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25/06/2025
23/09/2025

Sambit Dhar

SHREYSH PLAZA MAKER LLP

Partner

[Signature]

DEVELOPMENT AGREEMENT

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CERTIFIED THAT THE DOCUMENT IS ADMITTED
TO REGISTRATION BY THE REGISTRAR AND
THE SIGNATURE OF THE PARTIES TO THIS
DOCUMENT ARE VERIFIED BY THIS DOCUMENT

ADDL. DIST. S.D. REGISTRAR
SILIGUR

23/09/2025

S.L.NO. 21192 Date 9.9.2025
PURCHASER Shreysh Plaza Maker LLP
Full Address Sevoke Road, Dist. Jalpaiguri
Total Value 1.00
Stamp Purchased from JPG Treasury-1

STAMP VENDOR
JAYARANI DAS
Licence No. 1 of 99-2000
Addl. DSR Office, Rajganj/
Bhaktinagar, Jalpaiguri



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Singuri-I, Dt. Darjeeling

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Sambit Dhar

SHREYSTH PLAZA MAKER LLP
Partner

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**THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 23RD
DAY OF THE MONTH OF SEPTEMBER, 2025.**

::BETWEEN::

SRI SAMBIT DHAR, son of Late Sailendra Kumar Dhar, having PAN :- **ADVPD8939P**, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sailo Kutir, 28 Rash Behari Sarani, Ward No. 16, Hakimpura, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal - HEREINAFTER referred to and called the **"FIRST PARTY/ LANDOWNER"** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, administrators and assigns) of the **"ONE PART"**.

AND

SHREYSTH PLAZA MAKER LLP, a Limited Liability Partnership, having PAN : **ADWFS2913F**, incorporated under the Limited Liability Partnership Act, 2008, bearing LLP Identification No. AAO-3091, dated 18.02.2019, having its Office at Goyal Plaza, Sevoke Road By Lane, P.O. Sevoke Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of West Bengal, Represented by one of its Designated **PARTNER, SRI AMIT PODDAR**, son of Late Binay Kumar Poddar, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of West Bengal - HEREINAFTER referred to and called the **"SECOND PARTY / DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to include its partners, executors, successors, legal representatives, administrators and assigns) of the **"OTHER PART"**.

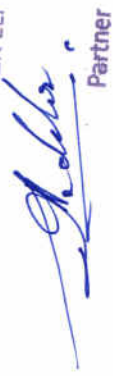


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WHEREAS Sailendra Kumar Dhar and Parimal Bikash Dhar, both sons of Late Mahendra Chandra Dhar, were the absolute co-owners of land measuring 10 Katha (i.e. 5 Katha each), situated within R.S. Mouza Siliguri, appertaining to and forming part of R.S. Plot No. 10573, Recorded in R.S. Khatian No. 5221, R.S. J.L. No. 110(88), Police Station Siliguri, District Darjeeling, by virtue of purchase from the Recorded Owners namely Fanindra Nath Sarkar and Others vide a registered Deed of Conveyance (Sale) dated 17.03.1961, being Document No. I-1163 for the year 1961, registered in the Office of the then Sub Registrar Siliguri, District Darjeeling.

AND WHEREAS the abovenamed Parimal Bikash Dhar thereafter sold and transferred out of his aforesaid land all that land measuring 2 Katha unto and in favour of Swapan Dhar, son of Sailendra Kumar Dhar, vide a registered Deed of Conveyance (Sale) dated 15.12.1965, being Document No. I-5330 for the year 1965, registered in the Office of the then Sub Registrar Siliguri, District Darjeeling.

AND WHEREAS the abovenamed Sailendra Kumar Dhar during his lifetime married to Rani Dhar and after the death of Rani Dhar, Sailendra Kumar Dhar married to Anima Dhar.

AND WHEREAS in the said wedlock of Sailendra Kumar Dhar with Rani Dhar the following children were born namely;

- | | | |
|-----------------------------|---|-------------------------|
| 1. Swapan Dhar | - | Son; |
| 2. Rina Dhar (Sarbadhikary) | - | Daughter (married); |
| 3. Purna Majumder (Dhar) | - | Daughter (married) and; |
| 4. Jharna Dhar (Kumar) | - | Daughter (married). |

AND WHEREAS in the said wedlock of Sailendra Kumar Dhar with Anima Dhar the following children were born namely;

- | | | |
|-----------------------------|---|--------------------------------------|
| 1. Sukla Dhar @ Shukla Dhar | - | Daughter (unmarried - now deceased); |
| 2. Chandana Roy | - | Daughter (married) and; |



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Shreesh
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3. Sambit Dhar - Son.

