

SL No 2293/2023

I- 2241/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Pranabjit
13:36
23.08.23

Subrata Ghosh
Swapan K. Ghosh
Gita Das Ghosh
Pranabjit Ghosh

Page 1.

SUNSHINE REALTORS

Pranabjit
Partner

SUNSHINE REALTORS

Pranabjit Biswas
Partner

DEED OF AGREEMENT FOR DEVELOPMENT

This "Memorandum of Agreement for Development" made this the

23rd day of August, 2023 at Siliguri.

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURE (referred to next sheet) AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

Pranabjit
ADOLPHUS G. REGISTRAR
SILIGURI
23/8/23

Subrata Ghosh
 Swapan K. Ghosh
 Gita Das Ghosh
 Priyanka Ghosh

SUNSHINE REALTORS
 Partner

SUNSHINE REALTORS
 Partner
 Biswas
 Agnimitra

BETWEEN

- (1) SRI SWAPAN KUMAR GHOSH (PAN : APMPG1557P), SON OF LATE NARAYAN CHANDRA GHOSH,
- (2) SRI SUBRATA GHOSH (PAN : ARPPG8791E), SON OF LATE NARAYAN CHANDRA GHOSH,
- (3) SMT. GITA DAS (GHOSH) [PAN : ATDPD9005C), WIFE OF MANIK CHANDRA DAS & DAUGHTER OF LATE NARAYAN CHANDRA GHOSH,
- (4) MISS PRIYANKA GHOSH (PAN : BQFPG0720F), DAUGHTER OF LATE DILIP GHOSH @ DILIP KUMAR GHOSH,

All by religion Hindu, by occupation No.1 is Retired Service, No.2 is Business, No.3 & 4 are Service, by Nationality Indians, No.1 is resident of Bipin Paul Sarani bye lane. Subhaspally, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, No.2 is resident of 34, Anjuman Ara Begam Row, Kolkata, Tollygunge, P.O. Tollygunge, P.S. Golf Green, Dist. Kolkata, Pin 700033, No.3 is resident of Rathkhola, Siliguri, P.O. Rabindra Sarani, Pin 734006, P.S. Siliguri, Dist. Darjeeling, and No.4 is resident of Ashutosh Mukherjee Road, College Para, Ward No.17 of the S.M.C., Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, hereinafter called the **"FIRST PARTY/OWNERS"** (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, legal representatives, administrators and assigns) of the **ONE PART**.

A N D

"SUNSHINE REALTORS" (PAN : AEXFS6661J), a Partnership firm, having it's office at Satyen Bose Road, Deshbandhu Para, Siliguri, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, represented by its Partners -(1) **SRI VASKAR BISWAS**, S/o.Late Ajit Kumar Biswas, and (2) **MISS AGNIMITRA BISWAS**, Daughter of Sri Vaskar Biswas, Both by religion Hindu, by occupation Business, by Nationality Indians, residents of Satyen Bose Road, Deshbandhu Para, Siliguri, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, hereinafter called the **"SECOND PARTY/DEVELOPER"** (which expression shall mean and include unless excluded by or repugnant to the context its successors, representatives and assigns) of the **OTHER PART**.

Subrata Ghosh
Swapan Kumar Ghosh
Gita Das Ghosh
Priyanka Ghosh

SUNSHINE REALTORS
Partner

SUNSHINE REALTORS
Partner

WHEREAS (1) Sri Swapan Kumar Ghosh, (2) Sri Subrata Ghosh, (3) Smt. Gita Das (Ghosh) and (4) Miss. Priyanka Ghosh, **the First Party / Landowners hereof**, became the absolute owners of Vacant Homestead land measuring 0.06-acre, in R.S. Plot / Dag No.10924, recorded in R.S. Khatian No.3277, of Mouza Siliguri, J.L.No.110 (88), P.S. Siliguri, Dist. Darjeeling, by virtue of a Deed of Partition, executed by -Sri Swapan Kumar Ghosh and others, on 21-08-23 and registered in the office of the Addl. Dist. Sub-Registrar, Siliguri, in Book No.I, being document No. 2213 -for the year 2023 and thereby they acquired permanent, heritable and transferrable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS in view of the above, (1) Sri Swapan Kumar Ghosh, (2) Sri Subrata Ghosh, (3) Smt. Gita Das (Ghosh) and (4) Miss. Priyanka Ghosh, **the First Party / Landowners hereof**, are now the absolute owners of said total Homestead land measuring 0.06-acre, and they have got permanent, heritable and transferrable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS the said first party/owners desire to develop homestead land measuring 0.06-acre, as fully described in the Schedule "A" appended below, with the Second party hereof. AND WHEREAS the first party/owners, being devoid of Technical, Engineering and Architectural qualifications or knowledge and particularly Finance, the first party / owners have decided to get the work of Development done by the Second Party / Developer on terms and conditions hereinafter appearing and the Developer has also agreed to undertake the Development Works of Constructing a Multi storied pucca (P+3) building upon the said schedule "A" land by constructing a Multi storied pucca (P+3) building on the schedule "A" land, subject to the terms, conditions and consideration hereinafter contained.

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

ARTICLE-1

OBJECT

The object behind this Agreement is to construct and/or caused to be constructed a Multi storied pucca (P+3) building with all modern amenities therein on the said Schedule "A" land, and in the process to generate fund which will meet all costs of construction, all expenses and/or remuneration, incidental expenses thereto, the owners,

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Subrata Ghosh
 Swapan Ghosh
 Nita Das Ghosh
 Priyanka Ghosh

SUNSHINE REALTORS
 Partner

Partner

SUNSHINE REALTORS

Partner

Partner

being devoid of technical know-how capability and finances as well, have engaged the Developer. It being expressly declared by the first party/owners understand by the Developer that all the Development costs shall be borne by the Developer.

