SI- 3990/25

I- 3982/25

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL K 567999

Dt: 21/05/2025

Dt. 19560681

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
Siliguri -II at Bagdogra

21 MAY 2025

Supriti Majumdar.

D.C.P. ENTERPRISE
Partner

AUTHORIZED PARTNER
OF DCP ENTERPRISE

DEED OF DEVELOPMENT AGREEMENT

SANKAR HAZRA
Advocate
SILIGURI

S. No. 1265 Date 20/05/2025

Sold to Snpsiti Majumdar

OF Siliguri

Rs. 5000/- (Rupees) Five Thousend only

(B.R. Ghosh)
Stamp Vendor
Siliguri Court
L. No. R. M/106/1993
Darjeeling

21 MAY 2025

Supriti Majumdar

D.C.P. ENTERPRISE
Partner
AUTHORIZED PARTNER
OF DCP ENTERPRISE

DEED OF DEVELOPMENT AGREEMENT

THIS INDENTURE IS MADE ON THIS THE 21st DAY OF MAY TWO THOUSAND AND TWENTY FIVE AT BAGDOGRA, DIST. DARJEELING

Area of vacant land	::	8.8 Decimal
L.R. Plot No.	::	685
L.R. Khatian No.	::	1280
R.S. Plot No.	::	309
R.S. Khatian No.	::	29
J.L. No.	::	86
Mouza	::	Ujanu
Pargana	::	Patharghata
Local Area	::	Pati Colony
Ward No.	::	47
Local Body	::	Siliguri Municipal Corporation
Police Station	::	Pradhan Nagar
District	::	Darjeeling
Pin Code	::	734003
Govt. Assessment Value	::	Rs. 67,19,997/-
Query No.	::	2001356681/2025

SANKAR HAZRA
Advocate
SILIGURI

Supriti Majumdar.

D.C.P. ENTERPRISE
Tamal Kumar
Partner
AUTHORIZED PARTNER
OF DCP ENTERPRISE

BETWEEN

SMT. SUPRITI MAJUMDAR, wife of Shri Bimal Kumar Majumdar and Daughter of Late Nani Gopal Ghosh & Late Hena Ghosh and, Indian by Nationality, Hindu by religion, Housewife by occupation, residing at Dinabandhu Mitra Sarani, Subhash Pally, Ward No. 18 within the limits of Siliguri Municipal Corporation, P.O. & P.S. – Siliguri, Pin - 734001 in the Dist. Darjeeling within the State of West Bengal, hereinafter referred to as **"LAND OWNER"** (Which term and expression shall mean and include unless excluded by or is repugnant to the context her respective heirs, successors, representatives, administrators, executors and assigns) of the **FIRST PART**.

AND

DCP ENTERPRISE, a Partnership Firm having its office at 2nd Floor of Vivekananda Super Market, Hill Cart Road, P.O. & P.S. - Siliguri, Dist. Darjeeling, Pin - 734001 within the State of West Bengal, do hereby represented by through one of its authorized partner **SHRI. TAMAL PAUL**, Son of Late Subodh Chandra Paul, Hindu by religion, Indian by Nationality, Civil Engineer by Profession, resident of Bibadi Sarani, Shibrampally, Ward No. 39, P.O. Haiderpara, P.S. Bhaktinagar, Siliguri, Dist. Jalpaiguri, Pin No. 734006, in the State of West Bengal - hereinafter referred to as **"DEVELOPER"** (Which term and expression shall mean and include unless excluded by or is repugnant to the context its respective heirs, successors, representatives, administrators, executors and assigns) of the **SECOND PART**.