AND WHEREAS the abovenamed Sailendra Kumar Dhar died testate on 22.05.1982 leaving behind a WILL, which was duly probated vide Misc. Judicial Case (Probate) No. 35 of 1991, In the Court of the District Delegate (Asstt. District Judge) Siliguri and finally on 19.08.1995 the Ld. Court Granted the Probate of the said WILL, by virtue of which his sons namely **Sri Swapan Dhar** and **Sri Sambit Dhar** became the absolute owners of the aforesaid land of Late Sailendra Kumar Dhar in actual measuring 5 Katha, having permanent transferable heritable right, title and interest therein.

AND WHEREAS in this manner, the abovenamed **Sri Swapan Dhar** became the owner of the aforesaid total land measuring **4 Katha 8 Chatak** (2 Katha vide abovementioned Deed of Conveyance (Sale) and 2 Katha 8 Chatak by virtue of the abovementioned WILL duly probated).

AND WHEREAS in this manner, the abovenamed **Sri Sambit Dhar** became the owner of the aforesaid land measuring **2 Katha 8 Chatak** by virtue of the abovementioned WILL duly probated.

AND WHEREAS the abovenamed Parimal Bikash Dhar also died intestate leaving behind the following legal heirs namely;

1. Nilima Dhar - Wife (now deceased);
2. Panna Ray - Daughter and;
3. Ratna Dhar - Daughter and they jointly inherited the aforesaid remaining land measuring 3 Katha of the deceased Late Parimal Bikash Dhar as per the Hindu Succession Act, 1956.

AND WHEREAS in this manner, by virtue of inheritance, the abovenamed **Smt. Panna Ray** and **Smt. Ratna Dhar** became the joint owners of the aforesaid land measuring **3 Katha** (i.e. 1 Katha 8 Chatak each).



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AND WHEREAS in the manner aforesaid the abovenamed **Sri Swapan Dhar** became the owner of the aforesaid total land measuring **4 Katha 8 Chatak**, **Sri Sambit Dhar** became the owner of the aforesaid land measuring **2 Katha 8 Chatak** and **Smt. Panna Ray** and **Smt. Ratna Dhar** became the owners of the aforesaid land measuring **3 Katha**, **IN TOTAL LAND MEASURING 10 KATHA**, having permanent heritable, transferable and marketable right, title and interest therein, free from all charges and encumbrances whatsoever.

AND WHEREAS the names of the abovenamed **Sri Swapan Dhar**, **Sri Sambit Dhar**, **Smt. Panna Ray** and **Smt. Ratna Dhar** were also mutated/recorded in the Office of the concerned B.L.&L.R.O. Siliguri in the Record of Rights (R.O.R.) and separate L.R. Khatians were framed in their respective names in respect of their respective land, being **L.R. Khatian No. 2566** in the name of **Sri Swapan Dhar**, **L.R. Khatian No. 2567** in the name of **Sri Sambit Dhar**, **L.R. Khatian No. 14857** in the name of **Smt. Panna Ray** and **L.R. Khatian No. 14856** in the name of **Smt. Ratna Dhar** respectively.

AND WHEREAS the abovenamed **Sri Swapan Dhar** thereafter gifted out of his aforesaid land, all that land measuring **1 Katha** unto and in favour of **Sri Sambit Dhar** vide a registered Deed of Gift dated 15.07.2025, being No. I-1786 for the year 2025, registered in the Office of the Additional District Sub Registrar Siliguri, District Darjeeling.

AND WHEREAS the abovenamed **Smt. Panna Ray** and **Smt. Ratna Dhar** thereafter sold and transferred their entire aforesaid land measuring **3 Katha** unto and in favour of **SHREYSTH PLAZA MAKER LLP** (the **Second Party / Developer** herein) vide a registered Deed of Conveyance (Sale) dated 22.09.2025, being No. I-2381 for the year 2025, registered in the Office of the Additional District Sub Registrar Siliguri, District Darjeeling.

AND WHEREAS the abovenamed **Sri Swapan Dhar** thereafter sold and transferred his aforesaid remaining land measuring **3 Katha 8 Chatak** unto and



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in favour of **SHREYSTH PLAZA MAKER LLP** (the **Second Party / Developer** herein) vide a registered Deed of Conveyance (Sale) dated 22.09.2025, being No. I-2382 for the year 2025, registered in the Office of the Additional District Sub Registrar Siliguri, District Darjeeling.

AND WHEREAS in this manner the abovenamed **SRI SAMBIT DHAR** (the **First Party / Landowner** herein) became the absolute owner of the aforesaid total land measuring **3 Katha 8 Chatak** (2 Katha 8 Chatak + 1 Katha), out of total land measuring 10 Katha, and ever since is in exclusive and peaceful possession of the aforesaid land without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS in this manner the abovenamed **SHREYSTH PLAZA MAKER LLP** (the **Second Party / Developer** herein) became the absolute owner of the aforesaid total land measuring **6 Katha 8 Chatak** (3 Katha + 3 Katha 8 Chatak), out of total land measuring 10 Katha, and ever since is in exclusive and peaceful possession of the aforesaid land without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS being such owner the **Sri Sambit Dhar** (the **First Party/ Landowner**) is desirous to construct a **Multistoried Building** over and upon his said land measuring **3 Katha 8 Chatak** described in the **Schedule** below, but is not in a position to put his contemplation and scheme into action due to lack of funds, expertise and shortage of land for maximum utility.

