanctioned plan/s within a period of 30 (thirty) months from the date of sanction of the building plan and getting vacant physical possession of the land whichever is later. Such period shall however exclude any delay which does not occasion due to any fault or negligence on the part of the Developer in the course of construction.

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- 12.2 The Developer hereby agrees and covenants with the Owner not to do any act deed or thing whereby the Owner are prevented from enjoying, selling, assigning and/or disposing of any of the Owners' Allocation in the new building at the said premise, subject to the terms and conditions herein contained.

ARTICLE XIII – OWNER'S INDEMNITY

13. 1 The Owner hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbance provided the Developer performs and fulfills all the terms and conditions herein contained and, on its part, to be observed and performed.
- 13.2 The Owner hereby undertakes to keep the Developer indemnified against all third-party claims and actions against the said premise in respect of the Owners' allocation and Developer's Allocation at the said premise.

ARTICLE XIV – DEVELOPER'S INDEMNITY

- 14.1 The Developer hereby undertake to keep the Owner indemnified against all third-party claims and actions arising out of any sort of act or commission of the Developer in or relating to or arising out of the construction of the said building at the said premise.
- 14.2 The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premise.

ARTICLE XV – MISCELLANEOUS

- 15.1 The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as a Partnership between the Developer and the Owner or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an Association of Persons.

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PARTNER

- 15.2 It is understood that from time to time to facilitate the construction of the new building at the said premise by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been made herein and the Owner hereby undertake to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the Owner shall execute any such additional Power(s) of Attorney and/or authority as may be required by the Developer for the purpose and the Owner also undertake to sign and execute all such additional applications and other documents as the case may be, provided that all such acts, deeds, matters and things do not in any way infringe the right of the Owner and/or go against the spirit of this Agreement.
- 15.3 Any notice required to be given by the Developer shall without prejudice to any other mode of service at the Office deemed to have been served on the Owner, if delivered by hand and duly acknowledged or sent by pre-paid Registered Post with acknowledgement due and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by pre-paid Registered post with acknowledgement due to the Office of the Developer.
- 15.4 The Developer and the Owner shall mutually frame Scheme for the management and administration of the said building at the said premise and/or common part thereof. The Developer and the Owner hereby agree to abide by all the Rules and Regulations of such Management/Society/Association/Holding Organization and hereby give their consent to abide by the same.
- 15.5 As and from the date of completion of the new building, the Developer and/or its transferees and the Owner and/or her transferees shall each be liable to pay and bear proportionate charges on account of all taxes payable in respect of their allocations.

Ayan Pradhan

Biswanjit Kumar

Anjan K. Kishor

Chinu Chakraborty

SREEJAN GREEN

Ayan Pradhan
PARTNER

15.6 The Developer will decide the name of the new building to be constructed on the said premise.

15.7 The Developer before booking and or selling the flats to any intending purchaser/s shall discuss with the Owners and shall take decision accordingly.

15.8 This agreement shall be registered before the appropriate registering authority and the cost of registration shall be borne by Developer.

ARTICLE XVI - FORCE MAJEURE

16.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of the Force Majeure and shall be suspended from the obligation during the duration of the Force Majeure.

16.2 Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion and/or any other act or commission beyond the control of the parties hereto.

ARTICLE XVII - ARBITRATION

17.0 In case of any dispute, difference or question arising between the parties hereto with regard to this Agreement, the same shall be referred to the arbitration of Commercial Court Siliguri, under the provisions of the Arbitration and Conciliation Act, 1996 and/or any other statutory modification and/or enactment relating thereto.

ARTICLE XVIII - JURISDICTION

18.0 Courts at Siliguri alone shall have jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

Ayan Pradhan
Biswasil Kunder
Anjan K. Kachari
Chiru Chakraborty

SREEJAN GREEN

Ayan Pradhan
PARTNER

THE FIRST SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF THE PREMISES

SCHEDULE - 'A'

ALL THAT PIECE OR PARCEL of land measuring 14 (fourteen) decimals recorded in Khatian No. 2/46 (R.S), 3276, 3273, 3275 and 3281 (L.R) comprised in and forming part of Plot No. 16 (R.S.), 309 (L.R.) for **6 (six) decimals** and 310 (L.R) for **8 (eight) decimals**, J.L. No.74, Mouza - THIKNIKATA, Pargana - Patharghata, P.O. Susrutanagar, P.S. Matigara, A.D.S.R. Office Siliguri II at Bagdogra, District Darjeeling.

