

Sl- 4513/25

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AS 933640

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Savari Chhetri

: 1 :

Sabitei Chhetri

Shweta Mukherjee

DEVELOPMENT AGREEMENT

THIS INDENTURE IS MADE ON THIS THE 09th DAY OF June, 2025.

BETWEEN

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

Addl. Dist. Sub-Registrar
Sliguri - II at Bagdoura

09 JUN 2025

NON JOURNAL STAMP 02.4.25

No. 3471

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Govt. Stamp Vendor
L No.173/R.M
Siliguri Court



And. Dist. Sub-Register
Stg. H. of Bredoyre. Dist. Dava

09 JUN 2025

Saroj Chhetri

[2]

Sabitri Chhetri

Shweta Mundhra

1. **SRI SAROJ CHHETRI**, Son of Late Chandra Bahadur Chhetri,

2. **SMT SABITRI CHHETRI**, Wife of Sri Saroj Chhetri,

Both are Hindu by Religion, Indians by Nationality, No. 1 Business by Occupation and No. 2 Housewife by Occupation, both Residents of Chandbarjote, P.O. Kadamtala, P.S. Matigara, District - Darjeeling, in the State of West Bengal --- hereinafter jointly & collectively called the "**LANDOWNERS/FIRST PARTY**" (which name and expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and permitted assignees) of the "**ONE PART**". (PAN: ADXPC0859R) (PAN: AHRPC3014G)

AND

SMT. SHWETA MUNDHRA, Wife of Sri Girish Kumar Mundhra, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Plot No. 9, 4th Floor, 2nd Mile, P.O. Sevoke Road, P.S. Bhaktinagar, District - Jalpaiguri, in the State of West Bengal --- hereinafter called the "**DEVELOPER/SECOND PARTY**" (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, successors, representatives, administrators and assignees) of the "**OTHER PART**". (PAN: AILPM5885C).

WHEREAS the abovenamed Landowner No. 1 **SRI SAROJ CHHETRI** had purchased land measuring 5 Katha or 0.0825 Acre from Smt. Manika Srestha, Wife of Sri Tulsiman Srestha, by virtue of Registered Deed of Sale (Conveyance), dated 27.02.2006, being Document No. I - 2752 for the year 2006 and the same was registered in the office of the Additional District Sub-Registrar, Siliguri - II at Bagdogra, District - Darjeeling.



Sub. Dist. Sub-Register
Sgt. H. M. Baidya, Dist. 1st

09 JUN 2025

Savitri Chhetri

[3]

Sabitri Chhetri

Shweta Mundhra

AND WHEREAS the abovenamed Landowner No. 2 **SMT. SABITRI CHHETRI** had purchased land measuring 5 Katha or 0.0825 Acre from Smt. Manika Shrestha, Wife of Sri Tulsiman Shrestha, by virtue of Registered Deed of Sale (Conveyance), dated 30.06.2006, being Document No. I – 7658 for the year 2006 and the same was registered in the office of the Additional District Sub-Registrar, Siliguri – II at Bagdogra, District – Darjeeling.

AND WHEREAS subsequently, Landowners herein became the absolute owner in possession of total land measuring 10 Katha or 0.165 Acre, having permanent, heritable and transferable right, title and interest therein free from all encumbrances, charges, liens, lispendens, attachments, trusts whatsoever or howsoever.

AND WHEREAS the Landowners had entered into a Registered Development Agreement, dated 18.09.2024, being Document No. I - 7234 for the year 2024 with “**SMT SHWETA MUNDHRA**”, (**the Developer hereof**) to construct a multistoried building on the below Scheduled land which was registered in the office of the Additional District Sub-Registrar, Siliguri - II at Bagdogra, in the District of Darjeeling.

AND WHEREAS the Building Plan has now been duly approved by the concerned authority and the Landowners and the Developer hereof have decided to modify the terms and conditions of the said Development Agreement, dated 18.09.2024, being Document No. I - 7234 for the year 2024, which was registered in the office of the Additional District Sub-Registrar, Siliguri - II at Bagdogra, in the District of Darjeeling.

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSETH AS FOLLOWS:

1. That the Landowners Allocation is fully described in Schedule - B herein below, instead of the Allocation mentioned in the Development Agreement, dated 18.09.2024, being Document No. I - 7234 for the year 2024.



Joint Dist. Sub-Registrar
Sd/- H. H. Kulkarni, Dist. D. D. D. D.

09 JUN 2025

Sarvag Chhetri

[4]

Sabitai Chhetri

Shweta Munda

2. That the Developer Allocation is fully described in Schedule - C herein below, instead of the Allocation mentioned in the Development Agreement, dated 18.09.2024, being Document No. I - 7234 for the year 2024.
3. That the Landowners will receive their Allocation as described in Schedule - B herein below only after the refund of the entire Security Deposit to the Developer.
4. That the Developer shall complete the construction of the Building within 30.09.2027 failing which the Developer shall pay a sum of Rs. 1,00,000/- (Rupees One Lakh Only) as compensation every month till the Building is completed.
5. That the other terms and conditions of the Development Agreement, dated 18.09.2024, being Document No. I - 7234 for the year 2024 shall remain same.