✓ **AND WHEREAS** the Second Party is a bonafide Developer/Promoter/ Contractor/Builder having partners experience in designing, construction and development and adequate resources of finance in construction of such multistoried building projects.



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Shreya
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AND WHEREAS the First Party having come to know about the credential of the Second Party, the First Party approaches the Second Party to construct the proposed multistoried building on the land as above referred and fully described in the Schedule given below in consideration of allocations as mentioned herein on the basis of the plan to be approved by the competent authority taking into account or consideration the maximum utility of the land. The Second Party shall do all such construction from its own resources, efforts and endeavors and shall recover the investment costs by its allocations as mentioned herein.

AND WHEREAS the Second Party have now accepted the offer of the First Party and has agreed to construct such multistoried building on and over the Schedule land.

AND WHEREAS in consideration of the aforesaid offer and the acceptance by the Parties and to avoid future disputes and misunderstandings the Parties hereby mutually agree to the following terms and conditions appearing hereunder.

NOW THIS INDENTURE/ AGREEMENT FOR DEVELOPMENT WITNESSETH and it is hereby agreed by and between the Parties hereto as follows:-

1) DEFINATIONS:-

1. **LANDOWNER** : shall mean; **SRI SAMBIT DHAR.**
2. **DEVELOPER** : shall mean; **SHREYSTH PLAZA MAKER LLP.**
3. **BUILDING / PROJECT** : shall mean the proposed Multistoried Building to be constructed on the below Schedule land in accordance with the plan approved and sanctioned.



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Shreysh Patel

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4. **COMMON FACILITIES AND AMENITIES** : shall mean corridors, stairways, passage, ways, overhead tank, water pump, and motor and other facilities which may mutually be agreed upon between the parties and required for the establishment, location enjoyment maintenances and / or management of the building/complex.
5. **SALEABLE SPACE** : shall mean the spaces in the proposed building available for independent use and occupation after making the provisions for common facilities.
6. **LANDOWNER' ALLOCATION** : shall mean 47% (Forty Seven Percent) of the total Constructed Areas of the proposed Multistoried Building to be constructed on the below Schedule land.
7. **DEVELOPER'S ALLOCATION** : shall mean 53% (Fifty Three Percent) of the total Constructed Areas of the proposed Multistoried Building to be constructed on the below Schedule land.
8. **CARPET AREA** : shall means the net usable floor area of an unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the unit.
9. **SUPERSTRUCTURES** : shall mean foundation, basement, R.C.C. Columns, all slabs, beams, staircase, lift shafts, etc.
10. **THE SAID LAND** : shall mean land measuring 3 Katha 8 Chatak more fully and particularly described in Schedule hereunder written.



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Sandip Kumar

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Shreyath
Partner

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II) LANDOWNER'S REPRESENTATION:-

1. That the Landowner is absolutely seized and possessed of or otherwise well and sufficiently entitled to below Schedule land free from all charges, encumbrances attachment and liens whatsoever.
2. That the Landowner declare that the land as mentioned in the Schedule below is hold by the Landowner and have not been surrendered or forfeited and that there exists no dispute, change, mortgage, attachment or any other charges or encumbrances whatsoever on the land or any part thereof at the date of these presents.
3. That the Landowner further declares that he has not entered into any binding contract with any other person whatsoever to sale or to transfer or to develop otherwise said Schedule land or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the said land or any part thereof at the date of these presents.
4. That the said land is not vested under the Urban Land (Ceiling and Regulation) Act, 1976, West Bengal Estate Acquisition Act, 1953 and the West Bengal Land Reforms Act, 1955.

III) AMALGAMATION AND DEVELOPER'S RIGHTS:-

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1. That for the better utility of the land and maximum benefits the Developer may enter into any agreement of amalgamation with its adjacent land measuring 6 Katha 8 Chatak or other owners of the land adjacent to the below Schedule land at own discretion and on such terms and conditions as it deem fit and proper and the First Party shall not be



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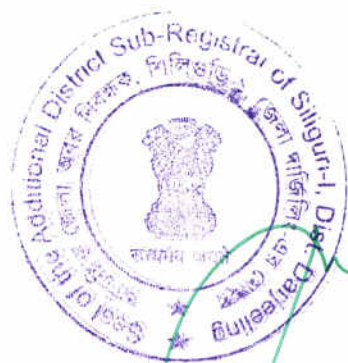
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entitled to object or claim any additional benefits whatsoever out of the said amalgamation.

