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পশ্চিমবঙ্গ পাবনা জেলা WEST BENGAL

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Narein Ghosh.

Shreosi Ghosh

SREE HARI BUILDERS

Narein Ghosh.
Partner

SREE HARI BUILDERS

Shreosi Ghosh
Partner

DEVELOPMENT AGREEMENT

This Development agreement is made
on 10th day of June 2026

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION
THE SIGNATURE SHEET AND THE EMPLOYMENT SATEP ATTACHED ... P/2
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

Addl. Dist. Sub-Registrar
Shantin - II at Bagdogra

10 JUN 2026

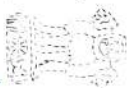
NON JUDICIAL STAMP

Sl. No.....05..... Dated.....02-03-2026

Sold To.....Nabin Chandra Ghoshal

Address.....Kalinakur

Stamp Value of Rs.....5000/- Rupees. Five thousand.



R. Chakraborty
(RITA CHAKR)

Stamp Vendor

Licence No. 347 / RM

A.U.S.R. Office, Bagdogra

Dated: 02-03-2026



Aditi Das Sub Registrar
Office at Bagdogra (West Bengal)

14 JUN 2026

Nabin Ghosh,

Shreosi Ghosh

SREE HARI BUILDERS

Nabin Ghosh,
Partner

SREE HARI BUILDERS

Shreosi Ghosh
Partner

BETWEEN

1. SRI NABIN GHOSH, S/O Late Nimal Chandra Ghosh , Hindu by faith , business by occupation, Indian by citizen , resident of S.N. Bose Road No- 1 , Shivmandir, P.O- Kadamtala, P.S- Matigara, Dist- Darjeeling, West Bengal, PIN 734011,
2. SRIMATI SHREOSI GHOSH, W/O Sri Nabin Ghosh, Hindu by faith, business by occupation, Indian by citizen, resident of S.N. Bose Road, Shivmandir, P.O-Kadamtala, P.S- Matigara, Dist- Darjeeling, West Bengal, PIN No 734011 - Here in after called the "OWNERS" (which expression shall mean and include unless excluded by or repugnant to the context, of their executors, administrators, legal representatives and assigns) PARTY OF THE FIRST PART. (PAN NO- AFDPG8063M & AILPG1819L respectively)

AND

"SREE HARI BUILDERS " a partnership firm having its office at S.N. Bose Road No- 1 , Shivmandir, P.O- Kadamtala, P.S- Matigara, Dist- Darjeeling represented by partners, 1. SRI NABIN GHOSH, S/O Late Nimal Chandra Ghosh , business by occupation, Indian by citizen resident of S.N. Bose Road No- 1 , Shivmandir, P.O- Kadamtala, P.S- Matigara, Dist- Darjeeling, West Bengal, PIN 734011 2. SRIMATI SHREOSI GHOSH, W/O Sri Nabin Ghosh, Hindu by faith, business by occupation, Indian by citizen, resident of S.N. Bose Road, Shivmandir, P.O-Kadamtala, P.S- Matigara, Dist- Darjeeling, West Bengal, India PIN No 734011 -Herein after called the SECOND PARTY/ DEVELOPERS (which expression shall mean and include unless excluded by or repugnant to the context, of their heirs, executors, administrators, legal representatives and assigns) PARTY OF THE SECOND PART. (PAN NO- AFLFS4463M)

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Partner

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Partner

WHEREAS the owners above named being the owners of the below mentioned land had decided to develop the land and as such has formed a partnership firm the second party named above, named and styled as "SREE HARI BUILDERS" a partnership firm having its office at S.N. Bose Road No- 1, Shivmandir, P.O- Kadamtala, P.S- Matigara, Dist- Darjeeling represented by partners, 1. SRI NABIN GHOSH, S/O Late Nimai Chandra Ghosh, business by occupation, resident of S.N. Bose Road No- 1, Shivmandir, P.O- Kadamtala, P.S- Matigara, Dist- Darjeeling, West Bengal, PIN 734011 2. SRIMATI SHREOSI GHOSH, W/O Sri Nabin Ghosh, Hindu by faith, business by occupation, resident of S.N. Bose Road, Shivmandir, P.O-Kadamtala, P.S- Matigara, Dist- Darjeeling, West Bengal, India PIN No 734011

AND

WHEREAS the aforesaid owners had purchased land measuring 4.5 Decimal, recorded in Khatian No- LR 2968, 2699, 2701, in Plot No- LR 132 area measuring 75 decimal and in Plot No LR 133 area measuring 3.75 decimal, Mouza - Jitu, JL no 69, under P.S Matigara, Dist - Darjeeling, West Bengal from 1. Smt. Ira Ghosh, W/O Late Narayan Chandra Ghosh, 2. Sri Sayan Ghosh, S/O Late Narayan Chandra Ghosh, 3. Diptendu Ghosh, S/O Late Naryan Chandra Ghosh all resident of Military Road, Shivmandir, P.O Kadamtala, P.S- Matigara, Dist- Darjeeling, West Bengal PIN- 734011 by a deed of Sale being registered in Book No -1, Volume No- 0403- 2022, Page from 145721 to 145740, being no 040306904 for the year 2022 registered at ADSR Bagdogra, West Bengal.

AND

WHEREAS the aforesaid owners had purchased land measuring 1.50 Decimal, recorded in Khatian No- LR 2700, in Plot No- LR 132, area

Halein Ghosh.

Shreasi Ghosh.

SREE HARI BUILDERS

Halein Ghosh.
Partner

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measuring .25 decimal and in Plot No LR 133 area measuring 1.25 decimal, Mouza- Jitu, JL no 69, under P.S Matigara, Dist - Darjeeling, West Bengal from Ilora Ghosh, D/O Late Naryan Chandra Ghosh, resident of Military Road, Shivmandir, P.O Kadamtala, P.S- Matigara, Dist- Darjeeling, West Bengal PIN- 734011 by a deed of Sale being registered in Book No -I, Volume No- 0403- 2022, Page from 161507 to 161523, being no 040307609 for the year 2022 registered at ADSR Bagdogra, West Bengal.

AND

WHEREAS the aforesaid owners had purchased land measuring land measuring 10 Decimal or 6 Katha, recorded in Khatian No- RS 8/22 & 8/23 corresponding to LR Khatian No- 1298, in Plot No- RS 31 corresponding to LR 133, Mouza- Jitu, JL no 69, under P.S Matigara, Dist - Darjeeling, West Bengal from "Aastha Hostel Private Limited" a private company incorporated under the Companies Act 1956 having registered Office at "Gitanjali Apartment" Sayed Mustafa Ali Road, By Lane, Hakimpara, P.O/P.S Siliguri, Dist- Darjeeling, West Bengal by a deed of Sale being registered in Book No -I, Volume No- 0403- 2017, Page from 17438 to 17456, being no 040300875 for the year 2017 registered at ADSR Bagdogra, West Bengal.