SCHEDULE - A

(TOTAL LAND)

All that piece or parcel of Vacant Bastu land measuring 10 Katha, situated within Mouza - Baramohan Singh, J.L. No. 71, Pargana - Patharghata, within the limits of Gram Panchayat Area, under P.S. Matigara, in the District of Darjeeling. The plot wise area is given below:

L.R. PLOT	L.R. KHATIAN	AREA
1224	10685	5 Katha
	10686	5 Katha
TOTAL AREA		10 KATHA

The said land is bounded and butted as follows:

North : Land of Sri Rajen Thakuri & Others;

South : 12 Feet wide Kutcha Road;

East : Government Reserved Land and then 100 Feet wide Metal Road;

West : Land of Shyam Kumar Dewan;



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Savay Chhehi

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Sabitai Chhetai

Shweta Mundra

SCHEDULE - B
(LANDOWNERS ALLOCATION)

Floor	Allocation	Allotment	Area	
Lower Ground Floor	Parking Space	Parking Nos. A, B & C		
	50% undivided Parking Space	Parking No. D		
	Commercial Space	Entire Commercial Space	1716 Square Feet (Rera Carpet Area)	2476 Square Feet (Super Built-up Area)
Second Floor	Residential Flats	Flat No. A	805 Square Feet (Rera Carpet Area)	1302 Square Feet (Super Built-up Area)
		Flat No. B	597 Square Feet (Rera Carpet Area)	915 Square Feet (Super Built-up Area)
		Flat No. D	552 Square Feet (Rera Carpet Area)	849 Square Feet (Super Built-up Area)
Third Floor	Residential	Entire Residential Floor	2768 Square Feet (Rera Carpet Area)	4402 Square Feet (Super Built-up Area)



Handwritten text in purple ink, possibly a signature or a note, located below the stamp. The text is written in a cursive style and is partially obscured by a green line.

09 JUN 2025

Saraj Chhetri

[6]

Sabitai Chhetri

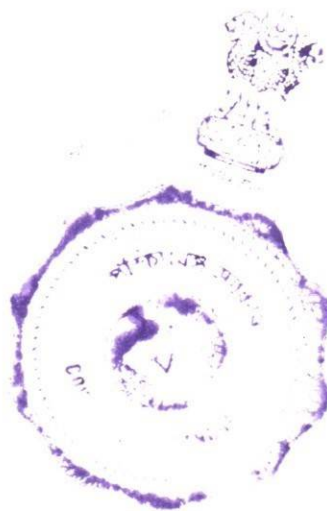
Shweta Mundra

SCHEDULE - C
(DEVELOPER'S ALLOCATION)

Floor	Allocation	Allotment	Area	
Lower Ground Floor	Parking Space	Parking Nos. E, F & G		
	50% undivided Parking Space	Parking No. D		
Upper Ground Floor	Commercial Space	Entire Commercial Space	2071 Square Feet (Rera Carpet Area)	3006 Square Feet (Super Built-up Area)
	Residential Flat	Flat No. A	805 Square Feet (Rera Carpet Area)	1302 Square Feet (Super Built-up Area)
First Floor	Residential	Entire Residential Floor	2768 Square Feet (Rera Carpet Area)	4402 Square Feet (Super Built-up Area)
Second Floor	Residential Flat	Flat No. C	814 Square Feet (Rera Carpet Area)	1336 Square Feet (Super Built-up Area)



CB



ಇದರ, ಡಿ. ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್,
ಬಾಗಲೂರು ಜಿಲ್ಲಾ ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್

09 JUN 2025

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

WITNESSES:

1. GIRISH KUMAR MUNDHRA
S/O BISAY KR MUNDHRA
PANWATI HOUSING
COMPLEX
P.O. SEVOK ROAD
SILIGURI - 08
D.S. BHAKTINAGAR

Saraj Chhetri

Sabitri Chhetri

LANDOWNERS / FIRST PARTY

2.
Sujan Chhetri,
S/o Saraj Chhetri,
Kadamtala,

Shweta Mundhra

DEVELOPER / SECOND PARTY

Drafted by me and printed in my office:

Manoj Agarwal

MANOJ AGARWAL

Advocate, Siliguri

Enrl. No. F-505/434 of 1997

09 JUN 2025

Adm. Dist. Sub-Regist.
Sik. II at Madodora Dist. P. 1000





	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Sarvag Chhetri

Signature



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
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Sabitee Chhetri

Signature



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Shweta Mundhra

Signature



09 JUN 2025

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Gurish Menon

Signature of Identifier



Joint Dist. Sub-Registrar
Sik. Hat Bagdopra Dist. Darrang

09 JUN 2025

Major Information of the Deed

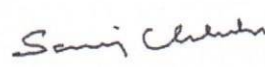
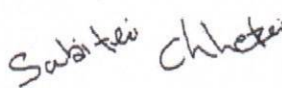
Deed No :	I-0403-04498/2025	Date of Registration	09/06/2025
Query No / Year	0403-2001283278/2025	Office where deed is registered	
Query Date	10/05/2025 12:21:13 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	MANOJ AGARWAL Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7602241704, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 91,57,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baramohan Singh, JI No: 71, Pin Code : 734010