2. That the Landowner hereby grant subject to what has been hereinafter provided the exclusive right to the Developer to build, construct, erect and complete the said building complex comprising of various units in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and/ or modification made or caused by the Developer with the approval of the Landowner at its own costs.
3. That the Developer shall be entitled to modify or alter the plan/s with approval of the Landowner and to submit the same to the appropriate authorities.
4. Nothing in these presents shall be constructed as a demise or assignment or transfer by the Landowner of said land or any part thereof to the Developer other than an exclusive license to the Developer construct the said building complex and to sale, lease, transfer, conveyance its allocations in terms thereof subject to the terms hereinafter stated.

IV) BUILDING / PROJECT:-

1. That the said building/project to be constructed thereon shall be completed within the period of 36 (thirty six) months from the date of passing of Plan subject to force majeure and anything beyond the control of the Developer and the Developer shall obtain the necessary completion certificate of the said project.
2. That the Landowner shall demolish all the existing structure/s if any standing on the below Schedule land at his own costs and responsibility and shall remove the scrap thereof and handover the vacant peaceful possession of the below Schedule land to the Developer.



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3. That the Developer shall at its own cost construct, erect and complete the building and common facilities and amenities at the said premises in accordance with the plan/s to be sanctioned by the appropriate authorities and also with good and standard materials as may be specified by the architect from time to time.
4. Subject to as aforesaid the decision of the project architect regarding the quality of the materials shall be final and binding on the parties hereto. The Landowner may inspect the site during the construction period and may indicate any variation and / or regarding quality of material if it is poor or not as per specifications.
5. That the Developer shall erect in the said building complex at its own costs as per specification and drawings provided by the architect and that pump, tube well, water storage tanks, overhead tank, septic tank, electrifications and other facilities as are required to be provided in the said building complex.
6. That the Developer shall also be authorized in the name of the Landowner in so far as the necessary to apply and obtain quotations, entitlements, etc. for cement, steel, bricks and other building's materials for the construction of the building complex and to similarly apply for and obtain connections of water, electricity power, drainage, sewerage to the building complex and other inputs and facilities required for the construction or enjoyment of the building complex for which purpose the Landowner shall execute in favour of the Developer a Power of Attorney as shall be required by the Developer without incurring any liability to the Landowner.
7. That the Developer shall at its own cost and expenses construct and complete the building complex in accordance with the building plan and amendments thereto or modification thereof made or caused to be made by the Developer.



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Partner

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8. All the disputes relating to the construction of the said building and the units thereon shall be settled by the Developer.
9. All costs, charges and expenses including architect fees shall be paid, discharged and borne by the Developer and the Landowner shall have no liability in this context.

V) CONSTRUCTION:-

1. That the Developer shall be solely and exclusively responsible for construction of the said building as per standard specification mentioned in the Annexure given herein below.
2. That the Developer shall complete the entire construction work within 36 (thirty six) months from the date of execution of this Agreement sanction subject to force majeure and anything beyond the control of the Developer. However if the Developers fails to complete the said project within the stipulated period without valid reason then the Developer shall be liable to interest at the rate of 1% p.m. on the Landowner's allocation valuation till the date of completion of the said project.

VI) NAME OF THE BUILDING COMPLEX / PROJECT:-

That the said Building / Project to be constructed on the below Schedule land shall be named as mutually decided amongst the Landowner and the Developer.

VII) LANDOWNER' ALLOCATION:-

1. **LANDOWNER' ALLOCATION** : Shall mean 47% (Forty Seven Percent) of the total Constructed Areas of the proposed Multistoried Building to be constructed on the Schedule land.



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2. That the Landowner and the Developer shall joint execute and register a Supplementary Agreement after the passing of the plan/s of the proposed multistoried building wherein the Landowner's Allocation and the Developer's Allocation shall be demarcated and specified as per their respective allocations as mentioned herein.

VIII) DEVELOPER'S ALLOCATION:-

1. **DEVELOPER'S ALLOCATION :** That in consideration of the above the Developer shall be entitled to 53% (Fifty Three Percent) of the total Constructed Areas of the proposed Multistoried Building to be constructed on the Schedule land.
2. That the Developer and the Landowner and shall joint execute and register a Supplementary Agreement after the passing of the plan of the proposed multistoried building wherein the Developer's Allocation and the Landowner's Allocation shall be demarcated and specified as per their respective allocations as mentioned herein.
3. That the Developer shall be entitled to realise and receive all advances, sale considerations, etc. in any form from any intending Purchasers an enter into agreement of sale, sale deeds, conveyances, lease, mortgage, instruments of transfer, etc. in favour of the intending purchaser or purchasers in respect of the said Developer's Allocation in the Multistoried Building to be constructed on the below Schedule land.
4. That the Developer shall be at liberty to enter any agreement of sale, sale deeds, conveyances, lease, mortgage, instruments of transfer to transfer, etc. and/or assign the said Developer's Allocation in the proposed Multistoried Building to be constructed on the below Schedule land to any person or party upon the terms and conditions as per its choice and convenience, in the manner the Developer likes or prefers at any point of time after execution of this Agreement and the Landowner shall no claim



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and/or objection in this regard whatsoever save and except the Landowner's allocation as mentioned herein.