AND

WHEREAS the aforesaid owners had purchased land measuring 4 Katha or 6.6 decimal, recorded in Khatian No- LR 806, in Plot LR 133, Mouza- Jitu, JL no 69, under P.S Matigara, Dist - Darjeeling, West Bengal from Smt. Ira Ghosh, W/O Late Narayan Chandra Ghosh, resident of Military Road, Shivmandir, P.O Kadamtala, P.S- Matigara, Dist- Darjeeling, West Bengal PIN- 734011 by a deed of Sale being registered in Book No -I, Volume No- 0403- 2020, Page from 30023 to 30043, being no

Nabin Ghosh.

Shreosi Ghosh

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Nabin Ghosh.

Partner

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Shreosi Ghosh

Partner

040301176 for the year 2020 registered at ADSR Bagdogra, West Bengal.

AND

WHEREAS the aforesaid owners had purchased land measuring land measuring 1 Katha or 1.65 decimal, recorded in Khatian No- LR 806, in Plot LR 133, Mouza- Jitu, JL no- 69, under P.S Matigara, Dist - Darjeeling, West Bengal from Smt. Ira Ghosh, W/O Late Narayan Chandra Ghosh, resident of Military Road, Shivmandir, P.O Kadamtala, P.S- Matigara, Dist- Darjeeling, West Bengal PIN- 734011 by a deed of Sale being registered in Book No -I, Volume No- 0403- 2020, Page from 30044 to 30064, being no 040301177 for the year 2020 registered at ADSR Bagdogra, West Bengal.

AND

WHEREAS the aforesaid owner Shreosi Ghosh had become the owner of land measuring land measuring 1 Katha or 1.52 decimal, recorded in Khatian No- LR 7129, in Plot LR 548, Mouza- Bairaitisal, JL no- 70, under P.S Matigara, Dist - Darjeeling, West Bengal by a Partition deed being registered in Book No -I, Volume No- 0403- 2023, Page from 80907 to 80922, being no 040304180 for the year 2023 registered at ADSR Bagdogra, West Bengal.

AND

WHEREAS the aforesaid owner Nabin Ghosh is the sole and absolute owner and in possession of a piece of land measuring 0.0050 Acres, recorded in Khatian No- LR 2652, in Plot LR 132, Mouza- Jitu, JL no- 69, under P.S Matigara, Dist - Darjeeling, West Bengal, land measuring 0.0650 Acres, recorded in Khatian No- LR 2652, in Plot LR 133, Mouza- Jitu, JL no- 69, under P.S Matigara, Dist - Darjeeling, West Bengal & land measuring 0.0500 Acres, recorded in Khatian No- LR 2413

Narein Ghosh

Shreasi Ghosh

SREE HARI BUILDERS
Narein Ghosh

Partner

SREE HARI BUILDERS
Shreasi Ghosh

Partner

, in Plot LR 133 , Mouza- Jitu , JL no- 69 , under P.S Matigara , Dist - Darjeeling , West Bengal

AND

WHEREAS the aforesaid owner Shreoshi Ghosh is the sole and absolute owner and in possession of a piece of land measuring 0.050 Acres , recorded in Khatian No- LR 2399 , in Plot LR 133 , Mouza- Jitu , JL no- 69 , under P.S Matigara , Dist - Darjeeling , West Bengal , land measuring 0.0050 Acres , recorded in Khatian No- LR 2651 , in Plot LR 132 , Mouza- Jitu , JL no- 69 , under P.S Matigara , Dist - Darjeeling , West Bengal , land measuring 0.0650 Acres , recorded in Khatian No- LR 2651 , in Plot LR 133 , Mouza- Jitu , JL no- 69 , under P.S Matigara , Dist - Darjeeling , West Bengal and land measuring 0.0152 Acres , recorded in Khatian No- LR 7129 , in Plot LR 548 , Mouza- Bairaital , JL no- 70 , under P.S Matigara , Dist - Darjeeling , West Bengal

AND

WHEREAS both the owners amalgamated the aforesaid land by way of affidavit of Amalgamation executed before the Executive Magistrate at Siliguri and after the said amalgamation of both the land is thus now , Land measuring 11.5 Decimal , situated at Mouza Jitu , recorded in Khatian No LR 2399 & 2651 , Plot No - LR 133 , JL No 69 , Under P S - Matigara , Dist - Darjeeling , West Bengal , Land measuring 11.5 Decimal , situated at Mouza Jitu , recorded in Khatian No LR 2413 & 2652 , Plot No - LR 133 , JL No 69 , Under P.S - Matigara , Dist - Darjeeling , West Bengal , Land measuring 0.5 Decimal , situated at Mouza Jitu , recorded in Khatian No LR 2651 , Plot No - LR 132 , JL No 69 , Under P S - Matigara , Dist - Darjeeling , West Bengal , Land measuring 0.5 Decimal , situated at Mouza Jitu , recorded in Khatian No LR 2652 , Plot No - LR 132 , JL No 69 , Under P.S - Matigara , Dist - Darjeeling , West Bengal

Nalin Ghosh
Shreasi Ghosh

SREE HARI BUILDERS

Nalin Ghosh.
Partner

SREE HARI BUILDERS

Shreasi Ghosh
Partner

and Land measuring 1.52 Decimal , situated at Mouza – Bairatsal , recorded in Khatian No LR 7129 , Plot No – LR 548 , J.L No 70 , Under P.S – Matigara , Dist – Darjeeling , West Bengal

AND

WHEREAS the owners/ developers are in absolute actual possession of piece of land having right title and interest over the land measuring 11.5 Decimal , situated at Mouza Jitu , recorded in Khatian No LR 2399 & 2651 , Plot No – LR 133 , J.L No 69 , Under P.S – Matigara , Dist – Darjeeling , West Bengal , Land measuring 11.5 Decimal , situated at Mouza Jitu , recorded in Khatian No LR 2413 & 2652 , Plot No – LR 133 , J.L No 69 , Under P.S – Matigara , Dist – Darjeeling , West Bengal , Land measuring 0.5 Decimal , situated at Mouza Jitu , recorded in Khatian No LR 2651 , Plot No – LR 132 , J.L No 69 , Under P.S – Matigara , Dist – Darjeeling , West Bengal , Land measuring 0.5 Decimal , situated at Mouza Jitu , recorded in Khatian No LR 2652 , Plot No – LR 132 , J.L No 69 , Under P.S – Matigara , Dist – Darjeeling , West Bengal and Land measuring 1.52 Decimal , situated at Mouza – Bairatsal , recorded in Khatian No LR 7129 , Plot No – LR 548 , J.L No 70 , Under P.S – Matigara , Dist – Darjeeling , West Bengal as described in the schedule " A " , herein under (hereinafter called as the said " property")

AND

WHEREAS the Developers and the owners have agreed to develop the aforesaid property by constructing new buildings thereon consisting of dwelling ownership basis flats, garages, shops and the owner are agreeable to directly convey and transfer the said flats, garages, shops and other structures to the Developers or purchasers of flats according to the choice of Developers whenever asked for by the Developers.

