

Sl. No. 2298/2023

T. 2243/2023



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23.08.23  
Bhujanghanti  
13:58  
Swapan K. Ghosh  
Bijamal Ghosh  
Subrata Ghosh  
Ankur Ghosh

Page 1.

SUNSHINE REALTORS

Partner,

SUNSHINE REALTORS

Partner

Amitesh Biswas

## DEED OF AGREEMENT FOR DEVELOPMENT

This "Memorandum of Agreement for Development" made this the

23<sup>rd</sup> day of August, 2023 at Siliguri.

(contd. to next sheet)

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

ADOL. REG. REGISTRAR  
SILIGURI

23/8/2023

Swapan Kumar Ghosh  
Shyamal Ghosh  
Subrata Ghosh  
Narayan Chandra Ghosh

SUNSHINE REALTORS  
Partner  
SUNSHINE REALTORS  
Agnimitra Biswas  
Partner

**BETWEEN**

- (1) SRI SWAPAN KUMAR GHOSH (PAN : APMPG1557P), SON OF LATE NARAYAN CHANDRA GHOSH,
- (2) SRI SHYAMAL GHOSH (PAN : AGVPG2878D), SON OF LATE NARAYAN CHANDRA GHOSH,
- (3) SRI SUBRATA GHOSH, (ARPPG8791E), SON OF LATE NARAYAN CHANDRA GHOSH;
- (4) SRI AMLAN GHOSH (PAN : BUOPG3463L) SON OF LATE NARESH CHANDRA GHOSH @ NARESH GHOSH,

All by religion Hindu, by occupation No.1 & 2 are Retired Service, No.3 is Business, and No.4 is 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 Saptanir Apartment, 567/25, J.C. Bose Road bye lane, Subhash Pally, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, No.3-is resident of 34, Anjuman Ara Begam Row, Kolkata, Tollygunge, P.O. Tollygunge, P.S. Golf Green, Dist. Kolkata, Pin 700033, No.4 is resident of J.C. Bose 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**.



Swapan K. Ghosh  
Shyamal Ghosh  
Subrata Ghosh  
Amlan Ghosh

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SUNSHINE REALTORS  
Partner  
SUNSHINE REALTORS  
Partner  
Anindita Biswas

WHEREAS (1) Sri Swapan Kumar Ghosh, (2) Sri Shyamal Ghosh, (3) Sri Subrata Ghosh and (4) Sri Amlan 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 21-8-23 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 Shyamal Ghosh, (3) Sri Subrata Ghosh and (4) Sri Amlan 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

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Sunil K. Ghosh  
Sudamal Ghosh  
Subrata Ghosh  
Smita Ghosh

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SUNSHINE REALTORS

Partner

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Partner  
Ajay Kumar

construction, all expenses and/or remuneration, incidental expenses thereto, the owners, 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.

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Swapan K. Ghosh  
Sufamel Ghosh

Subrata Ghosh

Arundhan Ghosh

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SUNSHINE REALTORS

Partner

Partner

SUNSHINE REALTORS

Partner

Partner

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

(contd. to next sheet)

Swapna K. Gao  
Sufamel Ghosh  
Subrata Ghosh  
Sunder Ghosh

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Partner  
SUNSHINE REALTORS  
Partner

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 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.

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Swapan K. Ghosh  
Sufamal Ghosh  
Subrata Ghosh  
Ambareish Ghosh

SUNSHINE REALTORS  
Vandana  
Partner  
SUNSHINE REALTORS  
Amita Biswas  
Partner

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 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.

Swapna K. Ghosh

Shyamal Ghosh

Subrata Ghosh

Ambar Ghosh

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SUNSHINE REALTORS

Narayan

Partner

SUNSHINE REALTORS

Amita Biswas

Partner

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 have 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.

### **: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, College para, 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 with house of Sri Narayan Ghosh & others; Now Kanan Apartment;

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

On the East : Land with house of Sri Santosh Ghosh;

On the West : Land of Sri Swapan Kumar Ghosh & others.

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Swapan K Ghosh  
Shyamal Ghosh  
Librata Ghosh  
Amlan Ghosh

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Partner

SUNSHINE REALTORS

Partner

Aganitra Biswas

**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 **Front 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 **Front 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 Sri Shyamal Ghosh),

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

of the building, identified as **BLOCK "B1"** 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.

Swapan K Ghosh  
 Syamal Ghosh  
 Subrata Ghosh  
 Anurag Ghosh

SUNSHINE REALTORS  
 Partner  
 Anurag Ghosh  
 Partner  
 Anurag Ghosh  
 Partner

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 ..