IX) THE DEVELOPER'S OBLIGATIONS:-

1. That the Developer shall make or prepare or cause to be made or prepared the site layout plans, preliminary sketch designs, architectural drawings, structural drawings, service drawings and all other detailed plans, modifications, specifications, designs and drawings as may be necessary for the proper construction and completion of the said Project as set out in Annexure hereto.
2. That the Developer shall consult and engage the services of any architect, surveyor, engineer or any person or professional agent as may be necessary or advisable for getting the plan/s sanctioned/modified by the concerned authorities.
3. That the Developer shall construct the said building complex in conformity with the said layout plans, preliminary sketch designs, architectural drawings, structural drawings, service drawings, specifications and elevations as approved by the appropriate authorities and with the material of best quality and in the most substantial and workman like manner.
4. That the Developer shall construct the said Project at its own cost by using standard materials and engaging direct laborers or through the contractors of their choice as per the approved plan and the Developer shall construct the said building complex in accordance with the rules and guidelines of the concerned authorities and if any violation is made, then the Developer shall be solely responsible for the same.



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5. That any modification in the plan, elevations, designs, drawings and specifications approved from the appropriate authority will be at the cost and risk of the Developer.
6. That the Developer shall obtain all necessary permissions from the Siliguri Municipal Corporation, SJDA and other local Authorities for executing and completing the said building complex.
7. That the Developer shall apply for and obtain the necessary certificate for construction of the said building complex and completion certificate from the concerned authorities at own costs and liability.
8. That the Developer shall take the approval of the First Party before submitting the plan modifications and elevations for approval to the Authorities.
9. That the Developer shall sign declarations as may be required under the Income Tax Act 1961 as amended thereof.
10. That the Developer shall obtain registration of the Project under RERA at its own costs and expenses and shall thereafter comply with all the requirements and obligations.
11. That all the disputes relating to the construction of the said building and the units therein shall be settled by the Developer.
12. That the Developer shall complete the construction work within the period of 36 (thirty six) months from the date of passing of Plan subject to force majeure or anything beyond the control of the Developer. It is however provided that in case of force majeure which includes delaying completion of the construction for any reason beyond the control of the Developer hereof viz. non-availability/restrictions of any building material, pandemic, lockdown, act of war or enemy action or natural calamities or act of God or



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a result of any notice, order, rule, notification or order of the court or any other reason beyond the control of the Developer or due to any restriction / prohibition imposed by the government including eco-sensitive zone restrictions/ prohibition. In any of the aforesaid events the Developer shall be entitled to get a reasonable extension of time as mutually agreed and the Landowner shall have no right to claim any compensation of delay.

13. That the Developer shall construct such maximum area as can be constructed on the said land permissible under the building rules and regulation and bye law of the concerned authority and in conformity with the plan as aforesaid.
14. That the Landowner and the Developer shall be entitled absolutely to their respective allocations as mentioned herein.
15. That after registration of the said Power of Attorney the Developer as Attorney of the Landowner can sign and execute all agreement of sale, sale deeds, conveyances, lease, mortgage, instruments of transfer and / or any other documents or transfer the units of the Developer's Allocation in the said proposed Multistoried Building to be constructed on the below Schedule land.
16. That the Developer shall have no claim/objection over the Landowner's allocation and shall sign as Confirming Party in respect of Deeds of Conveyance/Sale as may be required.

X) INSPECTION:-

1. That the Landowner shall be entitled to inspect the progress of the construction work and materials used in the construction and building as well as the quality of the workmanship.



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Partner

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2. That the Landowner or his authorized representatives shall have access to the said Project at all times for the purpose of inspection of the progress of work and quality of construction of the said building.

XI) ADVERTISEMENT AND PUBLICITY:-

That the Developer shall look after the marketing and publicity of its allocation in the building complex.

XII) PERMISSIONS AND COMPLIANCE WITH LAWS:-

1. That the Developer while carrying out the said works, shall comply with the provisions of all laws, rules and bye-laws for the time being in force affecting the building complex and shall give all necessary notices to and obtain the requisite sanction of the concerned local Authorities in respect of the said building complex and shall comply with the building and other regulations of such Authority.
2. That the Developer shall make applications and obtain all permission and approvals for construction and connections for electric supply, water supply, laying down drainage, sewage and for other amenities and incidental requirements which may be required for the purposes of the said building complex.
3. That the Developer shall apply for and obtain the necessary permission for construction of the said Project from the concerned authorities as required and for that purpose to sign applications and other papers, to pay necessary fees and do all other acts and things necessary for that purpose and in that behalf.