ARTICLE-II. TITLE AND INDEMNITY BY THE OWNER.

1. The first party/owners hereby declare that they have good right and title in the said land of Schedule "A" below and have full power to enter into this Agreement for Development.

2. The first party/owners declare that the said property of schedule "A" is free from all encumbrances and charges or claims whatsoever and the entire property is in exclusive possession of the first party/owners and the first party/owners hereby undertake to indemnify the Developer from and against any such encumbrances, charges or claims whatsoever.

3. The first party/owners also undertake that the Developer shall be entitled to construct and complete the building upon the land of Schedule "A" as agreed between the parties hereto, to enter into an agreement/s with intending transferee/s and/or purchaser/s for the Flat & Garage and proportionate undivided share of land to the developer's allocation, to receive money from them or any of them. The first party/owners undertakes to indemnify the Developer from and against all losses and damages and costs, charges, expenses, suffered or incurred as a result of any breach of this undertaking.

4. Upon the execution of these presents, the first party / owners shall deliver to the Developer all original copies of document of title and other necessary papers relating to the said land and house of Schedule "A".

ARTICLE-III. TITLE & INDEMNITY BY THE DEVELOPER

1. The Developer will be solely and fully responsible for proper and legal construction of the said project in the said land of Schedule "A" in accordance with the sanctioned joint Building Plan passed by the Siliguri Municipal Corporation.

2. The Developer shall deliver to the first party / owners all necessary attested xerox copies of documents and papers relating to this Agreement.

3. The Developer shall keep the first party/owners indemnified from and against all actions, suits, proceedings, costs, charges and expenses because of any wrongful or illegal construction or Deviation of the sanctioned plan or non-compliance of any Rules regarding the Building construction or arising out of negligence and error of the Developer and/or its men or Agents.

ARTICLE-IV.

DEVELOPMENT RIGHT

1. The first party/owners grant exclusive right to the developer to develop the said property in such manner as the Developer deem fit and proper but in consistence of the provisions contained herein and in accordance with the sanctioned Plan and the specification of Municipal Corporation, Siliguri.

2. The first party/owners shall from time to time and at any time submit and/or join with the Developer in submitting the Building Plan and shall sign all such papers, documents etc. required to be signed. Developer shall be able to change the Building Plan as shall be required by the Municipal Corporation, Siliguri or any other Govt. Authority as aforesaid to comply with the aforesaid permission, clearance or approval to be submitted in the name of the first party/owners and at the cost of the Developer.

3. That first party / owners shall execute a Registered Development Power of Attorney/s in favour of the Developer, authorizing the Developer to carry out all sort of Development works of the said premises and/or to construct the building according to sanctioned Plan including the Drawing of the Plan and to sign the said Plan for and on behalf of the first party/owners and also to obtain necessary sanction from the Siliguri Municipal Corporation and the said Development Power of Attorney shall remain in force until and unless the Project of Building as aforesaid is completed and different Flats/shop rooms/garages are disposed and/or transferred to and in favour of different purchaser/s person/s, except owners' allocation.

4. That simultaneously with the execution of these presents, Developer shall have the constructive possession of the said premises with a view and views and purposes envisaged herein.

ARTICLE-V.

BUILDING AND CONSTRUCTION

UPON the construction of the Building, the Developer under the strength of the said Registered Development Power of Attorney shall be entitled to convey, transfer and sale different Flats & garages or premises except Owners' allocation to the intending purchaser/s together with the proportionate undivided share or interest in the land within the area of the Developer's allocation as per sanctioned Plan. It being distinctly understood by and between the parties hereto that while executing and registering such Deed or Document of Transfer the owners will not accept or claim any consideration whatsoever.

ARTICLE-VI.

CONSIDERATION

The Developer shall construct the Multi storied pucca (P+3) building etc. on the said Schedule-A land as per Sanctioned building Plan totally with its own fund, and shall convey, sell and transfer the Flats & garages falling in the developer's allocation by virtue of said Registered Development Power of Attorney and receive the amount of consideration in full from the intending purchaser/s and/or transferee/s thereof, to adjust

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Subrata Ghosh.
Swapan K. Chakraborty
Gita Datta Ghosh
Priyanka Ghosh

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SUNSHINE REALTORS

Partner

SUNSHINE REALTORS

Partner

Partner

all cost and expense of the said Building etc. and to gain profit for its works and in consideration thereof the developer shall claim no further amount from the first party/owners -who also shall not claim any other amount or benefit excepting the owners' allocation as mentioned in the Schedule-B hereunder.

ARTICLE-VII.

AUTHORITIES.

1. The owners shall be at liberty and entitled to transfer or otherwise dispose of or deal with the said owners' allocation in their absolute discretion.

2. On requisition by the Developer, the owners shall sign and execute all necessary papers, petitions, plan and document to implement the true meaning of these presents.

ARTICLE-VIII.

DEFAULT.

The Developer shall complete the project within **24-Months** approx. from the date of sanctioned building plan. The time will be extended for further 6-six months approx. if not completed within the said Period. Time is the essence of this contract subject to the exigencies arising out of circumstances beyond the Developer's control.

This agreement has been entered into by the parties herein as "PRINCIPAL TO PRINCIPAL" basis and each party shall keep other party indemnified in respect of any breach of the covenants herein contained.

ARTICLE-IX.

RULES & REGULATIONS

1. The owners and the developer shall abide by all Laws, Bye-laws, Rules and Regulations of the Government, Local Bodies and Authorities and shall attend to answer and be answerable for any deviation, violation and for breach of any of the said Laws, Bye-laws, Rules and Regulations etc.