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1224 (RS :-)	LR-10685	Bastu	Bastu	5 Katha		45,78,750/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L2	LR-1224 (RS :-)	LR-10686	Bastu	Bastu	5 Katha		45,78,750/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
		TOTAL :			16.5Dec	0 /-	91,57,500 /-	
	Grand Total :				16.5Dec	0 /-	91,57,500 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SAROJ CHHETRI Son of Late Chandra Bahadur Chhetri Executed by: Self, Date of Execution: 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office	 09/06/2025	 LTI 09/06/2025	Signature  09/06/2025
Chandbarjote, City:- Not Specified, P.O:- Kadamtala, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: ADxxxxxx9R, Aadhaar No: 53xxxxxxxx7612, Status :Individual, Executed by: Self, Date of Execution: 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office				
2	Name Smt SABITRI CHHETRI (Presentant) Wife of Shri SAROJ CHHETRI Executed by: Self, Date of Execution: 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office	 09/06/2025	 LTI 09/06/2025	Signature  09/06/2025
Chandbarjote, City:- Not Specified, P.O:- Kadamtala, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: AHxxxxxx4G, Aadhaar No: 64xxxxxxxx1123, Status :Individual, Executed by: Self, Date of Execution: 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt SHWETA MUNDHRA Wife of Shri Girish Kumar Mundhra Executed by: Self, Date of Execution: 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office	 09/06/2025	 LTI 09/06/2025	Signature  09/06/2025
Wife of Shri Girish Kumar Mundhra Plot No. 9, 4th Floor, 2nd Mile,, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: aixxxxxx5c, Aadhaar No: 77xxxxxxxx8381, Status :Individual, Executed by: Self, Date of Execution: 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GIRISH KUMAR MUNDHRA Son of BIJAY KUMAR MUNDHRA PLOT NO.9, BEHIND RAVI AUTO, 2ND MILE, City:- Not Specified, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734008		 Captured	
	09/06/2025	09/06/2025	09/06/2025
Identifier Of Shri SAROJ CHHETRI, Smt SABITRI CHHETRI, Smt SHWETA MUNDHRA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SAROJ CHHETRI	Smt SHWETA MUNDHRA-4.125 Dec
2	Smt SABITRI CHHETRI	Smt SHWETA MUNDHRA-4.125 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri SAROJ CHHETRI	Smt SHWETA MUNDHRA-4.125 Dec
2	Smt SABITRI CHHETRI	Smt SHWETA MUNDHRA-4.125 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baramohan Singh, JI No: 71, Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1224, LR Khatian No:- 10685	Owner:শ্রী সরোজ ছেত্রী, Gurdian:চন্দ্র বাহাদুর, Address:চন্দ্রবর জোড়, কদমতলা , Classification:বুদনী, Area:0.08000000 Acre,	Shri SAROJ CHHETRI
L2	LR Plot No:- 1224, LR Khatian No:- 10686	Owner:শ্রী মতী সাবিত্রী ছেত্রী, Gurdian:সরোজ , Address:চান্দবর জোড়, কদম তলা , Classification:বুদনী, Area:0.08000000 Acre,	Smt SABITRI CHHETRI

Endorsement For Deed Number : I - 040304498 / 2025

On 09-06-2025

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

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

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

Presented for registration at 12:59 hrs on 09-06-2025, at the Office of the A.D.S.R. BAGDOGRA by Smt SABITRI CHHETRI , 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 91,57,500/-

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

Execution is admitted on 09/06/2025 by 1. Shri SAROJ CHHETRI, Son of Late Chandra Bahadur Chhetri, Chandbarjote, P.O: Kadamtala, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by Profession Business, 2. Smt SABITRI CHHETRI, Wife of Shri SAROJ CHHETRI, Chandbarjote, P.O: Kadamtala, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by Profession House wife, 3. Smt SHWETA MUNDHRA, Wife of Shri Girish Kumar Mundhra, Plot No. 9, 4th Floor, 2nd Mile., P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr GIRISH KUMAR MUNDHRA, , Son of BIJAY KUMAR MUNDHRA, PLOT NO.9, BEHIND RAVI AUTO, 2ND MILE, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by profession Business

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/06/2025 10:49AM with Govt. Ref. No: 192025260099858628 on 09-06-2025, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 3776855483027 on 09-06-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3471, Amount: Rs.100.00/-, Date of Purchase: 22/04/2025, Vendor name: SS ROY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/06/2025 10:49AM with Govt. Ref. No: 192025260099858628 on 09-06-2025, Amount Rs: 9,920/-, Bank: SBI EPay (SBlePay), Ref. No. 3776855483027 on 09-06-2025, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2025, Page from 97452 to 97466

being No 040304498 for the year 2025.



Digitally signed by YOGEN TSHERING BHUTIA
Date: 2025.06.12 13:00:53 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 12/06/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.