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Shreeshi
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4. That the Developer shall keep the Landowner indemnified against all fines, penalties and losses incurred by reason of the breach of the Developer of any such laws, bye-laws and regulations.

XIII) POWER OF ATTORNEY:-

1. That the Landowner shall sign, execute and register one General Power of Attorney in favour of the Developer for compliance of the obligations on the part of the Developer to be observed, fulfilled and performed hereunder and the proper and uninterrupted exercise of implementing the rights and authorities granted or intended to be granted to the Developer hereunder and for all related works and for construction of the said building and for occupation, sale, mortgage, let-out, lease-out, exchange or transfer otherwise the said Developer's Allocation in the proposed building complex and to sign execute and register the deeds/documents therein in respect of said Developer's Allocation in the multistoried building to be constructed on the below Schedule land.
2. That in case of death of the Landowner, then in that event his successors/heirs will remain bound to execute sign, execute and register one General Power of Attorney in favour of the Developer as aforesaid authorising the same power in favour of the Developer.
3. By virtue of the powers and authorities granted by the Landowner in pursuance hereof from time to time, the Developer shall not do any such acts, deeds, matters and things whereby the rights of the Landowner hereunder or otherwise are affected and / or which go against the spirit of this Agreement.



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Sandit Kaur

SHREYSH PLATA MAKER LLP

Shreesh
Partner

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XIV) COMMON PROVISIONS:-

1. That the Landowner and the Developer shall proportionately pay and bear the property taxes and other dues and outgoing of the said building according to dues as and from the date of this Agreement till the building complex is fully constructed. Thereafter respective purchaser/s/owners of units in the said building shall bear the same proportionately.
2. That the Landowner and the Developer shall bear their respective proportionate statutory impositions and/or tax liabilities.
3. As and from the date of service of letter of possession in respect of the said building/construction, the respective owners shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building which include proportionate share of premises for insurances of the building complex, water, fire and sewerage charges and taxes, light, sanitation and maintenance of the common facilities, renovation, replacement, repair and renewal charges and expenses for the building complex and of the common wiring, pipes, electrical and pumps, motors and other electrical and mechanical installations, lift, application and equipment's stairways, corridors, passage ways, and other common facilities whatsoever as may be mutually agreed from time to time.
4. That in case of any accidents during the constructions work the Developer shall settle the same at its own costs and the Landowner shall have no liability in this respect.
5. That the Parties hereby declare that they have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as a Partnership between them nor shall the Parties hereto constitute an Association of persons.



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Sanjit Khosla

SHREYSH PLAZA MAKER LLP
Partner

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6. That in case of any changes in Government policies, rules, laws effecting the construction work the effect shall be borne by both the Parties.

XV) LEGAL PROCEEDINGS:-

1. That the Landowner is liable to pay and clear up all the dues of property taxes, holding taxes and other outgoing taxes upto date on or before the date of execution of this Agreement.
2. That any notice required to be given by the Developer shall without prejudice to any other mode of service available deemed to have been served on the Landowner if delivered by hand with due acknowledgement at the office of the Landowner and shall likewise be deemed to have been served on the Developer by the Landowner if delivered by hand or send by prepaid registered post to the office of the Developer.
3. As and from the date of completion of the building complex the Purchaser/s/Owners shall be liable to pay and bear proportionate charges on account of land revenue rent and municipal taxes and other taxes payable in respect of their units respectively.
4. If in case any dispute arises during the time of construction relating to the title and possession of the below Schedule land, then the Landowner shall be liable to settle the same at his own cost and liability.

XVI) ARBITRATION:-

All disputes and / or differences by and between the parties hereto arising out of or relating to the said premises or any of the provisions hereof shall be referred for arbitration. Arbitrators will be appointed and / or selected by both the parties according to the choice of each of them and adjudicated under the provision of the Arbitration and Conciliation Act,



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Siliguri-I, Dt. Darjeeling

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Sankit Dutt

SHREYSH PLAZA MAKER LLP

Partner

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1996 with an amendment or modification thereof. The venue of arbitration will be at Siliguri.

XVII) JURISDICTION: -

The ordinary original civil jurisdiction of the Hon'ble Court at Siliguri shall have jurisdiction to entertain, try and determine all actions and suits including the arbitration proceedings arising out of this Agreement.