2. Not to do any act, deed or thing, for which the party hereto may be exposed to any penal consequences.

3. Not to do any act or action which would hamper the right of the respective parties.

ARTICLE-X.

TAXES.

1. All rent (Khajna), electric bill charges, taxes and out-goings in respect of the said premises shall be the liability of the owners upto the date of delivery of possession to the developer. Thereafter, the developer will bear the said rates and electrical bill charges, taxes etc. upto the date of delivery of possession to the owners and other Transferees of the said building in the said premises and from the date of delivery of

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Subrata Ghosh,
Swapank Ghosh
Gita Das Ghosh
Priyanka Ghosh

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SUNSHINE REALTORS
Name
Partner

SUNSHINE REALTORS
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Partner

possession to the owners and the transferees, who shall be liable for such taxes and charges according to the proportionate area of the respective flats till Mutation and thereafter.

2. That the GST and all other tax/s as presently imposed and to be imposed in future by the Government on the Owners' allocation shall be paid by the First Party / owners hereof.

ARTICLE-XI.

MISCELLANEOUS

1. Any notice to be given by either party to the other party shall be without prejudice to any other mode of service be deemed to have been delivered or served if delivered by hand or by registered post at the addresses mentioned herein.

2. The developer will also have the control and right to commercially exploit the developer's allocation and to sell, transfer and convey other flats and garages within its allocation on such terms and conditions as the developer think fit and proper.

3. The owners will have only the exclusive right to the Flats & garage allotted to their as owners' allocation free from all costs and charges.

4. That the Landowners shall pay the cost of electricity and transformer charges for their flats and garage.

5. That in consideration of the right and authority given to the developer by the owners, the developer will construct the flat & garage as per the specification contained in Schedule-B below. The developer shall pay a sum of Rs.23,00,000/- (Rupees Twenty Three Lacs) only to the Landowner No.2 hereof (Sri Subrata Ghosh), as per payment schedule appended below, in lieu of Flat and parking.

6. That whatever structures and buildings are to be constructed on the land described in the Schedule-A below and flat & garage must be constructed with standard materials and according to the sanctioned Plan and Specifications annexed.

7. The owners have also agreed with the developer that they shall have no claim or right in the premises of the project and the developer shall has the absolute authority to transfer, sell and convey the flat, garage etc. in the premises and building to be constructed on the said land on the strength of said Registered Development Power of Attorney executed by the owners/first party to and in favour of the Developer.

9. That the successors of the respective parties will follow the terms and condition of this agreement, and binding upon them as per Law.

10. The owners will execute Sale Deed/s to the intending purchaser/s as per intimation of the Developer for its allocation.

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Subrata Ghosh
Swapan Kumar Ghosh
Gita Das Ghosh
Priyanka Ghosh

SUNSHINE REALTORS

Narayan

Partner

SUNSHINE REALTORS

Gita Das

Partner

SCHEDULE "A" ABOVE REFERRED TO:

All that piece or parcel of Vacant Homestead land measuring 0.06-Zero point zero six acre in R.S. Plot / Dag No.10924 (Ten thousand nine hundred twenty four), recorded in R.S. Khatian No.3277 (Three thousand two hundred seventy seven), of Mouza Siliguri, J.L.No.110 (88), identified as Part of Holding No.5/103/35 of Ward No.XVII of the Siliguri Municipal Corporation, situated at Bipin Pal Sarani bye Lane, Collegepara, Siliguri, within the jurisdiction of Police Station, Sub-division and Registry office Siliguri, Paragana Baikunthapur, Touzi No.3(ja), Dist. Darjeeling.

The said land is presently butted and bounded as follows:

On the North : Land & house of Sri Narayan Ghosh & others; Now Kanan Apartment;

On the South : 17-feet wide approx. Siliguri Municipal Corporation Road;

On the East : Land of Sri Swapan kumar Ghosh & others;

On the West : Land with house of Late Shiben Ghosh & others.

SCHEDULE "B" ABOVE REFERRED TO (OWNERS ALLOCATION)

ALL THAT PIECE OR PARCEL OF :

(A) **One 2-BHK** Flat measuring **655-Sq.ft. approx.** Build up area (excluding Super Build up area) in the **Back Side** of the **FIRST FLOOR**, And **one Car parking** space in the Ground Floor, identified as Parking No.1, to be allotted in the name of Sri Swapan Kumar Ghosh),

(B) **One 2-BHK** Flat measuring **655-Sq.ft. approx.** Build up area (excluding Super Build up area) in the **Back Side** of the **SECOND FLOOR** And one Car parking space in the Ground Floor, identified as Parking No.2, to be allotted in the name of Smt. Gita Das (Ghosh),

(C) **One 2-BHK** Flat measuring **655-Sq.ft. approx.** Build up area (excluding Super Build up area) in the **Back Side** of the **THIRD FLOOR** And one Car parking space in the Ground Floor, identified as Parking No.3, to be allotted in the name of Miss Priyanka Ghosh),

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Subrata Ghosh,
Swapan Ghosh
Gita Das Ghosh
Priyanka Ghosh

SUNSHINE REALTORS
Partner

SUNSHINE REALTORS
Partner
Biswan
Agarwal

of the building, identified as **BLOCK "A2"** as shown in the enclosed map or plan, to be allotted in favour of the First Party / Owners hereof, in all respect according to sanctioned building plan of the Siliguri Municipal Corporation, Siliguri, together with undivided proportionate share of land and with the following specifications:-

a) **FLOOR :**

All floor of the Owners allocated area shall be made of 2-Foot X 2-Foot Vitrified Tiles, Bathroom & Kitchen's floor will be marble. Kitchen Slab Granite, The floor of the Parking space will be floor tiles or similar.