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.



Swapan K. Ghosh  
Sufi and Ghosh  
Subrata Ghosh  
Ankur Ghosh

SUNSHINE REALTORS  
Partner

SUNSHINE REALTORS  
Partner  
Ajay Kumar Biswas

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
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

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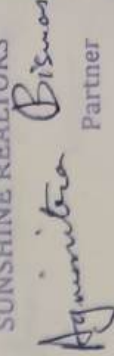
Swapan Kumar  
 Syamal Ghosh  
 Subrata Ghosh  
 Ananta Ghosh

SUNSHINE REALTORS



Partner

SUNSHINE REALTORS



Partner

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.

Name of Apartment "Ganga Narayan Apartment".

B) Cash sum of Rs.23,00,000/00 (Rs. 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:

- Rs. 9,00,000/- only after sanction Plan or within 15-01-2024
- Rs. 7,50,000/- only on or before 15-07-2024.
- 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.



Swayam K. Ghosh  
Sujamal Ghosh  
Subrata Ghosh  
Anuram Ghosh

SUNSHINE REALTORS  
Partner

SUNSHINE REALTORS  
Partner

**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 **BACK 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 **BACK 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 **BACK SIDE** of the **THIRD FLOOR**,

**AND Total Parking Space in the BACK SIDE Ground Floor** of the building identified as BLOCK "B2" 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.

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

**WITNESSES :**

1) Tushar Kanti Ghosh  
S/O 2nd Mainal Kanti Ghosh  
Chaya villa, ATC B.H. Road  
(1st Lane) Hakimpura  
P.O. - Siliguri  
Dist - Darjeeling

(2) Partha Ghosh.  
Off Late R. N. Ghosh.  
Babu Para Siliguri  
P/O PB- Siliguri  
Dist- Darjeeling

Swayam K. Ghosh  
Sujamal Ghosh.  
Subrata Ghosh.  
Anuram Ghosh  
Signature of the owners.