Nabin Ghosh.

Shreosi Ghosh

AND

SREE HARI BUILDERS

Nabin Ghosh.
Partner

SREE HARI BUILDERS

Shreosi Ghosh
Partner

WHEREAS the Developers have satisfied themselves about the right, title and interest of the owner in the said property and the technical feasibility of the construction of the proposed new building on ownership flat and all other related matters relating to the building.

AND

WHEREAS the vendors / developers / owners for construction of G+3 storied building on the aforesaid land has prepared a building plan and got the same approved being LUCC Memo No- 12114/ SDA , Dated 22/11/2023 , Plan Vide Order No 206/ MPS Dated 05/07/2024 approved by Matigara Gram Panchayat .

Now these present witnesses and it is hereby agreed by and between the parties here to as follows:-

1. **Definition.** – Unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them:-

[a] **OWNER** shall mean **1. SRI NABIN GHOSH, S/O Late** Nimai Chandra Ghosh , business by occupation, resident of S.N. Bose Road No- 1 , Shivmandir, P.O- Kadamtala, P.S- Matigara, Dist- Darjeeling, West Bengal, PIN 734011
2. SRIMATI SHREOSI GHOSH, W/O Sri Nabin Ghosh, Hindu by faith, business by occupation, resident of S.N. Bose Road, Shivmandir, P.O-Kadamtala, P.S- Matigara, Dist- Darjeeling, West Bengal, India PIN No 734011 the owner named above and her heirs, executors, administrators and legal representatives.

[b] **DEVELOPERS** shall mean "**SREE HARI BUILDERS** " a partnership firm having its office at S.N. Bose Road No- 1

Nabin Ghosh

Shreasi Ghosh

SREE HARI BUILDERS

Nabin Ghosh

Partner

SREE HARI BUILDERS

Shreasi Ghosh

Partner

Shivmandir, P.O. Kadamtala, P.S. Matigara, Dist- Darjeeling represented by partners. 1. **SRI NABIN GHOSH**, S/O Late Nimai Chandra Ghosh, business by occupation, resident of S.N. Bose Road No- 1, Shivmandir, P.O. Kadamtala, P.S. Matigara, Dist- Darjeeling, West Bengal, PIN 734011 2. **SRIMATI SHREOSI GHOSH**, W/O Sri Nabin Ghosh, Hindu by faith, business by occupation, resident of S.N. Bose Road, Shivmandir, P.O. Kadamtala, P.S. Matigara, Dist- Darjeeling, West Bengal India PIN No 734011 and their heirs, executors, administrators and legal representatives.

[c] **BUILDING** shall mean the building or buildings to be constructed on the property

[d] **COMMON FACILITIES AND AMENITIES** shall include corridors, hall-ways, stair ways, passage-ways, drive-ways, common lavatories, pump room, tube wells, underground water reservoir, overhead water tank, water pump, and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and management of the building.

[e] **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required therefore.

[f] **OWNER'S ALLOCATION** shall mean the portion of the building which is to be allocated to the owners as part of

Walein Ghosh
Shreasi Ghosh

SREE HARI BUILDERS
Walein Ghosh.
Partner

SREE HARI BUILDERS
Shreasi Ghosh
Partner

owner's portion in accordance with the terms and conditions of these presents including proportionate share in the common facilities and amenities and as described in the hereunder:

- [g] **DEVELOPER'S ALLOCATION** shall mean the remaining portion of the said property after allocation made to the owners including proportionate share in the common facilities and amenities of the building on the said property.

- [h] **BUILDING PLAN** shall mean a plan prepared by the Engineer appointed by the Developers for the construction of the building on the said property and sanctioned by concerned Municipality and / or other competent authorities being LUGC Memo No- 12114/ S.JDA, Dated 22/11/2023, Plan Vide Order No 206/ MPS Dated 05/07/2024 approved by Matigara Gram Panchayat.

- [i] **SERVICE CHARGE** shall mean and include proportionate share of the premium for the insurance of the building, water, fire and scavenging charge and taxes, electric lighting, sanitation, repairs and renewal charges, any charges for the bill collections and charges for management of common facilities, costs for renovation, replacements and maintenance and expenses in relation to the building including all common wiring, pipes, electrical and mechanical equipments, pumps, motors, generators, and others electrical and mechanical installations, appliances, tools, implements,

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Shreosi Ghosh

SREE HARI BUILDERS

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Partner

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apparatus and the stair-ways, corridors, halls, passage-ways, gardens, park-ways, open spaces and all other facilities whatsoever as may be mutually agreed upon from time to time by the owners of the flats, spaces and buildings, as the case may be.

LICENSE TO DEVELOP

2. The Owners hereby entrusts, hands over and gives license to Developers to enter into the said property, develop the property and construct multi-storied buildings thereon containing ownership flats, garages, shops with the best materials and in accordance with the plans and specifications mentioned hereinafter and owners agree to allow the Developers to demolish the existing structure if any over the schedule land.

3. The Developers hereby agrees to develop and /or cause to be developed the said property by constructing one or more buildings with best materials containing in the buildings flats etc. in accordance with the specifications and plans, the rules and regulations in relation thereto with the approval and/or sanction of the concerned authorities and at their own costs, expenses and arranging their own finance and at their own risk and responsibility.

The Developers at their own will may include one or more partner during the construction of the building.

CONSIDERATION MONEY

4. In consideration of the Owners having entrusted, giving licence to the Developers to enter the property, develop, and construct multi-storied building thereon having dwelling units and/or ownership flats at their own cost and conferring on their the rights, powers, privileges and benefits mentioned herein.

Nilem Ghosh.

Shreosi Ghosh

SREE HARI BUILDERS

Nilem Ghosh.
Partner

SREE HARI BUILDERS

Shreosi Ghosh
Partner

Developers agree to allocate the owners:

- a) a 2BHK flat measuring 857 sq.ft super built area (513.16 Sq.ft carpet area & Built up area or covered area 580.653 Sq.ft) being Flat no " B " on the first floor
- b) a 2BHK flat measuring 857 sq.ft super built area (513.16 Sq.ft carpet area & Built up area or covered area 580.653 Sq.ft) being Flat no "B" on the second floor
- c) a 2BHK flat measuring 857 sq.ft super built area (513.16 Sq.ft carpet area & Built up area or covered area 580.653 Sq.ft) being Flat no "B" on the third floor
- d) a 2BHK flat measuring 857 sq.ft super built area (513.16 Sq.ft carpet area & Built up area or covered area 580.653 Sq.ft) being Flat no "A" on the Ground floor
- e) a 2BHK flat measuring 1017 sq.ft super built area (619.51 Sq.ft carpet area & Built up area or covered area 707.195 Sq.ft) being Flat no "C" on the First floor
- f) a 2BHK flat measuring 848 sq.ft super built area (502.9 Sq.ft carpet area & Built up area or covered area 573.74 Sq.ft) being Flat no "D" on the First floor
- g) a 2BHK flat measuring 848 sq.ft super built area (502.9 Sq.ft carpet area & Built up area or covered area 573.74 Sq.ft) being Flat no "D" on the Second floor
- h) a 2BHK flat measuring 848 sq.ft super built area (502.9 Sq.ft carpet area & Built up area or covered area 573.74 Sq.ft) being Flat no "D" on the Third floor
- i) a 2BHK flat measuring 848 sq.ft super built area (502.9 Sq.ft carpet area & Built up area or covered area 573.74 Sq.ft) being Flat no "B" on the Ground floor

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Shreasi Ghosh

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Nalin Ghosh
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- j) a 2BHK flat measuring 987 sq.ft super built area (638.79 Sq.ft carpet area & Built up area or covered area 687.44 Sq.ft) being Flat no "A" on the First floor
- k) a 2BHK flat measuring 1111 sq.ft super built area (695.91 Sq.ft carpet area & Built up area or covered area 782.22 Sq.ft) being Flat no "E" on the First floor

DEVELOPER'S OBLIGATIONS

5. The development of the said property by constructing buildings for ownership flats shall commence forthwith with all earnestness in accordance with the specification, plans, schemes and approvals of the competent authorities, rules, regulations and bye-laws of the authorities applicable at the cost, risk and responsibility of the Developers, the Owners having no responsibility in respect thereof in any manner whatsoever save as contained herein.
6. In constructing the buildings and providing dwelling units the Developers shall install in the said buildings at their own costs pump-operated well, overhead reservoirs/tanks, electrical installations, electrical wirings, water pipes and all other facilities and amenities essential to dwellings, ownership flats and/or as required to be provided in such buildings to make the dwelling units for comfortable habitation.

TIME IS OF ESSENCE OF CONTRACT

7. The Developers covenants and agrees to complete the development, construction of buildings with all amenities therein and thereon within 50 months from the date of sanctioning of the building plan. The time of performance of these presents shall be of the essence of the contract.

Nalin Ghosh.

Shreosi Ghosh

SREE HARI BUILDERS

Nalin Ghosh.

Partner

SREE HARI BUILDERS

Shreosi Ghosh

Partner

DEVELOPER'S RIGHTS

8. The Developers shall be entitled to advertise in their own name about the said development of the property of and proposed sale of flats in the buildings to be constructed and to put up Advertisement Board on the property.
9. The Developers shall be entitled to enter into any agreement with any building contractor, engineer, and appoint agents.
10. Developers shall be entitled to allot flats or rights in the buildings and structures to be constructed so far as they relate to Developer's allocation and to enter into any package deal or arrangement in relation thereto.

OWNERS TO BE INDEMNIFIED

11. Notwithstanding anything contained in these presents the Developers shall indemnify and keep indemnified the Owner against and from all losses, claims, damages, costs, charges and expenses that may be made, incurred or suffered by the Owners in relation to the said property, construction of new buildings and in relation thereto or for any breach of any contract by the Developers or violation of any permission, rules, regulations or bye-laws or arising out of any accident or otherwise.

OWNERS TO EXECUTE DOCUMENTS

12. The Owners shall at the request and costs, expenses and charges of the Developers, sign, on deed of agreements of sale of flat from time to time, in all plans, applications for layouts, construction of the building and structures on the said property and all other documents that might be necessary for giving proper effect of these presents.

Nalin Ghosh

Shreasi Ghosh

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Nalin Ghosh

Partner

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Shreasi Ghosh

Partner

POWER OF ATTORNEY

13. The Owners shall at the costs of and request of the Developers execute a Power of Attorney in favour of the Developers giving them all necessary power required to carry out the work of development and completion of the project herein and to sale the flats to interested parties.

OWNER'S UNDERTAKINGS

14. The Owners declares that they have not agreed, committed to or contracted or entered into any agreement for sale or lease of the said property or any part thereof to any person other than the Developers and that they have has not created any lien, charge, mortgage or encumbrance on the said property and she would keep the said property free from encumbrance during the subsistence of these presents.

15. The Owners further declares that they have not done any act, thing, deed or matter whereby or by reason whereof the development and construction of the said property and/or buildings may be affected or prevented in any manner whatsoever and that they undertake to remove any possible impediment to the implementation of these presents, if the same is within their power and control.

16. The Owner declare they have not received and to their knowledge the Government, Local Authority, Municipal Authority or any other Authority has not issued any notice affecting the said property or imposing any restriction on the development of the said property in the manner proposed herein.

17. The Owners hereby agrees, covenants and undertakes not to cause any interference by themselves or through others in the development of the property or in the construction of the new buildings

Malein Ghosh

Shreasi Ghosh

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property by the Developers or through their agents or do any thing, deed or act preventing the Developers from disposing of, selling, assigning or disposing of or transferring any portion of the Developer's allocation in any manner whatsoever.

18. That Owners agrees to pay all municipal rates, taxes and other outgoing in respect of the said property till the year 2024 and the Developers shall pay and bear all municipal rates, taxes and other outgoing from sanctioning of the building plan till they delivers possession of the Owner's allocation to the Owners from which date the Owners will pay such rates, taxes and outgoing's proportionate to the Owner's allocation and the Developers will bear such rates, taxes and outgoing's in respect of Developer's allocation.

19. On completion of the new building/s the Developers shall give notice in writing to the Owners, when the Owners would be at liberty to take possession on and from the date specified of the Owner's allocation in the said new building. On receipt of the notice on and from the date mentioned in the notice for taking possession the Owners shall be responsible to pay all rates, taxes, service charges and other outgoing's in respect of the common facilities in the building proportionate to the Owner's Allocation.

20. It is also agreed that the Developers shall be entitled to receive and retain with their all the moneys from the persons to whom the said premises are sold or allotted as the case may be in the building to be constructed by the Developers on the said property and to appropriate the same in such a manner as the Developers may deem fit. All the moneys shall be received by the Developers from such person shall be to the Developers and will be received by their on their own account. The owners shall not be liable or responsible to any such person/s,

Nalin Ghosh.

Shreosi Ghosh

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Partner

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offices, departments so far as the said moneys are concerned either for income taxes, service taxes, sale taxes etc or any charges for refund thereof or for any mis-application or non-application thereof or part thereof.

SCHEME FOR MANAGEMENT

21. A scheme shall be framed by the parties herein for the Management and Administration of the new building including the portions in common use and sharing the expenses of Management, administration and maintenance of amenities in the said building including the user thereof and such scheme and any rules and regulations framed under the scheme shall be binding on the occupiers of the said new building including in the Owner's allocation and in the Developer's allocation.