b) **DOORS & WINDOWS :**

All window shall be made Aluminium Sliding window with Grill covered by glass and all doors and other door frames will be made with Sal wood (4" X 3"), leaf will be made of ply board (flush type), main door will be made with Teak Board. Bathroom door shall be provided of marine ply.

c) **Balcony if any;**

d) **PLUMBING WORKS :**

All water pipe lines inside of the Toilet, Kitchen & Dinning Space will be concealed and all fittings, like stop cock, bib cock, pillar cock and one shower of standard make will be provided.

e) **ELECTRICAL WORKS :**

All electrical lines inside the building will be concealed. The Electrical main line will be installed in a common space of the proposed Building and all co-owners will get their separate line from the said common spaces.

f) **NUMBER OF POINTS :**

i) **BED ROOM :**

One fan point, two tube point, one bracket point, one night (foot) lamp point, one socket point (15-amp), AC Point, each bed room, T.V. point, .

ii) **DRAWING / DINING :**

Two fan points, two tube points, one bracket point, two TV point, one Freeze point and one Basin light point, Two nos 15-amp point, 1-one A/c point.

iii) **KITCHEN :**

One light point, one exhaust fan point, one 5-amp plug point, Microwave oven point and Mixi Point, Kitchen chimney point, aqua guard point, 1-One ..

Subrata Ghosh
Sugan K. Ghosh
Gita Das Ghosh
Priyanka Ghosh

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Partner

SUNSHINE REALTORS
Biswan
Partner

- iv) **TOILET :** One light point, one exhaust fan point, one geyser point (2-toilets), Washing machine point.
- v) **BALCONY :** One light point, and two Plug Point.
- g) **COLOUR :** Colouring for all interior walls and ceiling of the flat will be finished with lime punning /wall putty with water primer.
- h) **SANITARY :** Pan Orrisa type white coloured pan/white Commode with flush shower, tap shall be provided.
- i) **OTHER FACILITIES :**
- i) Second Party will provide one Granite Gas Slab in the Kitchen and Glazed tiles will be fitted at the back of kitchen platform up to Beam height.
- ii) Glazed tiles will be provided at the inside wall of the Toilet up to the height of 6' feet from floor level.

J) One Grill Gate / Collapsible Gate in the Front Side of the main door of each flat of the owners allocation.

K) Common Lift; OTIS or similar.

DETAILS SPECIFICATIONS

1	Cement	::	Ultratech, Lafarge, ACC, Century, Birla Gold, Ambuja, Dalmia or any other standard cement.
2	Steel	::	1st Quality T.M.T. Rod confirming I.S. Code Standard.
3	Brick	::	1st Quality
4	Stone Cheap & Sand	::	Local supply as per our specification standard
5	Labour Contractor	::	Reputed, experienced contractor;
6	Flooring	::	Marble / vitrified tiles

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Subrata Ghosh
Swapan Kumar
Amita Das Ghosh
Priyanka Ghosh

SUNSHINE REALTORS

Partner

Kumar

SUNSHINE REALTORS

Partner

Ajay Kumar Biswas

7	Flush Door	::	Green, Globe, Summi, Wonder or any other ISI standard doors;
8	Main Door	::	Teak panel door;
9	Windows	::	1st quality Aluminium
10	Door Frame	::	1st Quality Saal wood
11	Wire (Copper)	::	Anchor/Havell's/Finolex or any ISI Standard wire.
12	Switch	::	Crabtree/Roma/ABB/Siemens, Havell's, Anchor, or any ISI Standard Modular Switches;
13	Circuit Breaker	::	Havell's/ABB/Siemens
14	Glass	::	Indo Ashai, Modi Gurdian
15	Wall Tiles (White 8" X 12")	::	Somani, Kajaria, Bell, Orient or any Ceramic Tiles or any other standard white
16	Lift	::	Otis or same standard
17	Plumbing G.I. & PVC Pipes	::	Jindal, Supreme
18	Commode-Cistern Basin	::	Hindware, parry (White)
19	Kitchen Sink	::	Best available stainless steel sink (37" X 18')
20	kitchen Counter Slab	::	Black Granite
21	C.P. Bath Room & Kitchen fittings	::	Jaguar, Grohe or any ISI Standard fittings;
22	Kitchen & Bath Room Floor	::	Marble;
23	Ground Floor	::	Crazy Floor / Kota Stone / Floor Tiles / Paver Block
24	Roof Treatment	::	Seneet cone with 1 / 1½ pakur stone
25	Pump	::	B.E. Hicson, Crompton, M.B.H.
26	Deep Tubewell	::	Ejecto pump / submersible & P.V.C. Pipes best available quality.
27	Main Door Lock	::	Godrej or Similar

The Developer shall also construct one security room with toilet at the Ground Floor, on mutual consent of the parties hereof.

It may be mentioned herein that all the above fittings shall be of standard quality with ISI approved.

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Subrata Ghosh
Swapan K. Ghosh
Gita Das Ghosh
Priyanka Ghosh

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SUNSHINE REALTORS

Partner

SUNSHINE REALTORS

Partner

Name of Apartment "Ganga Narayan Apartment".

B) A sum of Rs.23,00,000/00 (Rupees Twenty three Lacs) only, to be paid to the First Party / Landowner No.3-hereof (Sri Subrata Ghosh) part by part through RTGS/NEFT/Cheque, as follows:-

- i) Rs.50,000/- only, at the time of registration of this Development Agreement.
- ii) Remaining amount of Rs.22,50,000/- only to be paid as follows:
 - a) Rs. 9,00,000/- only after sanction Plan or within 15-01-2024
 - b) Rs. 7,50,000/- only on or before 15-07-2024.
 - c) Rs. 6,00,000/- only on 15-01-2025 or after Final Registration of Deeds to the proposed purchaser/s of the Building.