AND

WHEREAS: the Land Owner namely Smt. Supriti Majumdar, Daughter of Late Nani Gopal Ghosh and Late Hena Ghosh, is the absolute owner in possession of all that piece or parcel of land measuring 1.3 Decimal or 02 Katha, recorded in R.S Plot No. 309 (P) under R.S Khatian No. 29 being in E/P No. 76(P), situated within Mouza – Ujanu, Pargana – Patharghata, J.L. No. 86, Police Station – Matigara now Pradhan Nagar, Dist. Darjeeling, in the State of West Bengal by virtue of a registered Deed of Gift (Patta), being Document No. I-18 for the year 2009, recorded in Book No. I, Volume No. I, Pages from 69 to 72 which was duly executed by Additional District Magistrate of Siliguri on behalf of the Refugee Relief and Rehabilitation Department of Government of West Bengal and the same, was registered at the office of the Additional District Sub Registrar at Siliguri, Dist. Darjeeling.

SANKAR HAZRA
Advocate
SILIGURI

21 MAY 2025

Supriti Majumdar

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Partner
AUTHORIZED PARTNER
OF DCP ENTERPRISE

AND WHEREAS: subsequently Record of Rights was prepared in favour of Smt. Supriti Majumdar, wife of Shri Bimal Kumar Majumdar, in respect of her land measuring 3.3 Decimal or 02 Katha and she obtained a new L.R. Khatian being No. 1280 under L.R. Plot No. 685 in corresponding to its R.S Plot No. 309 (P) under R.S. Khatian No. 29 which is published from the office of the B.L & L.R.O Matigara at Shivmandir, Dist. Darjeeling.

AND WHEREAS: on the other hand, Hena Ghosh (now deceased), wife of Late Nani Gopal Ghosh, was also an absolute owner in possession of all that piece or parcel of land measuring 5.5 Decimal or 03 Katha 06 Chhatak, recorded in R.S Plot No. 309 (P) under R.S Khatian No. 29 being in E/P No. 76(P), situated within Mouza – Ujanu, Pargana – Patharghata, J.L. No. 86, Police Station – Matigara now Pradhan Nagar, Dist. Darjeeling, in the State of West Bengal by virtue of a registered Deed of Gift (Patta) being Document No. I-1078 for the year 2005, recorded in Book No. I, Volume No. I, Pages from 5204 to 5207, which was duly executed by Additional District Magistrate of Siliguri on behalf of the Refugee Relief and Rehabilitation Department of Government of West Bengal and the same was registered at the office of the Additional District Sub Registrar at Siliguri, Dist. Darjeeling - having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever without any interference or interruption from anybody.

AND WHEREAS: subsequently Record of Right was prepared in favour of Hena Ghosh (now deceased), in respect of her land measuring 5.5 Decimal or 03 Katha 06 Chhatak and she obtained a new L.R. Khatian being No. 1281 under L.R. Plot No. 685 in corresponding to its R.S Plot No. 309 (P) under R.S Khatian No. 29 - which is issued from the office of the B.L & L.R.O Matigara at Shivmandir, Dist. Darjeeling.

AND WHEREAS: Hena Ghosh (now deceased), wife of Late Nani Gopal Ghosh, being a recorded owner and due to her old age and natural love & affection out of her free will without fraud, coercion or under influence from anybody, she gifted her aforesaid Total vacant land without any consideration measuring 5.5 Decimal or 03 Katha 06 Chhatak to or in favour of her common blooded daughter namely Smt. Supriti Majumdar, wife of Shri Bimal Kumar Majumdar, by virtue of a registered Deed of Gift being Document No. I-7100 for the year 2022, registered on 16.02.2022, recorded in Book No. I, Volume No. 0403-2022, Pages from 147892 to 147909, which is registered from Office of the Additional District Sub Registrar Siliguri - II at Bagdogra, Dist. Darjeeling - having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever without any interference or interruption from anybody.

SANKAR HAZRA Advocate SILIGURI

21 MAY 2025

Supriti Majumdar.