The said land is butted and bounded as follows:-

In the North : 12' wide Katcha Road.

In the South : 18' wide Katcha Road.

In the East : Land of Smt. Putul Biswas.

In the West : Land of Smt Chhaya Rani Kundu.

THE SECOND SCHEDULE REFERRED HEREINABOVE
(Details of fixture, fittings, amenities, standard materials
to be provided in the building or buildings)

1. All structural concrete work like column shaft foundation, tie beam, slab, lintel, chajja, kitchen slab will be of M15 grade concrete, 33 grade (or higher) cement and Fe - 415 grade reinforcement bars will be used confirming to relevant I.S. code.
2. The lift installed must comply with local building codes and regulations, such as fire safety requirements, accessibility standards, and electrical safety standards.

Ayan Pradhan

Biswajit Nanda

Anjan K. Khatu

Chiranjeev Chakraborty

SREEJAN GREEN

Ayan Pradhan
PARTNER

3. All outside and inside brick wall will be of 125 mm thick brick work with 1st class local brick in 1: 6 cement mortar.
4. All outside and inside walls will be plastered with 12 mm thk. Cement plaster with 1:6 cement mortar.
5. All roof ceiling will be plastered with 6mm thk. Cement plaster with 1:4 cement mortar.
6. Tiles floor for all rooms with 125 mm wide margin with 12mm thk. with grey and white cement mixture (60 : 40) will be provided as flooring. for parking space area 40 mm thk. I.P.S. finish will be provided as flooring.
7. Tiles at kitchen floor. Marble stone kitchen counter slab, one stainless steel sink of size 22" x 16" x 8" , Glazed tiles of height 2' - 6" over the counter slab will be provided.
8. All toilet floor will be of marble tiles from the finished floor level will be covered by glazed tiles. European type or Indian type pan will be provided (all in white colour) with P.V.C. cistern in each toilet. One wash basin and one shower will be provided in each toilet. Each flat will have 2 nos. of toilet.
9. The door frame will be of 100 mm x 62.5 mm salwood section with M.S. clamp fitted at least 3 nos. in each side of frame.
10. All main entrance doors will be 32 mm thick. Wooden panel type (panisaj/Jarool/Sirish wood may be used). Other door shutters will be 32 "thick. Flush type door.
11. All door fittings will be of anodized aluminum fittings of modern type.

Ajay Pradhan

Biswasit Kumar

Anjan K. Kachal

Chiru Chakraborty

SREEJAN GREEN

Ajay Pradhan
PARTNER

12. M.S. rolling shutters will be provided at parking spaces only.
13. All inside water supply lines in the toilet and kitchen will be concealed type and will be of medium grade G.I. pipes and G.I. fittings. All external water supply lines, wastewater lines and soil lines will be of approved grade P.V.C. pipes. All toilet and Kitchen plumbing fittings like bib cock, pillar cock, stop cock will be made of C.P. finish brass.
14. All inside electric wiring will be of concealed type with I.S.I. grade copper wire encased in P.V.C. pipe and I.S.I. grade switch gears. All bedrooms will be proceeded with 2 nos. light points 1 no. fan point and one 5 Amp. Plug point. Drawing cum Dining room will be provided with 2 Fan points, 4 light point, 1 T.V. point and 1 telephone point. All kitchens will be provided with one light point 1 Exhaust fan point and 1 no. 15 Amp. Plug point. All toilets will be provided with 1 light point, 1 exhaust fan point and 1 no. 15 Amp. Plug point. All parking spaces will be provided with 1 nos. light point, and 1 no. 5 Amp. Plug point.
15. One Coat of cement primer will be provided after smoothening the walls.
16. All outside walls will be provided with decorative cement-based paints.
17. All Door, window, G.I. pipes, rolling shutter will be provided with 2 coats of enamel paints over a coat of primer.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe their respective hands and seals to these presents on the day month and year first above written.

WITNESSES:

1. Anupam Kumar Pradhan
s/o Late Sudhir Ch. Pradhan
Thikrikata, Sushrutnagar-
Dt. - Dajeling,
P.O. - 734012
2. Jadugopal Paul
s/o Late Jatindra Ch. Paul
South Shantinagar
P.O. Dabgram-734004
DIST. Jalpaiguri

Ayan Pradhan
Biswanil Mondal
Anjan K. Kahali
Chinu Chakraborty

Signature of Owners

BREEJAN GREEN

Ayan Pradhan
PARTNER

Signature of Developer

Drafted by me and typed
in my office:

M Bhowmick

(Moumita Bhowmick)

Advocate / Siliguri

Enrolment No. F/1720/1519

Finger Print of

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Ayan Pradhan	LEFT HAND					
	RIGHT HAND					

Ayan Pradhan
SIGNATURE

Finger Print of

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Biswasjit Mondal	LEFT HAND					
	RIGHT HAND					

Biswasjit Mondal
SIGNATURE

Finger Print of ...ANJAN K. KAHALI.....