The project of the entire building including the owners' allocation will have to be completed by the developer in all respect without fittings and fixtures with running water system including common Pump-set & Water tank to the flats.

DEVELOPER'S ALLOCATION

ALL THAT PIECE OR PARCEL OF :

- (A) **One 2-BHK Flat measuring 875-Sq.ft. approx. Build up area (excluding Super Build up area) in the FRONT SIDE of the FIRST FLOOR,**
- (B) **One 2-BHK Flat measuring 875-Sq.ft. approx. Build up area (excluding Super Build up area) in the FRONT SIDE of the SECOND FLOOR,**
- (C) **One 2-BHK Flat measuring 875-Sq.ft. approx. Build up area (excluding Super Build up area) in the FRONT SIDE of the THIRD FLOOR,**

AND Total Parking Space in the FRONT SIDE Ground Floor of the building identified as **BLOCK "A1"** as shown in the enclosed map or plan, and other spaces of the building to be constructed in the Schedule-A land, by the Developer according to the sanctioned building plan of the Siliguri Municipal Corporation, together with undivided proportionate share of land.

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Subrata Ghosh
Swapan K. Ghosh
Gita Das Ghosh
Priyanka Ghosh

SUNSHINE REALTORS
Partner
Subrata Ghosh
SUNSHINE REALTORS
Partner
Priyanka Ghosh

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands this day, month and year first above written.

WITNESSES :

1) Tathay Kanti Ghosh
S/o Late Minid Kanti Ghosh
Chaya villa, A J C Bose
Road (by lane) Hakimpara
P.O. - Siliguri
Dist. - Darjeeling

Subrata Ghosh.
Swapan K. Ghosh
Gita Das Ghosh
Priyanka Ghosh
Signature of the owners.

SUNSHINE REALTORS

Partner

SUNSHINE REALTORS

Partner

Seal & Signature of the Developer

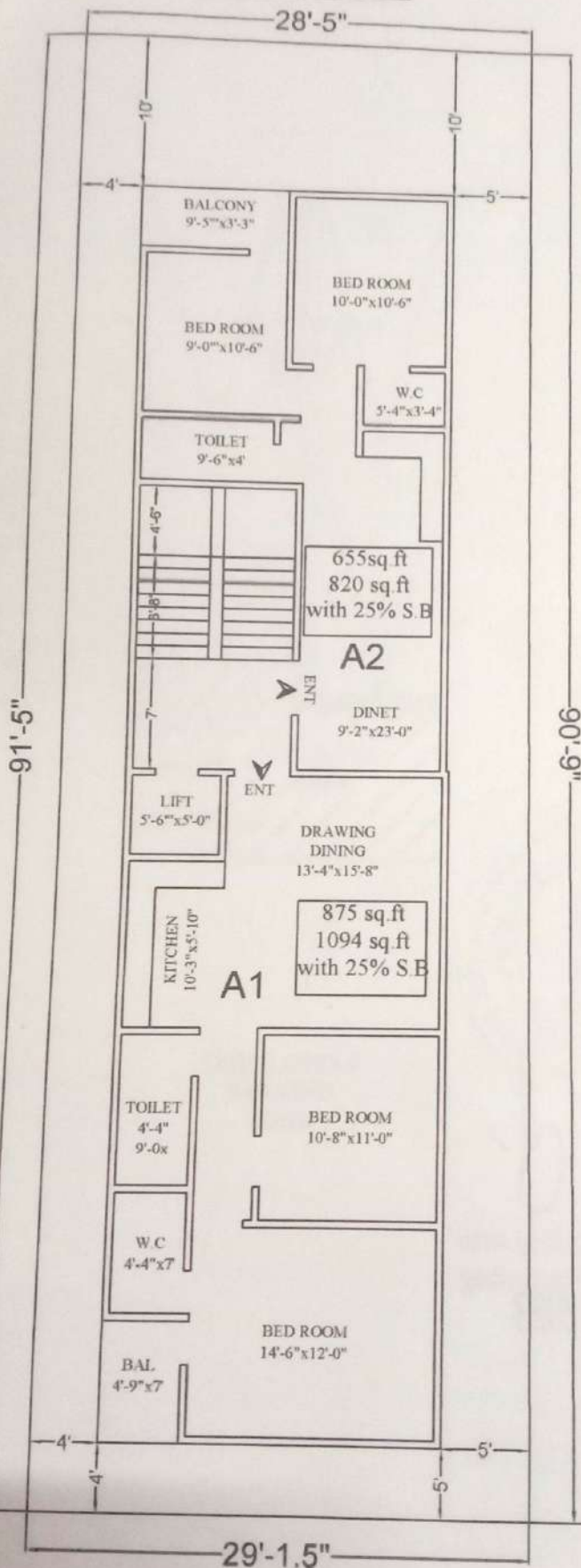
2) Partha Gouha.
O/F Late A. N. Gouha.
Babun Para
P.S. P.O. Siliguri
Dist. Darjeeling

Drafted by me :

Sunil Kumar Das.
Advocate, Siliguri.
Regn.No. WB/352/1988.