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AND WHEREAS: during the read over of the above described Deed of Gift being No. I-7100 for the year 2022, a typographical mistake was found or detected in the Page No. 5 of the Deed of Gift being No. I-7100 for the year 2022 and in the site Plan attached along with the Deed, that the boundary was wrongly mentioned as "on the East : 16 Feet Wide Metal Road" instead of the correct one "on the East : 16'- 6" Wide Metal Road", which was duly rectified by virtue of a registered Deed of Declaration/Rectification being Document No. IV-0382 for the year 2024, registered on 26.12.2024 recorded in Book No. IV, Volume No. 0403-2024, Pages from 5872 to 5884, before the Office of the Additional District Sub Registrar Siliguri - II at Bagdogra, Dist. Darjeeling.

AND WHEREAS: now Smt. Supriti Majumdar, daughter of Late Nani Gopal Ghosh and Late Hena Ghosh, by virtue of the above mentioned two separated registered Deeds being Nos. (i) Deed of Gift (Patta) No. I-18 for the year 2009, consisting of land measuring 3.3 Decimal or 02 Katha and (ii) Deed of Gift No. I-7100 for the year 2022, consisting of land measuring 5.5 Decimal or 03 Katha 06 Chhatak, she has become the sole & absolute owner-in-possession of all that piece or parcel of total land measuring (02 Katha + 03 Katha 06 Chhatak) = 05 Katha 06 Chhatak or 8.80 Decimal, situated within Mouza – Ujanu, Pargana – Patharghata, J.L. No. 86, Police Station – Matigara now Pradhan Nagar, Dist. Darjeeling, possessing and enjoying her said land in her actual khas and having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever without any interference or interruption form anybody.

AND WHEREAS: subsequently Record of Right was prepared in favour of Smt. Supriti Majumdar, daughter of Late Nani Gopal Ghosh in respect of her above mentioned Total land measuring 05 Katha 06 Chhatak or 8.80 Decimal and the total land area is included and recorded in L.R. Khatian being No. 1280 under L.R. Plot No. 685, situated at Mouza – Ujanu, J.L. No. 86 Dist. of Darjeeling which is published from the office of the B.L & L.R.O Matigara at Shivmandir.

AND WHEREAS: subsequently and as presently the recorded Land Owner namely Smt. Supriti Majumdar, to have a permanent heritable and transferrable interest therein free from all encumbrances aforesaid plot and her residential accommodation and for the members of her family, have decided to develop her aforesaid land measuring 05 Katha 06 Chhatak or 8.80 Decimal described in **SCHEDULE - "A",** the construction will be as per sanction Building Plan of a P+3 (Three) Storied residential Building to be approved and sanctioned by the appropriate authority of the Siliguri Municipal Corporation.

SANKAR HAZRA Advocate SILIGURI

21 MAY 2025

Supriti Majumdar

D.C.P. ENTERPRISE
Partner
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OF DCP ENTERPRISE

AND WHEREAS: the Land Owner due to the personal difficulties and for want of manpower, experience in the construction job and insufficient fund, have expressed her desireness to appoint a Developer for the development of her aforesaid plot of land which is described in the **SCHEDULE "A"** below Land.

AND WHEREAS: the Developer on coming to know the intention of the Land Owner, expressed to the Land Owner that the Developer has the reputation in developing and constructing multi-storied building within the area of Siliguri Municipal Corporation and discussed with the Land Owner to allow the Developer to develop the said land as described in the **SCHEDULE "A"** mentioned hereunder of the Land Owner.

AND WHEREAS: the Land Owner have agreed with the proposal of the Developer an exclusive right to develop the said land as described in the schedule hereunder written and to construct a P+3 storied residential building in accordance with the plan to be approved and sanctioned by the appropriate authority of the Siliguri Municipal Corporation and Siliguri Jalpaiguri Development Authority and the Land Owner shall handover her said land which is fully described in **SCHEDULE "A"** for construction of the proposed **P+3 STORIED RESIDENTIAL BUILDING** under certain terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWES:-

A. **"THE SAID LAND"** shall mean all that demarcated piece or parcel of land measuring 05 Kathas 06 Chhataks lying and situated at Road No.5, Pati Colony, Ward No. 47, P.O. & P.S. Pradhan Nagar, Siliguri, Dist. Darjeeling, in the state of West Bengal, Pin - 734003, as fully described in the **SCHEDULE 'A'** hereunder.