RESTRICTIONS AS TO USER OF THE BUILDING

22. Any transfer of any portion of the said building out of the Owner's allocation or Developer's allocation shall be subject to the provisions contained herein and all occupiers shall be bound by the provisions contained in any agreement, rules, regulations, by-laws and restrictions contained herein.

23. Neither Owners nor the Developers nor any person occupying any portion of the said building whether in the Owner's allocation or in the Developer's allocation shall use or permit to be used their portion or space occupied by their or their agents for carrying on any illegal or immoral trade or activity or do or allow anything to be done that might cause any nuisance or annoyance or hazard to anybody inside the building or outside the building or to store any inflammable or explosive material, goods or products. The decision of the Management as to

Nalein Ghosh

Shreosi Ghosh

SREE HARI BUILDERS

Nalein Ghosh
Partner

SREE HARI BUILDERS

Shreosi Ghosh
Partner

whether any act will cause nuisance or annoyance or any substance is inflammable or explosive shall be final.

24. No structural alterations in the building shall be made without the written consent of the Management of the said building subject, however, to a sanction of the concerned authorities, if necessary.

25. On performing their obligations under these presents if the Owners or Developers transfers any portion out of their respective allocations, such transfer shall be subject to the terms and conditions, restrictions and covenants contained herein and in any documents or conveyance that might be executed should recite about the transfer agreement.

26. It will be obligations of the Owners, Developers and occupier of each portion of the said new building to keep the interior walls, floors, ceilings, fittings, electric wirings and gadgets, fixtures, appurtenances, pipes, drains, sewers and all other amenities in their respective portions or spaces occupied by them in good repair and perfect working condition and take all possible steps to prevent any damage being caused to the building or any portion thereof or cause any inconvenience to the occupiers of any other portion of the said building and incase of failure to perform any of the obligations they shall be liable to indemnify the Owners, occupier or the persons suffering damages or injury.

27. The Owners, Developers, occupiers or their agents in the new building shall not keep any articles or display anything in the corridor or places of common use or do anything which might cause inconvenience or hindrances in any manner in the free movement of men and material.

Halein Ghosh.

Shreosi Ghosh

SREE HARI BUILDERS:

Halein Ghosh.

Partner

SREE HARI BUILDERS:

Shreosi Ghosh

Partner

28. The Owners, Developers, their agents, nominees or occupiers of any portion of the said new building shall not throw or accumulate any dirt, rubbish, waste or refuse or permit or allow anybody to do the same inside the spaces meant for common use or in the compounds or in or about the building.

29. After the Management of the building decide that certain repairs, cleaning, testing or other things are necessary to be done in any portion of the new building, the owner, Developers and occupiers, as the case may be, shall permit the Management or its nominee with or without workmen and technicians, on prior notice to enter into and upon the rooms, flats, spaces for the purpose of repairing, cleaning, testing maintaining, re-building or replacing drains, gas connections, electric wiring, water pipes, sanitary drains and/ or pipes and/or fittings and any other matter which might affect the enjoyment of any portion of the said building by any person being the Owners or Occupiers thereof.

DEED OF CONVEYANCE

30. After the Owners receives the full consideration, completion of construction of the building, the Developers shall make over the building formally to the Owners where upon the owners shall directly execute and deliver one or more Deeds of Conveyance in favor of condominium of flat-purchasers or Society, Association or Company and the Developers shall join therein as Confirming Party, if so required, all the expenses being borne by the Developers and/or purchasers of flats.

FORFEITURE

31. On the Developers failing to complete the building within the stipulated period or failing to perform their obligations towards the Owners or if circumstances occur disabling the Developers to perform

Nailein Ghosh

Shreasi Ghosh

SREE HARI BUILDERS.

Nailein Ghosh
Partner

SREE HARI BUILDERS.

Shreasi Ghosh
Partner

their part of the obligations under these presents, the Owners shall be entitled to terminate their Agreement.

NOT PARTNERSHIP OR JOINT VENTURE

32. That parties hereby declare and agree that these presents do not constitute and the parties do not intend to be a partnership or joint venture or association of persons.

NOT DEMISE

33. It is declared and agreed that these presents shall not be treated as a conveyance or demise or transfer of any right or title or interest in the said property to the Developers excepting the right to develop and/or construct multi-storied buildings after demolition of the existing structures and these presents shall be treated only as a license in favor of the Developers to do all acts, things, and deeds expressly provided herein and contained in the Power of Attorney to be executed.

DELIVERY OF TITLE DEEDS

34. The Developers shall be entitled to inspect, receive the title deeds in possession of the Owners and undertaking to return the same when demanded.

FORCE MAJEURE

35. If either party be prevented from performing their part of the obligations under these presents due to the existence of force majeure such as earthquake, flood, riot, war, storm, tempest, civil commotion, blasts, malicious damages, fire, or any other act or omission or cause beyond the control of the party concerned provided that the cause was not induced by the party them self.

COMPENSATION FOR BREACH

36. Either of the parties herein committing any breach of these presents or any of any of the terms hereof or unduly delays

Nalein Ghosh

Shreosi Ghosh

SREE HARI BUILDERS

Nalein Ghosh
Partner

SREE HARI BUILDERS

Shreosi Ghosh
Partner

performance of their obligations herein shall be liable to the party aggrieved.

ARBITRATION

37. It is hereby agreed by the parties that all disputes differences arising out of, in relation to tree presents or touching the development, demolition of the old structures, construction of new buildings and in relation thereto shall be referred to the arbitrator, whose decision shall be final and binding on the parties.

JURISDICTION

38. Only the Courts in Siliguri shall have jurisdiction to entertain try and determine or adjudicate all actions, suits, and legal proceedings arising out of or in relation to these presents, the award of Arbitrator or otherwise between the parties herein.

SCHEDULE "A"

All that piece and parcel of the basu land measuring:

- a) 0.0050 Acres, recorded in Khatian No- LR 2652, in Plot LR 132, Mouza- Jitu, JL no-69, P.S Matigara, under Atharakhal Gram Panchayat, Dist - Darjeeling, West Bengal,
- b) 0.0660 Acres, recorded in Khatian No- LR 2652, in Plot LR 133, Mouza- Jitu, JL no- 69, P.S Matigara, under Atharakhal Gram Panchayat, Dist - Darjeeling, West Bengal
- c) 0.0500 Acres, recorded in Khatian No- LR 2413, in Plot LR 133, Mouza- Jitu, JL no- 69, P.S Matigara, under Atharakhal Gram Panchayat Dist - Darjeeling, West Bengal
- d) 0.050 Acres, recorded in Khatian No- LR 2399, in Plot LR 133, Mouza- Jitu, JL no- 69, P.S Matigara, under Atharakhal Gram Panchayat, Dist - Darjeeling, West Bengal,