W
D

Continued to next page



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Savitit Dhar

SHREYSH PLAZA MAKER LLP
Partner

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SCHEDULE
(DESCRIPTION OF THE LAND)

All that **VACANT UNDIVIDED LAND** measuring **3 KATHA 8 CHATAK**, situated within **R.S. MOUZA SILIGURI**, appertaining to and forming part of **R.S. PLOT No. 10573**, Recorded in **R.S. KHATIAN No. 5221**, **R.S. J.L. No. 110(88)** Corresponding to new **L.R. MOUZA SILIGURI PURBA**, appertaining to and forming part of **L.R. PLOT No. 3144**, Recorded in **L.R. KHATIAN No. 2567**, **L.R. J.L. No. 92**, Pargana Baikunthapur, within the limits of limits of **WARD No. 16** of Siliguri Municipal Corporation, **Rash Behari Sarani, Hakimpara**, Police Station Siliguri, District Darjeeling, in the State of West Bengal. The classification of the said land as per R.O.R. is Bastu and proposed land use is also Bastu.

The said total land measuring 10 Katha is bounded and butted as follows:-

By the North ... Land of Joadder,
By the South ... 25' - 26'2" wide S.M.C. Road,
By the East Land and House of Moloy Bose and Nirmal Bose,
By the West Land and House of Kishori Mohan Banerjee.

Continued to next page



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Sambit Dhar

SHREYSH PLAZA MAKER LLP

Partner

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ANNEXURE
(SPECIFICATIONS OF THE WORK)

Foundation	Earthquake resistant RCC frame super structure with infill brick/walls.
Elevation	Skilled and quality craftsmanship to make the complex a symbol of class
Doors/Windows	Natural Anodised Sliding Aluminium windows fitted with grills. PVC door frames, Water resistant flush doors with standard fittings.
Flooring	Vitrified tiles in Drawing, Dining and Bedroom. Anti-skid tiles in toilet.
Fire Fight System	Equipped with efficient and effective firefighting system.
Wall Finish	Interior- Wall putty, Exterior-Painted with good quality exterior paint.
Kitchen	Anti-skid Ceramic tiles in floor, Granite counter top with stainless steel sink and ceramic tiles upto 4 feet above counter.
Toilet	CP fittings of jaquar or equivalent brand; wall hung EWC ; Wash Basin and High quality ceramic tiles upto door height.
Elevator	Automatic elevator.
Electrical / wiring	Concealed wiring with fire resistant ISI grade copper conductors having provision for adequate points and TV sockets in Drawing and Master bedroom. A.C points in master bedroom, protective M.C.B's and

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Santib Dutta

SHREYSH PLAZA MAKE UP
Partner

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	elegant modular switches of reputed brand.
Generator Back up	Generator back up will be provided only for common space and facilities, i.e. parking, CCTV, water pump, common lights, etc. No power back up will be provided in the flat.

Note:- That the photographs and the fingerprints of the First Party and the Authorised Signatory of the Second Party are duly affixed upon sheet/s thus forming PART of these presents.

Continued to next page



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IN WITNESSES WHEREOF the First Party and the Authorised Signatory of the Second Party respectively in good health and sound conscious mind have set and subscribed their respective seal and signatures on this **DEVELOPMENT AGREEMENT** on the day, month and year first above written.

WITNESSES:-

The contents of this document have been gone through and understood personally.

1. Champa Dhar
Wife of Sri
Sambit Dhar

Q8 Dash Behari Surin
ward no. 16 Hardin Para
PO. Siliguri
PS. Siliguri
Dt. Darjeeling

Sambit Dhar

FIRST PARTY / LANDOWNER

2. Shrapan Dhar

S/c Lt. Sailendra Kr. Dhar
52, Rabindra Saren,
Rabindra Nagar,
PO - Rabindra Saren
PS - Siliguri
Dt. - Darjeeling

SHREYSTH PLAZA MAKER LLP

[Signature]
Partner

SECOND PARTY / DEVELOPER

Drafted as per instructions of all the Parties, readover and explained and printed in my office

[Signature]

NIKUNJ SARAF

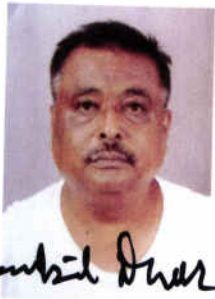
Advocate :: Siliguri

Regn. No. WB/1287/2008.