B. **"THE BUILDING"** shall mean a **P+3 (Three)** storied residential building to be constructed in the said premises in accordance with the plan to be sanctioned by Siliguri Municipal Corporation.

C. **"BUILDING PLAN"** shall mean the plan/s for the construction of the **P+3 (Three)** storied residential building to be approved/sanctioned by the Siliguri Municipal Corporation and/or any other authority in the name of the Land Owner and shall include and renewals or amendments thereto and/or modifications thereof made or caused to be made by the Developer.

D. **"ARCHITECT/ENGINEER"** shall mean the Person or Firm to be appointed or nominated by the Developer as Architect/Engineer for supervising of the construction of **P+3 (Three)** storied residential building on the land of the Land Owner as describe in the **SCHEDULE "A"** hereunder.

SANKAR HAZRA Advocate SILIGURI

21 MAY 2025

Supriti Majumdar

D.C.P. ENTERPRISE
Partner
AUTHORIZED PARTNER
OF DCP ENTERPRISE

E. **"LAND OWNER'S ALLOCATION"** shall mean that after construction of the proposed **P+3 (Three)** Storied residential building, the flats, Parking or Garages with proportionate land etc. which will be provided and delivered to the Land Owner by the Developer. The allotment of **"LAND OWNER'S ALLOCATION"** shall be made to the Land Owner by the Developer as fully described in **SCHEDULE "B"** hereunder in terms and Condition of this agreement.

F. **"DEVELOPERS ALLOCATION"** shall mean that after construction of the proposed **P+3 (Three)** storied residential building, the flats, Parking/ garages with proportionate land etc. which shall be provided and delivered to the Developer, and entire construction area except the Land Owner's Allocation of the proposed Building as fully described in **SCHEDULE "C"** hereunder in terms and Condition of this agreement.

G. "Proportionate Share of Rent and Taxes" shall mean that the Land Owner shall pay Municipal Taxes, Rent/Land Revenue with respect to **"Land Owner's Allocation"** from the date of delivery of possession of "Land Owner's Allocation" to the Land Owner by the Developer after completion of the said proposed P+3 storied residential building and the Developer and/or her successors shall pay Municipal Taxes, Rent / Land Revenue with respect to Developer's Allocation from the date of delivery of possession of Land Owner's Allocation to the Land Owner by the Developer after completion of the said proposed P+3 storied residential building in terms of this agreement.

H. It is to be noted that the Land Owner has duly deposited all rent and taxes in respect of the land as describe in **SCHEDULE "A"** below up to date/till the date of execution of this agreement. From to-day onwards i.e. from the date of execution of these presents during construction and completion of the proposed **P+3 (Three)** storied residential building on the said plot of land and till the date of delivery of **"Land Owner's Allocation"** to the Land Owner by the Developer, all rent and taxes including all charges pertaining to the below scheduled land and the facilities standing thereon regularly to the concern authorities by the Developer.

SANKAR HAZRA Advocate SILIGURI

I. **"TRANSFEREE/ PURCHASER"** shall mean purchasers to whom any flat / apartment / garage in the buildings may be transferred or sold for consideration.

21 MAY 2025

Sutprite Majumdar.

D.C.P. ENTERPRISE
Partner
AUTHORIZED PARTNER
OF DCP ENTERPRISE

Now This Agreement Witnessed on the Following Terms & Condition agreed by and between the parties as follows:-

Article: I: Exploitation Rights:
The Land Owner hereunder grants an exclusive right and physical possession to and in favor of the Developer to build/construct a proposed **P+3 (Three)** storied residential building on the land describe in the **SCHEDULE "A"** hereunder in accordance with the plan to be sanctioned by Siliguri Municipal Corporation in the name of the Land Owner at the cost of the Developer and to sell the flats and garages in respect of the Developer's Allocation except the Land Owner's Allocation (which shall be delivered by the Developer to the Land Owner as Land Owner's Allocation as per terms of this agreement, and the Developer shall be entitled to obtain necessary advance/advances from prospective buyers in respect of the Developer's Allocation on the terms and conditions as the Developer may in his/her absolute discretion deem fit and proper without any liability whatsoever of the Land Owner.