SUNSHINE REALTORS

Partner

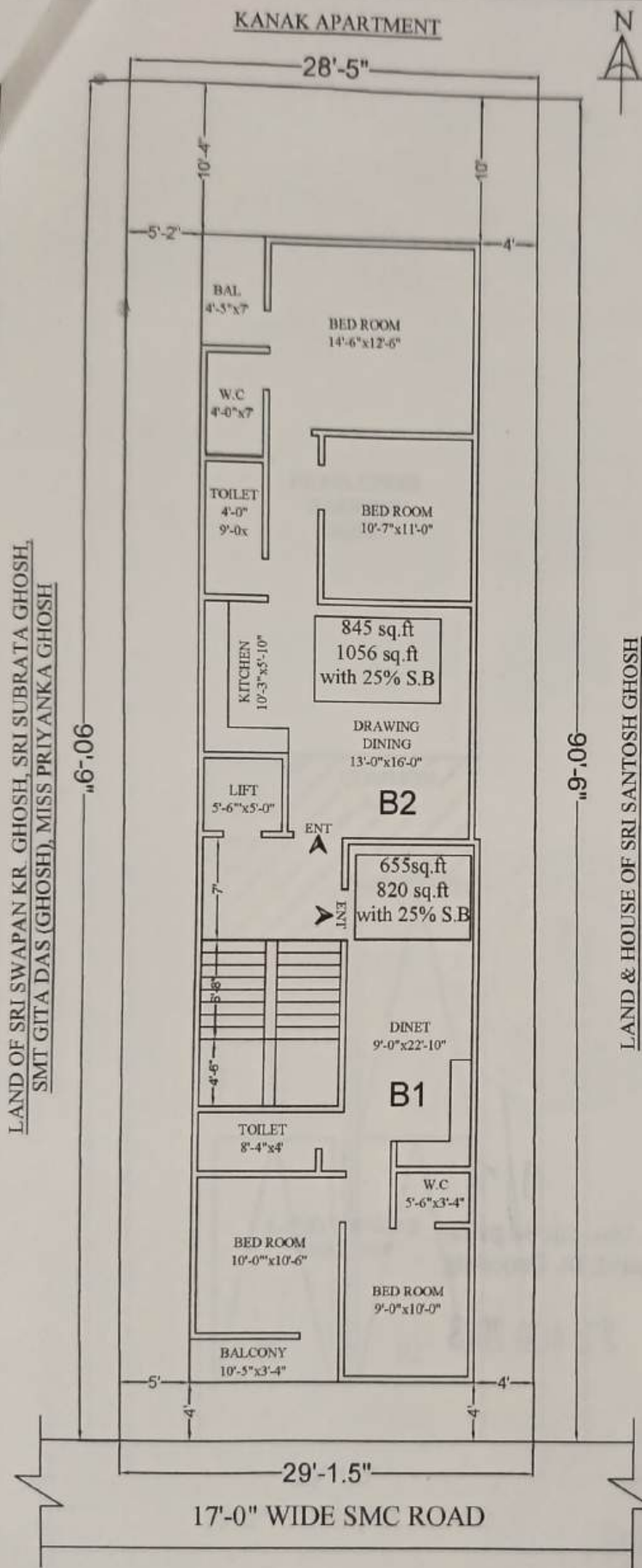
Signature of the Developer

Seal & Signature of the Developer  
Partner

Drafted by me :

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

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



LAND OF SRI SWAPAN KR. GHOSH, SRI SUBRATA GHOSH,  
SMT GITA DAS (GHOSH), MISS PRIYANKA GHOSH

LAND & HOUSE OF SRI SANTOSH GHOSH

**NAME OF OWNERS -**

- 1) SRI SWAPAN KUMAR GHOSH  
S/O LATE NARAYAN CHANDRA GHOSH
- 2) SRI SHYAMAL GHOSH  
S/O LATE NARAYAN CHANDRA GHOSH
- 3) SRI SUBRATA GHOSH  
S/O LATE NARAYAN CHANDRA GHOSH
- 4) SRI AMLAN GHOSH  
S/O LATE NARESH CHANDRA 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

*Vane*

Partner

SUNSHINE REALTORS

*Agrimitra Biswas*

Partner

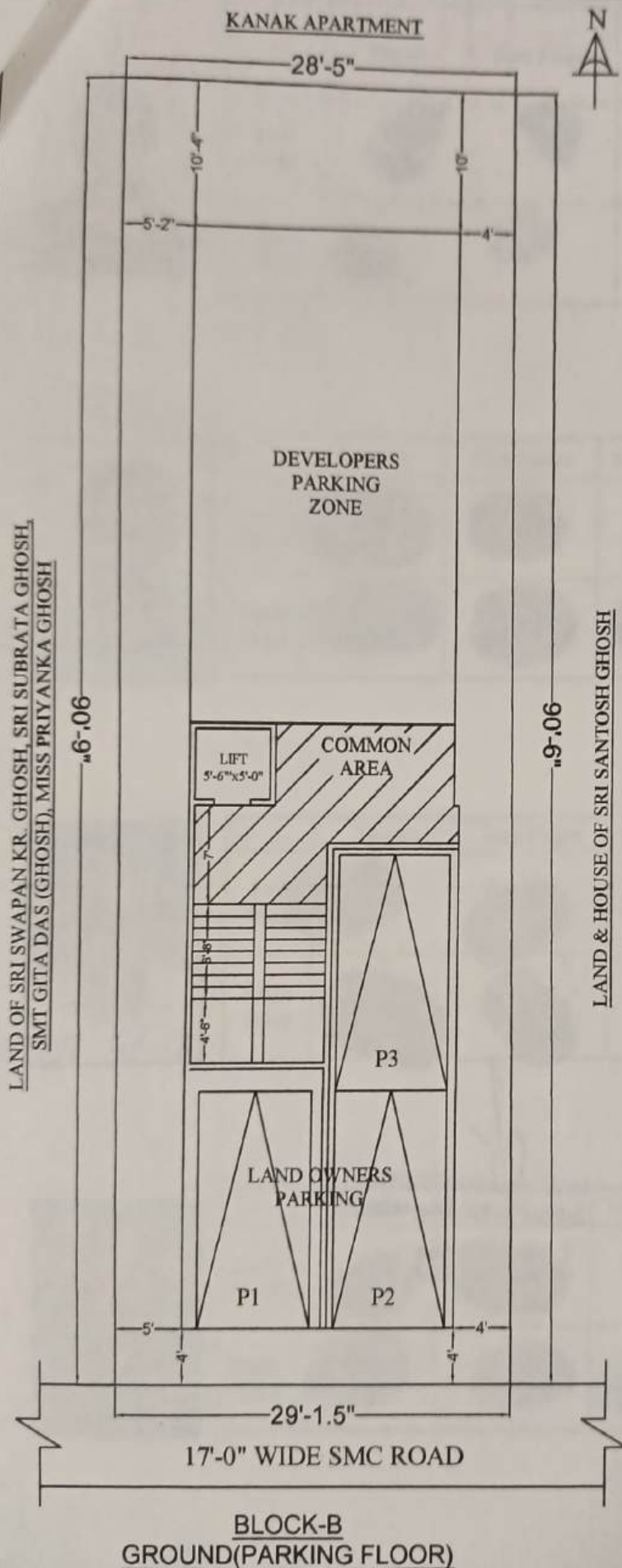
**SIGNATURE OF DEVELOPERS**

- 1) *Swapan Kr. Ghosh*
- 2) *Shyamal Ghosh*
- 3) *Subrata Ghosh*
- 4) *Amlan Ghosh*