**CONCEPT PLAN OF
PROPOSED GROUND (PARKING)+THREE STORIED
RESIDENTIAL BUILDING**

KANAK APARTMENT



LAND OF SRI SWAPAN KR. GHOSH, SRI SHYAMAL GHOSH,
SRI SUBRATA GHOSH, SRI AMLAN GHOSH

NAME OF OWNERS:-

- 1) SRI SWAPAN KUMAR GHOSH
S/O LATE NARAYAN CHANDRA GHOSH
- 2) SRI SUBRATA GHOSH
S/O LATE NARAYAN CHANDRA GHOSH
- 3) SMT. GITA DAS (GHOSH)
W/O MANIK CHANDRA DAS
D/O LATE NARAYAN CHANDRA GHOSH
- 4) MISS PRIYANKA GHOSH
D/O LATE DILIP KUMAR GHOSH

NAME OF DEVELOPERS:-

SUNSHINE REALTORS
DESHBANDHU PARA, 94 S N BOSE ROAD,
WARD NO-29, SILIGURI, DIST-DARJEELING

SITE LOCATION:-

BIPIN PAUL SARANI BY-LANE
COLLEGE PARA, WARD NO-17,
P O+P.S-SILIGURI, DIST-DARJEELING

SCHEDULE OF LAND:-

PLOT NO 10924 (R.S), 7409(P) (L.R)
 KHATIAN NO 3277 (R.S)
 MOUZA SILIGURI
 SHEET NO 19
 J.L NO 110(88)
 P.S SILIGURI
 WARD NO 17 (S.M.C)
 DIST DARJEELING

LAND AREA:-

242.809 SQ.M (0.06 ACRE)

SUNSHINE REALTORS
[Signature]
Partner

SUNSHINE REALTORS
[Signature]
Partner

SIGNATURE OF DEVELOPERS

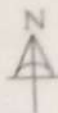
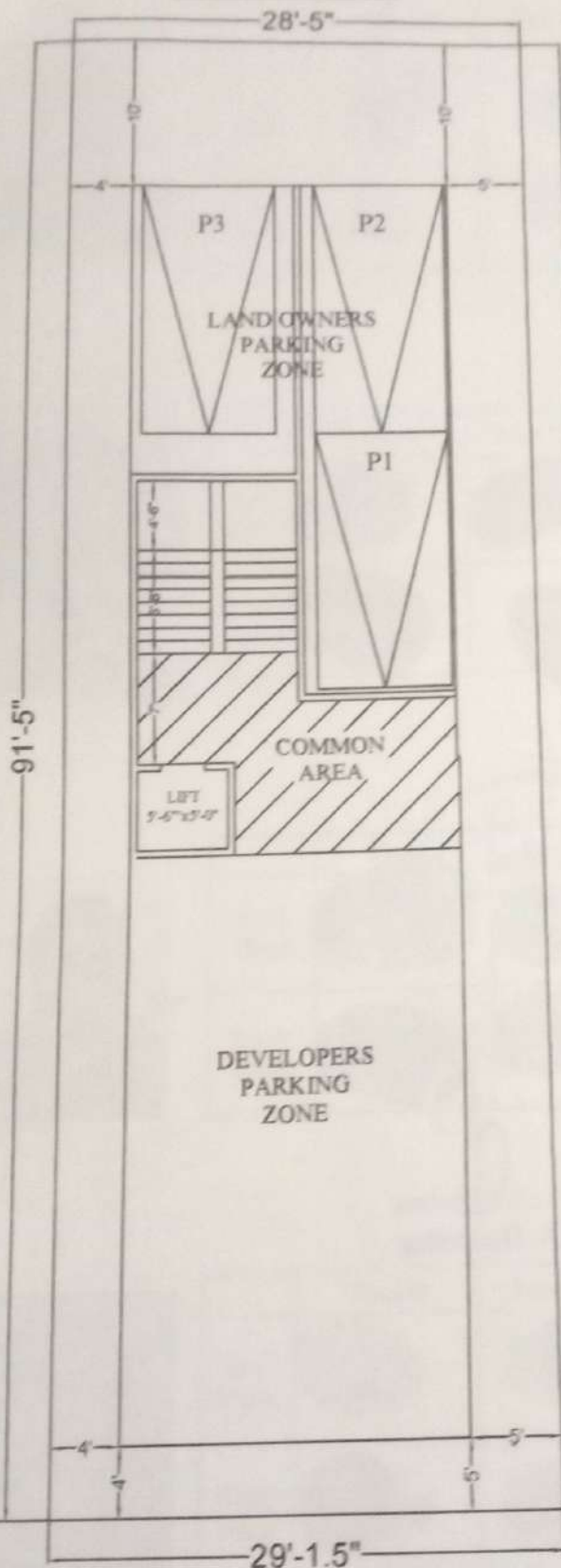
- 1) *Subrata Ghosh*
- 2) *Swapan Kr. Ghosh*
- 3) *Gita Das Ghosh*
- 4) *Priyanka Ghosh*

SIGNATURE OF OWNERS

**BLOCK-A
1ST, 2ND & 3RD FLOOR PLAN**

**CONCEPT PLAN OF
PROPOSED GROUND (PARKING) - THREE STORIED
RESIDENTIAL BUILDING**

KANAK APARTMENT



NAME OF OWNERS:-

- 1) SRI SWAPAN KUMAR GHOSH
- S/O LATE NARAYAN CHANDRA GHOSH
- 2) SRI SUBRATA GHOSH
- S/O LATE NARAYAN CHANDRA GHOSH
- 3) SMT. GITA DAS (GHOSH)
- W/O MANIK CHANDRA DAS
- D/O LATE NARAYAN CHANDRA GHOSH
- 4) MISS PRIYANKA GHOSH
- D/O LATE DILIP KUMAR GHOSH