It is agreed by and between the parties that before construction of the proposed **P+3 (Three)** storied residential building, the Land Owner handed over the possession of the land described in the **SCHEDULE "A"** herein below to the Developer hereof.

Article: II: Building:

1) That The Developer shall at his/her own cost construct the said **P+3 (Three) STORIED RESIDENTIAL BUILDING** on the said land on the Land Owner according to the Building Plan/s to be sanctioned by the Municipal Corporation with such modification or alternation as may be required to be made therein.

2) That The said proposed Building shall be constructed **within a period of 24 months** from the date of sanction from completing the said construction of building Plan, in all respects within 24 months from the date of sanction of the Building Plan due to act of God and natural calamities beyond his control, the Developer shall get **grace time of a period of 6 months** beyond the period of said 24 months as stated above.

3) That the Developer shall prepare a plan with copies for construction of a **P+3 (Three) storied residential building** on the said plot of land described in **SCHEDULE "A"** hereunder through as Architect forthwith i.e. without delay at the cost of the Developer and shall submit the said plan with copies to the SJDA Authority, Siliguri Municipal Corporation or any other appropriate Authority after taking the signatures thereon of the Land Owner to the Siliguri Municipal Corporation for sanction thereof from the Siliguri Municipal Corporation and/or appropriate authority at his own cost. The Developer shall appoint Engineer.

SANKAR HAZRA Advocate SILIGURI

Sueprite Majumdar.

D.C.P. ENTERPRISE
Partner
AUTHORIZED PARTNER
OF DCP ENTERPRISE

4) That the Architect, Mason, Designer, Workmen, Guard etc. and shall pay her wages and salaries from his own. The Land Owner shall not be liable to any such person for any dues on account of the services to be rendered by them.

5) That from the date of delivery of possession of the **SCHEDULED "A"** land by the Land Owner to the Developer and during the construction of the building and/or during the continuance of this agreement, the Land Owner shall not liable in any way or in any manner whatsoever for any accident of any worker, agent or any person to be employed / engaged by the Developer. The Developer shall be solely liable and responsible for the same.

6) That the Developer shall construct the building with standard building materials and following the approved plan strictly. The Developer shall be solely liable and responsible in all matters pertaining to the construction of the proposed building including Goods and Service Tax or related any other taxes towards investments to be made by the Developer for the same.

7) That the Developer shall appoint Engineer, Architect, designer, Supervisor, Skilled and Unskilled workers/persons etc. for the purpose of smooth construction/ proper construction of the proposed building on the land described in **SCHEDULE "A"** herein below at the choice and cost of the Developer. The Developer shall bear the remunerations of those persons from her own. The Land Owner shall not be responsible and liable for the same.

8) That for the purpose of smooth construction, the developer shall have every liberty to have water, electricity, telephone connection or other amenities from the appropriate authority, provided that the Developer shall be responsible to pay regularly for the consumption charges of those facilities or amenities to the respective authorities. The Land Owner shall not be responsible and liable for the same.

9) That during the continuance of the construction work of the said proposed building on the land described in schedule "A" below, the developer shall not assign or transfer the construction work of the project either wholly or in part or the premises to any other Developer, contractor or any person or concern without the written consent of the Land Owner.

SANKAR HAZRA
Advocate
SILIGURI

Public Health Sub Division
Sri Ila Bandopadhyay Road, Durgapur

21 MAY 2025

Supriti Majumdar.