Nalin Ghosh

Shreosi Ghosh

SREE HARI BUILDERS

Nalin Ghosh
Partner

SREE HARI BUILDERS

Shreosi Ghosh
Partner

- e) 0.0050 Acres, recorded in Khatian No- LR 2651, in Plot LR 132, Mouza- Jitu, JL no- 69, P.S Matigara, under Athrakhai Gram Panchayat, Dist - Darjeeling, West Bengal.
- f) 0.0650 Acres, recorded in Khatian No- LR 2651, in Plot LR 133, Mouza- Jitu, JL no- 69, P.S Matigara, under Athrakhai Gram Panchayat, Dist - Darjeeling, West Bengal
- g) 0.0152 Acres, recorded in Khatian No- LR 7129, in Plot LR 548, Mouza- Bairaital, JL no- 70, P.S Matigara, under Athrakhai Gram Panchayat, Dist - Darjeeling, West Bengal

The land is butted and bounded as follows:-

- By the North : Land of Samar Ghosh, Amal Hore & others.
- By the South : 21 Feet wide metal road.
- By the East : Land of Shivalaya Apartment.
- By the West : House of Rita Sinha Ghosh & Land of Ira Ghosh

SCHEDULE "B"
(Owners allocation)

The developers will allocate the owners: all that piece and parcel:

- a) a 2BHK flat measuring 857 sq.ft super built area (513.16 Sq.ft carpet area & Built up area or covered area 580.653 Sq.ft) being Flat no " B " on the first floor
- b) a 2BHK flat measuring 857 sq.ft super built area (513.16 Sq.ft carpet area & Built up area or covered area 580.653 Sq.ft) being Flat no "B" on the second floor
- c) a 2BHK flat measuring 857 sq.ft super built area (513.16 Sq.ft carpet area & Built up area or covered area 580.653 Sq.ft) being Flat no "B" on the third floor

Nalein Ghosh

Shreasi Ghosh

SREE HARI BUILDERS

Nalein Ghosh

Partner

SREE HARI BUILDERS

Shreasi Ghosh

Partner

- d) a 2BHK flat measuring 857 sq.ft super built area (513.16 Sq.ft carpet area & Built up area or covered area 580.653 Sq.ft) being Flat no "A" on the Ground floor
- e) a 2BHK flat measuring 1017 sq.ft super built area (619.51 Sq.ft carpet area & Built up area or covered area 707.195 Sq.ft) being Flat no "C" on the First floor
- f) a 2BHK flat measuring 848 sq.ft super built area (502.9 Sq.ft carpet area & Built up area or covered area 573.74 Sq.ft) being Flat no "D" on the First floor
- g) a 2BHK flat measuring 848 sq.ft super built area (502.9 Sq.ft carpet area & Built up area or covered area 573.74 Sq.ft) being Flat no "D" on the Second floor
- h) a 2BHK flat measuring 848 sq.ft super built area (502.9 Sq.ft carpet area & Built up area or covered area 573.74 Sq.ft) being Flat no "D" on the Third floor
- i) a 2BHK flat measuring 848 sq.ft super built area (502.9 Sq.ft carpet area & Built up area or covered area 573.74 Sq.ft) being Flat no "B" on the Ground floor
- j) a 2BHK flat measuring 987 sq.ft super built area (638.79 Sq.ft carpet area & Built up area or covered area 687.44 Sq.ft) being Flat no "A" on the First floor
- k) a 2BHK flat measuring 1111 sq.ft super built area (695.91 Sq.ft carpet area & Built up area or covered area 782.22 Sq.ft) being Flat no "E" on the First floor
- along with proportionate share of the land as mentioned in the Schedule "A" above in the building named and styled as " N.C. & N.C Complex"

Kalein Ghosh
Shreosi Ghosh

SREE HARI BUILDERS

Kalein Ghosh

Partner

SREE HARI BUILDERS

Shreosi Ghosh

Partner

SCHEDULE "C"

(Common area and facilities)

1. The Total area of the land as mentioned in Schedule "A".
2. Stair Cases and landings in all floors.
3. Common spaces except car parking area and passage
4. Water Pump, Water Tank , all water pipes and other plumbing installations.
5. Electric wiring and meter room
6. Drainage & sewars.
7. Septic Tank and Sock Pit
8. Boundary Walls and Main Gate
9. All vacant spaces.
10. Lift
11. Generally all others part of the property necessary or convenient to the existence, maintenance and safety or normally in common use.

SCHEDULE "D"

(STANDARD SPECIFICATIONS OF CONSTRUCTION)

STRUCTURE

The construction shall be of R.C.C /Columns and beams. (Steel – ISI sid TMT Bar)

WALLS

External & Internal Walls - made of first class fly ash block with ISI brand cement (Ambuja / Ultra Tech / ACC) , sand, mortars, plastered on both sides including ceilings. Putty finishing and primer in inside wall. The boundary walls of the premises will be made of brick and plaster.

Nalein Ghosh

Shreosi Ghosh

SREE HARI BUILDERS

Nalein Ghosh
Partner

SREE HARI BUILDERS

Shreosi Ghosh
Partner**ROOF**

Roof floor will be finished with chemical padding.

FLOORS

Floors will be finished with vitrified tiles (@ 30 Sq.ft) , (marble floors (@60 Sq.ft) only in toilet, Kitchen slab finished with granite(@ 110 Sq.ft))

DOORS AND WINDOWS

All flush doors and Aluminum sliding windows fitted with glass, guard bars/ grills painted with primer and with necessary fittings and fixtures. Door frame will be of wood (Malaysia Sal)

STAIRCASE ENTRANCE LOBBY AND CORRIDORS

All floors with marble

KITCHEN

Well designed and properly ventilated with Ceramic tiles up to door height on cooking slab side.

Dadoing with glaze tiles with steel sink (ISI marked).

TOILETS

Up to door height with glazed tiles walls (@ 25 Sq.ft) , toilets with option of Indian Pan or Western Commode with high level or low-level cistern, water Tap. One white wash hand basin in Common or attached Toilets. One wash basin in, the dining room. One geyser point in common toilet. Door will be of PVC

SANITARY & PLUMBING

Surface plumbing works in bathrooms and kitchens using standard quality ISI marked pipes and fittings. (Pipe of Astral/ Prince/ Supreme and sanitary fittings of standard Quality and others of Essco / Essco Jaquar/ Scud)

WATER SUPPLY

Overhead common tanks of required quantity/capacity with electric pumps for continuous water supply.

ELECTRICAL:

Concealed wirings (Finolex/ Havels / Anchor / RR Cable etc) and points in all rooms, kitchens, toilets and balconies using ISI standard quality conductors & plug points of ISI standard wire and ISI standard switches and an Inverter Point. (Switch and Sockets with Legrand Myline/ L&T/ Finolex / Gold Medal/ Anchor)

For Three bed room flat- 30 to 35 points

For Two bed room flat- 25 to 30 points

One A.C point in one bed room.