**SIGNATURE OF OWNERS**



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



**NAME OF OWNERS:-**

- 1) SRI SWAPAN KUMAR GHOSH  
S/O LATE NARAYAN CHANDRA GHOSH
- 2) SRI SHYAMAL GHOSH  
S/O LATE NARAYAN CHANDRA GHOSH
- 3) SRI SUBRATA GHOSH  
S/O LATE NARAYAN CHANDRA GHOSH
- 4) SRI AMLAN GHOSH  
S/O LATE NARESH CHANDRA 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) *Swapan Kr. Ghosh*

2) *Shyamal Ghosh*

3) *Subrata Ghosh*

4) *Amlan Ghosh*

**SIGNATURE OF OWNERS**

Swapan K. Ghosh



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

Swapan K. Ghosh  
Signature.

Shyamal Ghosh



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

Shyamal Ghosh  
Signature.

Subrata Ghosh



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

Subrata Ghosh  
Signature.

Anirban Ghosh



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

Anirban Ghosh  
Signature.





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

SUNSHINE REALTORS

Signature.

Partner



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

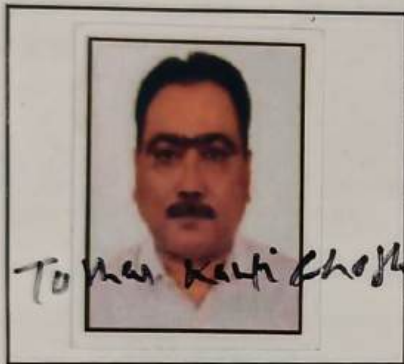
SUNSHINE REALTORS

Signature.

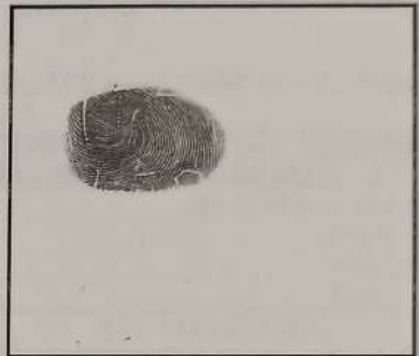
Partner

## IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Tushan Kanti Ghosh

Signature of Identifier



## Major Information of the Deed



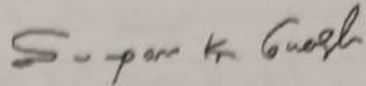


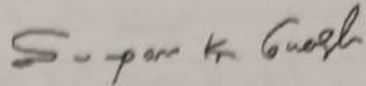


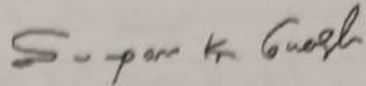


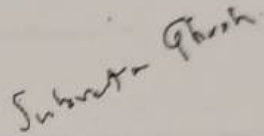


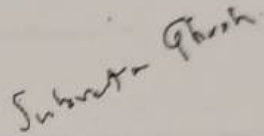


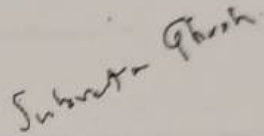


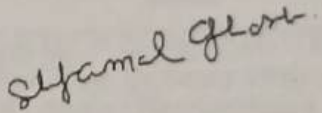


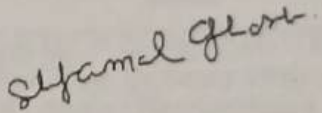


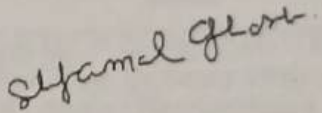
Deed No :	I-0402-02243/2023	Date of Registration	23/08/2023
Query No / Year	0402-2002149095/2023	Office where deed is registered	
Query Date	22/08/2023 12:31:58 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	S DAS HAKIM PARA, SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832068257, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 23,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,04,72,728/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	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 :