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Anjan K. Kahali	LEFT HAND					
	RIGHT HAND					

Anjan K. Kahali
SIGNATURE

Finger Print of

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Chinm Chakrabarty
SIGNATURE

Finger Print of

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

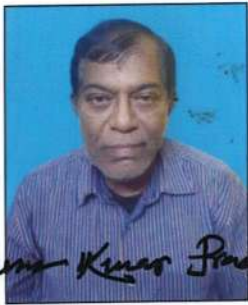
Ayan Pradhan
SIGNATURE

Finger Print of

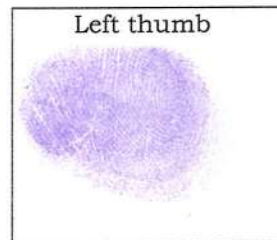
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	LEFT HAND					
	RIGHT HAND					

SIGNATURE

PHOTO OF IDENTIFIER



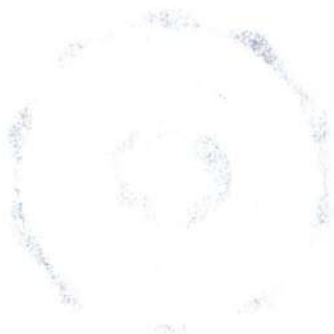
Anupam Kumar Pradhan



Left thumb

Anupam Kumar Pradhan

Signature



Major Information of the Deed

Deed No :	I-0403-01552/2025	Date of Registration	03/03/2025
Query No / Year	0403-2000558634/2025	Office where deed is registered	
Query Date	24/02/2025 3:53:52 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	ANJAN KUMAR KAHALI HILL CART ROAD, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9434045006, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 8/-	Rs. 49,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Thiknikata, JI No: 74, Pin Code : 734010

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-309 (RS :-)	LR-3276	Bastu	Rupni	0.015 Acre	1/-	5,25,000/-	Width of Approach Road: 18 Ft.,
L2	LR-310 (RS :-)	LR-3276	Bastu	Rupni	0.02 Acre	1/-	7,00,000/-	Width of Approach Road: 18 Ft.,
		TOTAL :			3.5Dec	2 /-	12,25,000 /-	

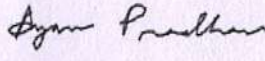
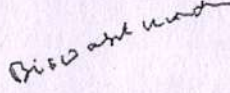
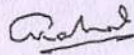
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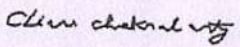
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-310 (RS :-)	LR-3273	Bastu	Rupni	0.02 Acre	1/-	7,00,000/-	Width of Approach Road: 18 Ft.,
L4	LR-309 (RS :-)	LR-3273	Bastu	Rupni	0.015 Acre	1/-	5,25,000/-	Width of Approach Road: 18 Ft.,
L6	LR-310 (RS :-)	LR-3275	Bastu	Rupni	0.02 Acre	1/-	7,00,000/-	Width of Approach Road: 18 Ft.,
L7	LR-309 (RS :-)	LR-3281	Bastu	Rupni	0.015 Acre	1/-	5,25,000/-	Width of Approach Road: 18 Ft.,
L8	LR-310 (RS :-)	LR-3281	Bastu	Rupni	0.02 Acre	1/-	7,00,000/-	Width of Approach Road: 18 Ft.,
		TOTAL :			9Dec	5 /-	31,50,000 /-	

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Thiknikata, JI No: 74, Pin Code : 734012

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-309 (RS :-)	LR-3275	Bastu	Rupni	0.015 Acre	1/-	5,25,000/-	Width of Approach Road: 18 Ft.,
		Grand Total :			14Dec	8 /-	49,00,000 /-	

Land Lord Details :