BALCONY :

30 Inch Height Railing

In witnesses whereof the parties have to sign here under at Siliguri on.....
WITNESSES

1. Gopon Das

Madan Choudh. Shreasi Ghosh

Debi Malin Das
Bagdoga. P.S. Bagdoga
Bagdoga 784014

OWNERS
SREE HARI BUILDERS.
Madan Choudh.

SREE HARI BUILDERS.

Shreasi Ghosh
Partner

2. Sankar Das
Bagdoga
Bagdoga.

2. DEVELOPERS

Drafted, read over and explained
The contents of this deed by me to
The parties and printed in my office.

Shouvik Das
Advocate, Siliguri.
Enroll. No.- WB.- 351/98

EXECUTANTS SHEET

 <i>Naresh Chandra</i>		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						
						

Naresh Chandra

Signature with date

 <i>Shreasi Ghosh</i>		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						
						

Shreasi Ghosh

Signature with date

FINGER IMPRESSION

PHOTO		THUMB FINGER	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>A. Salim Ghosh</i>	LEFT HAND					
	RIGHT HAND					

A. Salim Ghosh

SIGNATURE

FINGER IMPRESSION

PHOTO		THUMB FINGER	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Sitcosi Ghosh</i>	LEFT HAND					
	RIGHT HAND					

Sitcosi Ghosh

SIGNATURE

PHOTO AND L.T.I OF IDENTIFIER



PHOTO

LTI & SIGNATURE

Gopaw Khan

Major Information of the Deed

Deed No :	L-0403-03918/2026	Date of Registration	10/06/2026
Query No / Year	0403-2001479373/2026	Office where deed is registered	
Query Date	08/06/2026 7:34:47 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Tapan Das Bagdogra, Thana : Naxalbari, District : Darjeeling, WEST BENGAL, PIN - 734014, Mobile No. : 6297868621, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 7/-	Rs. 1,05,18,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,000/- (Article-48(g))	Rs. 200/- (Article-E)		
Remarks			

Land Details :

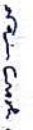
District: Darjeeling, P.S.- Matigara, Gram Panchayat: ATIHAKHAL, Mouza: Jitu, JI No: 69, Pin Code : 734011

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land Value (in Rs.)	Self Forth Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	LR-133 (RS :-)	LR-2399	Basu	Basu	0.05 Acre	1/-	20,25,000/-	Width of Approach Road: 21 Ft., Adjacent to Metel Road.
L2	LR-132 (RS :-)	LR-2651	Basu	Basu	0.005 Acre	1/-	2,02,500/-	Width of Approach Road: 21 Ft., Adjacent to Metel Road.
L3	LR-133 (RS :-)	LR-2651	Basu	Basu	0.065 Acre	1/-	26,32,500/-	Width of Approach Road: 21 Ft., Adjacent to Metel Road.
L5	LR-132 (RS :-)	LR-2652	Basu	Basu	0.005 Acre	1/-	2,02,500/-	Width of Approach Road: 21 Ft., Adjacent to Metel Road.
L6	LR-133 (RS :-)	LR-2652	Basu	Basu	0.065 Acre	1/-	26,32,500/-	Width of Approach Road: 21 Ft., Adjacent to Metel Road.
L7	LR-133 (RS :-)	LR-2413	Basu	Basu	0.05 Acre	1/-	20,25,000/-	Width of Approach Road: 21 Ft., Adjacent to Metel Road.
		TOTAL :			24Dec	6/-	97,20,000/-	

District: Darjeeling, P.S.- Matigara, Gram Panchayat: AT-HARAKHAL, Mouza: Baitraisnal, JI No: 70, Pin Code : 734011

Sch No	Plot Number	Khatian Number	Land Proposed ROR	Use	Area of Land Value (in Rs.)	Self Forth Value (in Rs.)	Market Value (in Rs.)	Other Details
L4	LR-548 (RS -)	LR-7129	Bastu	Bastu	0.0152 Acre	1/-	7,98,000/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road.
Grand Total :					25.52Dec	7/-	105,18,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt NABIN GHOSH (Presentant) Son of Late NIMAI CHANDRA GHOSH Executed by: Self, Date of Execution: 10/06/2026 , Admitted by: Self, Date of Admission: 10/06/2026 ,Place : Office	Photo 	Finger Print 	Signature 
2	Name Smt Shreosi Ghosh Wife of Smt Nabin Ghosh Executed by: Self, Date of Execution: 10/06/2026 , Admitted by: Self, Date of Admission: 10/06/2026 ,Place : Office	Photo 	Finger Print 	Signature 

Village:- Shivmandir, P.O:- Kadamtala, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndianDate of Birth:-XX-1XX2 , PAN No.:: AFxxxxx2H, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/06/2026 , Admitted by: Self, Date of Admission: 10/06/2026 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SREE HARI BUILDERS Village:- Shivmandir, P.O:- Kadamtala, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011 Date of Incorporation:XX-XX-20X4 , PAN No.:: AFxxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Nabin Ghosh Son of Late Nimal Chandra Ghosh Date of Execution - 10/06/2026, , Admitted by: Self, Date of Admission: 10/06/2026, Place of Admission of Execution: Office   Date of Birth: 10/06/2026 2:17PM 10/06/2026 10/06/2026 Signature: <i>ram Gur.</i>
2	Smt Shreosi Ghosh Wife of Shri Nabin Ghosh Date of Execution - 10/06/2026, , Admitted by: Self, Date of Admission: 10/06/2026, Place of Admission of Execution: Office   Date of Birth: 10/06/2026 2:18PM 10/06/2026 10/06/2026 Signature: <i>Smt Shreosi Ghosh</i>
3	S N Bose Road, Village:- Shivmandir, P.O:- Kadamtala, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: a1xxxxxx3m,Aadhaar No Not Provided by UIDAI Status : Representative of : SREE HARI BUILDERS (as partner)   Date of Birth: 10/06/2026 2:18PM 10/06/2026 10/06/2026 Signature: <i>Smt Shreosi Ghosh</i>

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapan Das Son of Mr Malin Das Bagdogra, Village:- Bagdogra, P.O:- Bagdogra, P.S:-Haridwar, District:- Darjeeling, West Bengal, India, PIN:- 734014			
Identifier Of Shri NABIN GHOSH, Smt Shreosi Ghosh, Shri Nabin Ghosh, Smt Shreosi Ghosh	10/06/2026	10/06/2026	10/06/2026