Adl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

23 SEP 2025

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

Sanjit Dwar
SIGNATURE



Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

23 SEP 2025

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

SHREYSTH PLAZA MAKER LLP



SIGNATURE



Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

23 SEP 2025

WITNESS / IDENTIFIER

	LEFT THUMB IMPRESSION	
---	----------------------------------	--

Champa Dhar
SIGNATURE



addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

23 SEP 2025

Major Information of the Deed

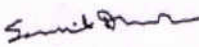
Deed No :	I-0402-02404/2025	Date of Registration	23/09/2025
Query No / Year	0402-2002596189/2025	Office where deed is registered	
Query Date	12/09/2025 6:52:50 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	N S Associate Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 8637372499, 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], [4309] Other than Immovable Property, Indemnity Bond [Rs : 100/-]		
Set Forth value	Market Value		
	Rs. 1,10,25,001/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,024/- (Article:48(g))	Rs. 800/- (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: HAKIMPARA, Road Zone : (Ward No.16 -- Ward No.16) , 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-10573	RS-5221	Bastu	Bastu	3 Katha 8 Chatak		1,10,25,001/-	Width of Approach Road: 27 Ft., Adjacent to Metal Road,
Grand Total :					5.775Dec	0 /-	110,25,001 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Sambit Dhar (Presentant) Son of Late Sailendra Kumar Dhar Executed by: Self, Date of Execution: 23/09/2025 , Admitted by: Self, Date of Admission: 23/09/2025 ,Place : Office	 23/09/2025	 LTI 23/09/2025	 23/09/2025

28, Rash Behari Sarani, Ward No. 16, Hakimpura, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: adxxxxxx9p, Aadhaar No: 81xxxxxxxx7398, Status :Individual, Executed by: Self, Date of Execution: 23/09/2025 , Admitted by: Self, Date of Admission: 23/09/2025 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shreysth Plaza Maker LLP Goyal Plaza, Sevoke Road Bye Lane, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Date of Incorporation:XX-XX-2XX9 , PAN No.: adxxxxxx3f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature															
1	<table><thead><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr></thead><tbody><tr><td>Shri Amit Poddar Son of Late Binay Kumar Poddar Date of Execution - 23/09/2025, , Admitted by: Self, Date of Admission: 23/09/2025, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Sep 23 2025 11:17AM</td><td></td><td>LTI 23/09/2025</td><td>23/09/2025</td></tr></tbody></table>	Name	Photo	Finger Print	Signature	Shri Amit Poddar Son of Late Binay Kumar Poddar Date of Execution - 23/09/2025, , Admitted by: Self, Date of Admission: 23/09/2025, Place of Admission of Execution: Office		 Captured		Sep 23 2025 11:17AM		LTI 23/09/2025	23/09/2025	Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 72xxxxxxxx4890 Status : Representative, Representative of : Shreysth Plaza Maker LLP (as Designated Partner)		
Name	Photo	Finger Print	Signature													
Shri Amit Poddar Son of Late Binay Kumar Poddar Date of Execution - 23/09/2025, , Admitted by: Self, Date of Admission: 23/09/2025, Place of Admission of Execution: Office		 Captured														
Sep 23 2025 11:17AM		LTI 23/09/2025	23/09/2025													

Identifier Details :

Name	Photo	Finger Print	Signature
Smt Champa Dhar Wife of Shri Sambit Dhar 28, Rash Behari Sarani, Ward No. 16, Hakimpura, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001		 Captured	
	23/09/2025	23/09/2025	23/09/2025

Identifier Of Shri Sambit Dhar, Shri Amit Poddar

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Sambit Dhar	Shreysth Plaza Maker LLP-5.775 Dec

Endorsement For Deed Number : I - 040202404 / 2025

On 23-09-2025

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 11:12 hrs on 23-09-2025, at the Office of the A.D.S.R. SILIGURI by Shri Sambit Dhar ,Executant.

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 1,10,25,001/-

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

Execution is admitted on 23/09/2025 by Shri Sambit Dhar, Son of Late Sailendra Kumar Dhar, 28, Rash Behari Sarani, Ward No. 16, Hakimpara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Smt Champa Dhar, , Wife of Shri Sambit Dhar, 28, Rash Behari Sarani, Ward No. 16, Hakimpara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession House wife

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

Execution is admitted on 23-09-2025 by Shri Amit Poddar, Designated Partner, Shreysth Plaza Maker LLP (LLP), Goyal Plaza, Sevoke Road Bye Lane, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Smt Champa Dhar, , Wife of Shri Sambit Dhar, 28, Rash Behari Sarani, Ward No. 16, Hakimpara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 800.00/- (E = Rs 800.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 800/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2025 12:07PM with Govt. Ref. No: 192025260281050248 on 22-09-2025, Amount Rs: 800/-, Bank: SBI EPay (SBlePay), Ref. No. 7951111406517 on 22-09-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,024/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-, by online = Rs 19,024/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 21192, Amount: Rs.1,000.00/-, Date of Purchase: 09/09/2025, Vendor name: J Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2025 12:07PM with Govt. Ref. No: 192025260281050248 on 22-09-2025, Amount Rs: 19,024/-, Bank: SBI EPay (SBlePay), Ref. No. 7951111406517 on 22-09-2025, Head of Account 0030-02-103-003-02



LAKPA BITTU TAMANG
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 0402-2025, Page from 62438 to 62470

being No 040202404 for the year 2025.



Syangden

Digitally signed by SANGHA RATNA SYANGDEN
Date: 2025.09.25 16:06:36 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 25/09/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.