NAME OF DEVELOPERS:-

SUNSHINE REALTORS
DESHBANDHU PARA, 94 S N BOSE ROAD,
WARD NO-29, SILIGURI, DIST-DARJEELING

SITE LOCATION:-

BIPIN PAUL SARANI BY-LANE
COLLEGE PARA, WARD NO-17,
P.O-P.S-SILIGURI, DIST-DARJEELING

SCHEDULE OF LAND:-

PLOT NO 10924 (R.S), 7409(P) (L.R)
KHATIAN NO 3277 (R.S)
MOUZA SILIGURI
SHEET NO 19
J.L NO 110(88)
P.S SILIGURI
WARD NO 17 (S.M.C)
DIST DARJEELING

LAND AREA:-

242.809 SQ.M (0.06 ACRE)

SUNSHINE REALTORS

SUNSHINE REALTORS

Grimta Biswas
Partner

SIGNATURE OF DEVELOPERS

- 1) *Subrata Ghosh*
- 2) *Swapam Kr. Ghosh*
- 3) *Gita Das Ghosh*
- 4) *Priyanka Ghosh*

SIGNATURE OF OWNERS



Swapan K. Ghosh

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

Swapan K. Ghosh
Signature.



Subrata Ghosh

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

Subrata Ghosh
Signature.



Gita Das Ghosh

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

Gita Das Ghosh
Signature.



Priyanka

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

Priyanka Ghosh
Signature.



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

Signature



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

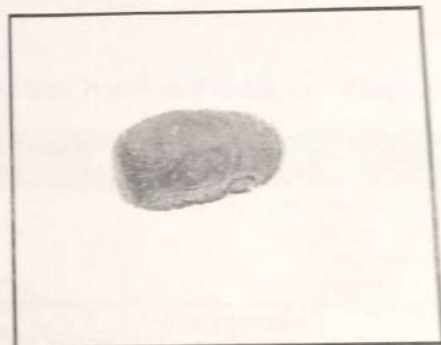
Signature

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Tushan Kanti Choudhary

Signature of Identifier

Major Information of the Deed

Deed No :	I-0402-02241/2023	Date of Registration	23/08/2023
Query No / Year	0402-2002145630/2023	Office where deed is registered	
Query Date	22/08/2023 9:26:55 AM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	S DAS HAKIM PARA, SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832068257, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 23,00,000/-]		
Stamp duty Paid(SD)	Market Value Rs. 1,04,72,728/-		
Rs. 20,021/- (Article:48(g))	Registration Fee Paid Rs. 23,021/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: COLLEGE PARA WARD NO.17, Road Zone : (UP -- J.C.BOSE ROAD) , Mouza: Siliguri, JI No: 88, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-10924	RS-3277	Bastu	Bastu	0.06 Acre		1,04,72,728/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
Grand Total :					6Dec	0 /-	104,72,728 /-	

Lord Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri SWAPAN KUMAR GHOSH (Presentant) Son of Late NARAYAN CHANDRA GHOSH Executed by: Self, Date of Execution: 23/08/2023 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Office			
23/08/2023	LT 23/08/2023	23/08/2023	

SUBHASHPALLY, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: APxxxxxx7P, Aadhaar No: 25xxxxxxxx4936, Status :Individual, Executed by: Self, Date of Execution: 23/08/2023
 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Shri SUBRATA GHOSH Son of Late NARAYAN CHANDRA GHOSH Executed by: Self, Date of Execution: 23/08/2023 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Office			
23/08/2023	LT 23/08/2023	23/08/2023	

34, ANJUMAN ARA BEGAM ROW, TOLLYGUNGE, City:- Kolkata, P.O:- TOLLYGUNGE, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx1E, Aadhaar No: 24xxxxxxxx1359, Status :Individual, Executed by: Self, Date of Execution: 23/08/2023
 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Smt GITA DAS GHOSH Daughter of Shri MANIK CHANDRA GHOSH Executed by: Self, Date of Execution: 23/08/2023 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Office			
23/08/2023	LT 23/08/2023	23/08/2023	



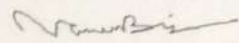


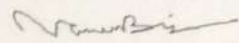


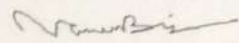









RATHKHOLA, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATxxxxxx5C, Aadhaar No: 55xxxxxxxx6399, Status :Individual, Executed by: Self, Date of Execution: 23/08/2023
 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Miss PRIYANKA GHOSH Daughter of Late DILIP GHOSH Executed by: Self, Date of Execution: 23/08/2023 Admitted by: Self, Date of Admission: 23/08/2023, Place : Office			
COLLEGE PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BQxxxxxx0F, Aadhaar No: 82xxxxxxx4855, Status :Individual, Executed by: Self, Date of Execution: 23/08/2023 Admitted by: Self, Date of Admission: 23/08/2023, Place : Office	23/08/2023	LTI 23/08/2023	23/08/2023