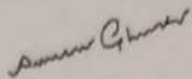
District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: COLLEGE PARA WARD NO.17, Road Zone : (UP – J.C.BOSE ROAD) , Mouza: Siliguri, JI No: 88, Pin Code : 734001

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 /-	

and Lord Details :

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> <b>Shri SWAPAN KUMAR GHOSH (Presentant )</b>            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         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>23/08/2023</td> <td></td> <td>LTI 23/08/2023</td> <td>23/08/2023</td> </tr> </tbody> </table> <p>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</p>	Name	Photo	Finger Print	Signature	<b>Shri SWAPAN KUMAR GHOSH (Presentant )</b> 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		LTI 23/08/2023	23/08/2023
Name	Photo	Finger Print	Signature										
<b>Shri SWAPAN KUMAR GHOSH (Presentant )</b> 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		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> <b>Shri SUBRATA GHOSH</b>            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         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>23/08/2023</td> <td></td> <td>LTI 23/08/2023</td> <td>23/08/2023</td> </tr> </tbody> </table> <p>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</p>	Name	Photo	Finger Print	Signature	<b>Shri SUBRATA GHOSH</b> 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		LTI 23/08/2023	23/08/2023
Name	Photo	Finger Print	Signature										
<b>Shri SUBRATA GHOSH</b> 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		LTI 23/08/2023	23/08/2023										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri SHYAMAL GHOSH</b>            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         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>23/08/2023</td> <td></td> <td>LTI 23/08/2023</td> <td>23/08/2023</td> </tr> </tbody> </table> <p>JC BOSE ROAD BY LANE, 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.:: AGxxxxxx8D, Aadhaar No: 55xxxxxxxx2963, Status :Individual, Executed by: Self, Date of Execution: 23/08/2023  , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Shri SHYAMAL GHOSH</b> 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		LTI 23/08/2023	23/08/2023
Name	Photo	Finger Print	Signature										
<b>Shri SHYAMAL GHOSH</b> 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		LTI 23/08/2023	23/08/2023										



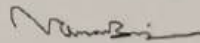


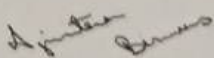


Name	Photo	Finger Print	Signature
<b>Shri AMLAN GHOSH</b> Son of Late NARESH CHANDRA GHOSH Executed by: Self, Date of Execution: 23/08/2023 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Office	 23/08/2023	 LTI 23/08/2023	 23/08/2023
J C BOSE ROAD, COLLEGE PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BUxxxxxx3L, Aadhaar No: 82xxxxxxxx1234, Status :Individual, Executed by: Self, Date of Execution: 23/08/2023 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Office			



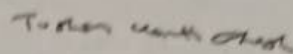
#### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SUNSHINE REALTORS</b> 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 :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri VASKAR BISWAS</b> 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 2:28PM	 LTI 23/08/2023	 23/08/2023
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)				
2	<b>Name</b> <b>Miss AGNIMITRA BISWAS</b> 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 2:29PM	 LTI 23/08/2023	 23/08/2023

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Shri TUSHAR KANTI GHOSH</b> 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, Shri SHYAMAL GHOSH, Shri AMLAN 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	Shri SHYAMAL GHOSH	SUNSHINE REALTORS-0.01712 Acre
4	Shri AMLAN GHOSH	SUNSHINE REALTORS-0.01712 Acre



On 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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:56 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. Shri SHYAMAL GHOSH, Son of Late NARAYAN CHANDRA GHOSH, JC BOSE ROAD BY LANE, SUBHASHPALLY, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Retired Person, 4. Shri AMLAN GHOSH, Son of Late NARESH CHANDRA GHOSH, J C BOSE ROAD, 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 8:42PM with Govt. Ref. No: 192023240182184178 on 22-08-2023, Amount Rs: 23,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 4702008090437 on 22-08-2023, Head of Account 0030-03-104-001-16

**ment of Stamp Duty**

certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 19,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2063, Amount: Rs.1,000.00/-, Date of Purchase: 27/07/2023, Vendor name: R Yadav

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/08/2023 8:42PM with Govt. Ref. No: 192023240182184178 on 22-08-2023, Amount Rs: 19,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 4702008090437 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**



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0402-2023, Page from 57817 to 57842  
being No 040202243 for the year 2023.



*Syangden*

Digitally signed by SANGHA RATNA  
SYANGDEN

Date: 2023.08.25 12:44:28 +05:30

Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2023/08/25 12:44:28 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SILIGURI

West Bengal.

(This document is digitally signed.)