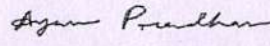
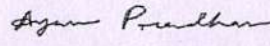
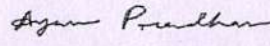
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Ayan Pradhan (Presentant) Son of Shri Anupam Kumar Pradhan Executed by: Self, Date of Execution: 03/03/2025 , Admitted by: Self, Date of Admission: 03/03/2025 ,Place : Office	Photo  03/03/2025	Finger Print  LTI 03/03/2025 Captured	Signature  03/03/2025
City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: bzxxxxxx1b, Aadhaar No: 94xxxxxxxx6507, Status :Individual, Executed by: Self, Date of Execution: 03/03/2025 , Admitted by: Self, Date of Admission: 03/03/2025 ,Place : Office				
2	Name Shri Biswajit Kundu Son of Late Manik Chandra Kundu Executed by: Self, Date of Execution: 03/03/2025 , Admitted by: Self, Date of Admission: 03/03/2025 ,Place : Office	Photo  03/03/2025	Finger Print  LTI 03/03/2025 Captured	Signature  03/03/2025
City:- Siliguri Mc, P.O:- Sushrutnagar, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734012 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: akxxxxxx5g, Aadhaar No: 90xxxxxxxx0826, Status :Individual, Executed by: Self, Date of Execution: 03/03/2025 , Admitted by: Self, Date of Admission: 03/03/2025 ,Place : Office				
3	Name Shri Anjan Kumar Kahali Son of Late Surajit Kumar Kahali Executed by: Self, Date of Execution: 03/03/2025 , Admitted by: Self, Date of Admission: 03/03/2025 ,Place : Office	Photo  03/03/2025	Finger Print  LTI 03/03/2025 Captured	Signature  03/03/2025
City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: afxxxxxx4e, Aadhaar No: 93xxxxxxxx6931, Status :Individual, Executed by: Self, Date of Execution: 03/03/2025 , Admitted by: Self, Date of Admission: 03/03/2025 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Smt Chinu Chakraborty Wife of Mr Amitlal Chakravorti Executed by: Self, Date of Execution: 03/03/2025 , Admitted by: Self, Date of Admission: 03/03/2025 ,Place : Office		 Captured	
	03/03/2025	LTI 03/03/2025	03/03/2025	
City:- Siliguri Mc, P.O:- Sliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: acxxxxx0a, Aadhaar No: 29xxxxxxxx6724, Status :Individual, Executed by: Self, Date of Execution: 03/03/2025 , Admitted by: Self, Date of Admission: 03/03/2025 ,Place : Office				

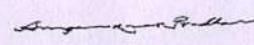
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Sreejan Green City:- Siliguri Mc, P.O:- Sushrutnagar, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734012 Date of Incorporation:XX-XX-2XX0 , PAN No.: AExxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Ayan Pradhan Son of Shri Anupam Kumar Pradhan Date of Execution - 03/03/2025, , Admitted by: Self, Date of Admission: 03/03/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td></td> <td>Mar 3 2025 4:11PM</td> <td>LTI 03/03/2025</td> <td>03/03/2025</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Ayan Pradhan Son of Shri Anupam Kumar Pradhan Date of Execution - 03/03/2025, , Admitted by: Self, Date of Admission: 03/03/2025, Place of Admission of Execution: Office		 Captured			Mar 3 2025 4:11PM	LTI 03/03/2025	03/03/2025
Name	Photo	Finger Print	Signature										
Shri Ayan Pradhan Son of Shri Anupam Kumar Pradhan Date of Execution - 03/03/2025, , Admitted by: Self, Date of Admission: 03/03/2025, Place of Admission of Execution: Office		 Captured											
	Mar 3 2025 4:11PM	LTI 03/03/2025	03/03/2025										
City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: bzxxxxxx1b, Aadhaar No: 94xxxxxxxx6507 Status : Representative, Representative of : Sreejan Green (as Partner)													

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Anupam Kumar Pradhan Son of Late Sudhir Chandra Pradhan City:- Siliguri Mc, P.O:- Sushrutnagar, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734012		 Captured	
	03/03/2025	03/03/2025	03/03/2025

Identifier Of Shri Ayan Pradhan, Shri Biswajit Kundu, Shri Anjan Kumar Kahali, Smt Chinu Chakraborty, Shri Ayan Pradhan

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Ayan Pradhan	Sreejan Green-1.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Ayan Pradhan	Sreejan Green-2 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri Biswajit Kundu	Sreejan Green-2 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri Biswajit Kundu	Sreejan Green-1.5 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri Anjan Kumar Kahali	Sreejan Green-1.5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri Anjan Kumar Kahali	Sreejan Green-2 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Smt Chinu Chakraborty	Sreejan Green-1.5 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Smt Chinu Chakraborty	Sreejan Green-2 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Thiknikata, JI No: 74, Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 309, LR Khatian No:- 3276	Owner: অয়ন প্রধান, Gurdian: অনুপম প্রধান, Address: নিজ , Classification: বৃন্দী, Area: 0.01500000 Acre,	Shri Ayan Pradhan
L2	LR Plot No:- 310, LR Khatian No: 3276	Owner: অয়ন প্রধান, Gurdian: অনুপম প্রধান, Address: নিজ , Classification: বৃন্দী, Area: 0.02000000 Acre,	Shri Ayan Pradhan