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUNSHINE REALTORS SATYEN BOSE ROAD, DESHBANDHUPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004, PAN No.:: AExxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl 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 VASKAR BISWAS Son of Late AJIT KUMAR BISWAS Date of Execution - 23/08/2023, , Admitted by: Self, Date of Admission: 23/08/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Aug 23 2023 2:18PM</td> <td>LTI 23/08/2023</td> <td>23/08/2023</td> <td></td> </tr> </tbody> </table> <p>SATYEN BOSE ROAD, DESHBANDHUPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 95xxxxxxxx8851 Status : Representative, Representative of : SUNSHINE REALTORS (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Shri VASKAR BISWAS Son of Late AJIT KUMAR BISWAS Date of Execution - 23/08/2023, , Admitted by: Self, Date of Admission: 23/08/2023, Place of Admission of Execution: Office				Aug 23 2023 2:18PM	LTI 23/08/2023	23/08/2023	
Name	Photo	Finger Print	Signature										
Shri VASKAR BISWAS Son of Late AJIT KUMAR BISWAS Date of Execution - 23/08/2023, , Admitted by: Self, Date of Admission: 23/08/2023, Place of Admission of Execution: Office													
Aug 23 2023 2:18PM	LTI 23/08/2023	23/08/2023											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Miss AGNIMITRA BISWAS Daughter of Shri VASKAR BISWAS Date of Execution - 23/08/2023, , Admitted by: Self, Date of Admission: 23/08/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Aug 23 2023 2:18PM</td> <td>LTI 23/08/2023</td> <td>23/08/2023</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Miss AGNIMITRA BISWAS Daughter of Shri VASKAR BISWAS Date of Execution - 23/08/2023, , Admitted by: Self, Date of Admission: 23/08/2023, Place of Admission of Execution: Office				Aug 23 2023 2:18PM	LTI 23/08/2023	23/08/2023	
Name	Photo	Finger Print	Signature										
Miss AGNIMITRA BISWAS Daughter of Shri VASKAR BISWAS Date of Execution - 23/08/2023, , Admitted by: Self, Date of Admission: 23/08/2023, Place of Admission of Execution: Office													
Aug 23 2023 2:18PM	LTI 23/08/2023	23/08/2023											

YEN BOSE ROAD, DESHBANDHUPARA, SILIGURI, City - Siliguri Mc, P.O - SILIGURI TOWN,
Siliguri, District - Darjeeling, West Bengal, India, PIN - 734004, Sex: Female, By Caste: Hindu,
Occupation: Business, Citizen of: India, Aadhaar No: 69xxxxxxxx2674 Status: Representative,
Representative of: SUNSHINE REALTORS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri TUSHAR KANTI GHOSH Son of Shri MRINAL KANTI GHOSH A J C BOSE ROAD, HAKIM PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001			
	23/08/2023	23/08/2023	23/08/2023

Identifier Of Shri SWAPAN KUMAR GHOSH, Shri SUBRATA GHOSH, Smt GITA DAS GHOSH, Miss PRIYANKA GHOSH, Shri VASKAR BISWAS, Miss AGNIMITRA BISWAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SWAPAN KUMAR GHOSH	SUNSHINE REALTORS-0.01712 Acre
2	Shri SUBRATA GHOSH	SUNSHINE REALTORS-0.00864 Acre
3	Smt GITA DAS GHOSH	SUNSHINE REALTORS-0.01712 Acre
4	Miss PRIYANKA GHOSH	SUNSHINE REALTORS-0.01712 Acre

23-08-2023

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

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

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

Presented for registration at 13:36 hrs on 23-08-2023, at the Office of the A.D.S.R. SILIGURI by Shri SWAPAN KUMAR 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 1,04,72,728/-

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

Execution is admitted on 23/08/2023 by 1. Shri SWAPAN KUMAR GHOSH, Son of Late NARAYAN CHANDRA GHOSH, SUBHASHPALLY, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Retired Person, 2. Shri SUBRATA GHOSH, Son of Late NARAYAN CHANDRA GHOSH, 34, ANJUMAN ARA BEGAM ROW, TOLLYGUNGE, P.O: TOLLYGUNGE, Thana: Girish Park, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business, 3. Smt GITA DAS GHOSH, Daughter of Shri MANIK CHANDRA GHOSH, RATHKHOLA, P.O: RABINDRA SARANI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession House wife, 4. Miss PRIYANKA GHOSH, Daughter of Late DILIP GHOSH, COLLEGE PARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Service

Indetified by Shri TUSHAR KANTI GHOSH, , Son of Shri MRINAL KANTI GHOSH, A J C BOSE ROAD, HAKIM PARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

Execution is admitted on 23-08-2023 by Shri VASKAR BISWAS, PARTNER, SUNSHINE REALTORS (Partnership Firm), SATYEN BOSE ROAD, DESHBANDHUPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004

Indetified by Shri TUSHAR KANTI GHOSH, , Son of Shri MRINAL KANTI GHOSH, A J C BOSE ROAD, HAKIM PARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Execution is admitted on 23-08-2023 by Miss AGNIMITRA BISWAS, PARTNER, SUNSHINE REALTORS (Partnership Firm), SATYEN BOSE ROAD, DESHBANDHUPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004

Indetified by Shri TUSHAR KANTI GHOSH, , Son of Shri MRINAL KANTI GHOSH, A J C BOSE ROAD, HAKIM PARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 23,021.00/- (B = Rs 23,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 23,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/08/2023 8:54PM with Govt. Ref. No: 192023240182211578 on 22-08-2023, Amount Rs: 23,021/-, Bank: SBI EPay (SBlePay), Ref. No. 9668819575923 on 22-08-2023, Head of Account 0030-03-104-001-16

Amount of Stamp Duty

Amount that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs. 20,000/-, by online = Rs 19,021/-

Description of Stamp

Stamp: Type: Impressed, Serial no 645, Amount: Rs.1,000.00/-, Date of Purchase: 21/08/2023, Vendor name: J Bank

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/08/2023 8:54PM with Govt. Ref. No: 192023240182211578 on 22-08-2023, Amount Rs: 19,021/-, Bank: SBI EPay (SBIPay), Ref. No. 9668819575923 on 22-08-2023, Head of Account 0030-02-103-003-02

Sangha Ratna Syangden

Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

ate of Registration under section 60 and Rule 69.
stered in Book - I
ume number 0402-2023, Page from 57733 to 57758
ing No 040202241 for the year 2023.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN
Date: 2023.08.25 12:16:55 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2023/08/25 12:16:55 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)