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Smt NABIN GHOSH	SREE HARI BUILDERS-1.25 Dec.-1.25 Dec
2	Smt Shreosi Ghosh	SREE HARI BUILDERS-1.25 Dec.-1.25 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	Smt NABIN GHOSH	SREE HARI BUILDERS-0.125 Dec.-0.125 Dec
2	Smt Shreosi Ghosh	SREE HARI BUILDERS-0.125 Dec.-0.125 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	Smt NABIN GHOSH	SREE HARI BUILDERS-1.625 Dec.-1.625 Dec
2	Smt Shreosi Ghosh	SREE HARI BUILDERS-1.625 Dec.-1.625 Dec
Transfer of property for L4		
Sl.No	From	To, with area (Name-Area)
1	Smt NABIN GHOSH	SREE HARI BUILDERS-0.38 Dec.-0.38 Dec
2	Smt Shreosi Ghosh	SREE HARI BUILDERS-0.38 Dec.-0.38 Dec
Transfer of property for L5		
Sl.No	From	To, with area (Name-Area)
1	Smt NABIN GHOSH	SREE HARI BUILDERS-0.125 Dec.-0.125 Dec
2	Smt Shreosi Ghosh	SREE HARI BUILDERS-0.125 Dec.-0.125 Dec
Transfer of property for L6		
Sl.No	From	To, with area (Name-Area)
1	Smt NABIN GHOSH	SREE HARI BUILDERS-1.625 Dec.-1.625 Dec
2	Smt Shreosi Ghosh	SREE HARI BUILDERS-1.625 Dec.-1.625 Dec
Transfer of property for L7		
Sl.No	From	To, with area (Name-Area)
1	Smt NABIN GHOSH	SREE HARI BUILDERS-1.25 Dec.-1.25 Dec
2	Smt Shreosi Ghosh	SREE HARI BUILDERS-1.25 Dec.-1.25 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATIHARAKHAL, Mouza: Jilu, Ji No. 69, Pin Code : 734011

Sl No	Plot & Khailan Number	Details Of Land	Owner name in English as selected by Applicant
L1	L/R Plot No:- 133, L/R Khailan No:- 2659	Owner: SMT SHREOSI GHOSH, Gurdian: SRI NABIN GHOSH, Address: S.N BOSE ROAD SHIVAMANDIR MATIGARA, DIST- DARJEELING, Classification: 'res' sise, Area: 0.05000000 Acre,	Smt Shreosi Ghosh
L2	L/R Plot No:- 132, L/R Khailan No:- 2651	Owner: smt Ghurdian: smt Address: sise, Area: 0.00500000 Acre,	Smt Shreosi Ghosh
L3	L/R Plot No:- 133, L/R Khailan No:- 2651	Owner: smt Ghurdian: smt Address: sise, Classification: 'res' sise, Area: 0.06500000 Acre,	Smt Shreosi Ghosh

L5	LR Plot No:- 132, LR Khalian No:- 2652	Owner:- শ্রী গুর্দান,পার্ব সন গুর্দ, Address:- গুর্দান,পার্ব সন গুর্দ, Area:0.00500000 Acre,	Smt NABIN GHOSH
L6	LR Plot No:- 133, LR Khalian No:- 2652	Owner:- শ্রী গুর্দান,পার্ব সন গুর্দ, Address:- গুর্দান,পার্ব সন গুর্দ, Area:0.06500000 Acre,	Smt NABIN GHOSH
L7	LR Plot No:- 133, LR Khalian No:- 2413	Owner:- NABIN GHOSH, Gurdian:- NIMAI CHANDRA GHOSH, Address:- SN BOSE ROAD SHIB MANDIR SILIGURI, Classification:- গুর্দান,পার্ব সন গুর্দ, Area:0.05000000 Acre,	Smt NABIN GHOSH

District: Darjeeling, P.S:- Maligara, Gram Panchayat: ATHARAKHAI, Mouza: Baitatishal, Ji No: 70, Pin Code : 734011

Sch No	Plot & Khalian Number	Details Of Land	Owner name in English as selected by Applicant
L4	LR Plot No:- 548, LR Khalian No:- 7129	Owner:- শ্রী গুর্দান,পার্ব সন গুর্দ, Address:- গুর্দান,পার্ব সন গুর্দ, Area:0.01520000 Acre,	Smt Shreosi Ghosh

On 10-06-2026

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 14:09 hrs on 10-06-2026, at the Office of the A.D.S.R. BAGDOGRA by Smt NABIN GHOSH, 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 1,05,18,000/-

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

Execution is admitted on 10/06/2026 by 1. Smt NABIN GHOSH, Son of Late NIKMA CHANDRA GHOSH, P.O. Kadamtala, Thana: Matigara, Darjeeling, WEST BENGAL, India, PIN - 734011, by caste Hindu, by Profession Business, 2. Smt Shreosi Ghosh, Wife of Smt Nabin Ghosh, P.O. Kadamtala, Thana: Matigara, Darjeeling, WEST BENGAL, India, PIN - 734011, by caste Hindu, by Profession Business

Indefinied by Mr Tapan Das, ., Son of Mr Malin Das, Bagdogra, P.O. Bagdogra, Thana: Naxalbari, Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 10-06-2026 by Smt Nabin Ghosh, partner, SREE HARI BUILDERS (Partnership Firm), Village:- Shivmandir, P.O:- Kadamtala, P.S.-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011

Indefinied by Mr Tapan Das, ., Son of Mr Malin Das, Bagdogra, P.O: Bagdogra, Thana: Naxalbari, Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Law Clerk

Execution is admitted on 10-06-2026 by Smt Shreosi Ghosh, partner, SREE HARI BUILDERS (Partnership Firm), Village:- Shivmandir, P.O:- Kadamtala, P.S.-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011

Indefinied by Mr Tapan Das, ., Son of Mr Malin Das, Bagdogra, P.O: Bagdogra, Thana: Naxalbari, Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) and Registration Fees paid by : by Cash Rs 0.00/-, by online = Rs 200/-, by POS = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/06/2026 10:09AM with Govt. Ref. No. 18202627008972998 on 10-06-2026, Amount Rs: 200/-, Bank SBI EPay (SBIPay), Ref. No. 6172574512756 on 10-06-2026, Head of Account 0030-03-104-001-16

Description of Payment By POS on 10/06/2026 2:14PM with Govt. Ref. No: 182026270000696476 on 10-06-2026, Amount Rs: 0/-, Bank: SBI, Ref. No. 04032001479373/01/2026 on 10-06-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,000/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 15,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10,00/-

2. Stamp: Type: Impressed, Serial no 05, Amount: Rs.5,000.00/-, Date of Purchase: 02/03/2026, Vendor name: R CHAKI

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/06/2026 10:09AM with Govt. Ref. No:- 192026270089772996 on 10-06-2026, Amount Rs: 15,000/-,
Bank: SBI EPay (SBIEPay), Ref: No. 6172574512756 on 10-06-2026, Head of Account 0030-02-103-003-02



Sangha Ratna Syangden
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 0403-2026, Page from 88028 to 88065

being No 040303918 for the year 2026.



Sangha Ratna Syangden

Digitally signed by SANGHA RATNA SYANGDEN

Date: 2026.06.11 15:13:37 +01:00

Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 11/06/2026
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.