District: Darjeeling, P.S.- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Thiknikata, JI No: 74, Pin Code : 734014

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 310, LR Khatian No:- 3273	Owner: বিশ্বজিত কুন্ডু, Gurdian: মানিক কুন্ডু, Address: নিজ , Classification: বৃন্দী, Area: 0.02000000 Acre,	Shri Biswajit Kundu

L4	LR Plot No:- 309, LR Khatian No:- 3273	Owner:বিশ্বজিত কুন্ডু, Gurdian:মানিক কুন্ডু, Address:নিজ , Classification:রূপনী, Area:0.01500000 Acre,	Shri Biswajit Kundu
L6	LR Plot No:- 310, LR Khatian No:- 3275	Owner:অঞ্জন কুমার কাহালি, Gurdian:মৃত সুরজিত কুমার কাহালি, Address:নিজ , Classification:রূপনী, Area:0.02000000 Acre,	Shri Anjan Kumar Kahali
L7	LR Plot No:- 309, LR Khatian No:- 3281	Owner:চীন্ চক্রবর্তী, Gurdian:অমিত লাল চক্রবর্তী, Address:নিজ , Classification:রূপনী, Area:0.01500000 Acre,	Smt Chinu Chakraborty
L8	LR Plot No:- 310, LR Khatian No:- 3281	Owner:চীন্ চক্রবর্তী, Gurdian:অমিত লাল চক্রবর্তী, Address:নিজ , Classification:রূপনী, Area:0.02000000 Acre,	Smt Chinu Chakraborty

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Thiknikata, JI No: 74, Pin Code : 734012

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L5	LR Plot No:- 309, LR Khatian No:- 3275	Owner:অঞ্জন কুমার কাহালি, Gurdian:মৃত সুরজিত কুমার কাহালি, Address:নিজ , Classification:রূপনী, Area:0.01500000 Acre,	Shri Anjan Kumar Kahali

Endorsement For Deed Number : I - 040301552 / 2025

On 03-03-2025

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

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

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

Presented for registration at 14:39 hrs on 03-03-2025, at the Office of the A.D.S.R. BAGDOGRA by Shri Ayan Pradhan , 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 49,00,000/-

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

Execution is admitted on 03/03/2025 by 1. Shri Ayan Pradhan, Son of Shri Anupam Kumar Pradhan, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Shri Biswajit Kundu, Son of Late Manik Chandra Kundu, P.O: Sushrutnagar, Thana: Matigara, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734012, by caste Hindu, by Profession Business, 3. Shri Anjan Kumar Kahali, Son of Late Surajit Kumar Kahali, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Advocate, 4. Smt Chinu Chakraborty, Wife of Mr Amitlal Chakravorti, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business

Indetified by Shri Anupam Kumar Pradhan, , , Son of Late Sudhir Chandra Pradhan, P.O: Sushrutnagar, Thana: Matigara, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734012, by caste Hindu, by profession Retired Person

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

Execution is admitted on 03-03-2025 by Shri Ayan Pradhan, Partner, Sreejan Green (Partnership Firm), City:- Siliguri Mc, P.O:- Sushrutnagar, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734012

Indetified by Shri Anupam Kumar Pradhan, , , Son of Late Sudhir Chandra Pradhan, P.O: Sushrutnagar, Thana: Matigara, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734012, by caste Hindu, by profession Retired Person

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/03/2025 4:54PM with Govt. Ref. No: 192024250426716438 on 01-03-2025, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 1860874529429 on 01-03-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 6,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 4016, Amount: Rs.1,000.00/-, Date of Purchase: 20/02/2025, Vendor name: B Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/03/2025 4:54PM with Govt. Ref. No: 192024250426716438 on 01-03-2025, Amount Rs: 6,020/-, Bank: SBI EPay (SBlePay), Ref. No. 1860874529429 on 01-03-2025, Head of Account 0030-02-103-003-02



Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2025, Page from 36871 to 36904

being No 040301552 for the year 2025.



Digitally signed by YOGEN TSHERING BHUTIA
Date: 2025.03.10 17:07:24 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 10/03/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.