D.C.P. ENTERPRISE
Partner
AUTHORIZED PARTNER
OF DCP ENTERPRISE

Article: III: Land Owner's Obligation:

1) That during the continuance of this Agreement the Land Owner shall not in any way cause any impediment or obstruction whatsoever in the construction or development of the said property at the said premises by the Developer in terms of this Agreement.
2) That the Land Owner shall submit and sign all necessary papers and documents from time to time which may be required by the Developer for the purpose of construction and development of the said property in the said premises in terms of this Agreement. The Land Owner shall remain liable to sign/execute/register such deeds as they may be asked to do so by the Developer in respect of flats, rooms and garages etc. in Developers allocation, in favour of his (Developer) nominees from time to time without any delay or excuse, otherwise the Land Owner shall remain liable to compensate the Developer, his/her legal heirs shall give the necessary registrations of the flats/rooms/garages etc. to the prospective buyers in Developer's allocation without demanding anything (other then what has been promise by the Developer) from the Developer and /or the prospective buyers.
3) The Land Owner shall grant and execute a General Power of Attorney in favour of the Developer to facilitate the construction of the building according to the sanctioned plan/s and to sell/ let out of the flats, car parking Spaces, covered spaces etc. in Developer's Allocation which is fully described in below 'Schedule – C' and in case of the death of the Land Owner's the legal heirs of the Land Owner shall execute a General Power of Attorney in favour of the Developer empowering him/her/her with such powers.

Article: IV: Developer's Obligation:

1) Until completion of all the formalities, the Land Owner shall permit the Developer and his representatives to have access to the premises for the purpose of soil testing, taking measurement for preparation and drawing of the building plans and other connected works relating to the Development and construction of the said property.
2) The Developer shall construct the said building in terms of this Agreement and in accordance with the plan/s to be sanctioned by the Siliguri Municipal Corporation without any deviation whatsoever, except internal arrangements as per requirements.
3) The Developer shall complete the building within 24 months from date of sanctioned of the building plan unless prevented by force of nature and/or act of Govt. which is beyond his control. If the Developer is prevented to complete the Building within 24 months from the date of sanction of Building plan, he will get a grace time of 6 months maximum in addition to 24 months for completion of the building.

SANKAR HAZRA Advocate SILIGURI

Sub Dist Sub Registrar
Sri Harikotapa Dist Nellore

21 MAY 2015

Supriti Majumdar

D.C.P. ENTERPRISE
Partner
AUTHORIZED PARTNER
OF DCP ENTERPRISE

4) The Developer shall pay/ bear all municipal Tax and other taxes payable for the said land/property from the date of taking of physical possession of the premises from the Land Owner till the date of delivery of possession of the Land Owner's Allocation to the Land Owner to the Siliguri Municipal Corporation and other concern authorities. Since the date of delivery of the Land Owner's Allocation to the Land Owner, shall bear Municipal Taxes and other Taxes with respect to Land Owner's Allocation alone, the Developer and/or Buyers in respect of Developer's Allocation shall be borne/Paid by the Developer and/or the Purchaser of Developer's Allocation.

5) That the Developer shall complete the Building in all respects within 2(two) years from the date of Construction started in time herein agreed and thereafter he shall handover the possession of the Land Owner's Allocation to the Land Owner completing the same in all respects, hereof and thereafter the Developer shall be entitled to deliver the possession of Developer's Allocation to the intending purchaser or purchasers thereof and registration of the same shall be done in favour of the intending purchaser/s.

Article: V: Restrictions:

1. (A) The Developer, during construction, shall abide by all laws, rules and regulations of Governments, local bodies and/or other authorities and shall attend to answer and be responsible for any deviation, violation and/or branch of any of the said laws, bye-laws, rules and regulations.

   (B)The Land Owner shall abide by all bye-laws, rules and regulations of the Association/Society that may be framed by the Land Owner Allocation and sale of all flats, car parking spaces etc, comprising in Developer's Allocation.

2. The Land Owner as well as the Developer or nominated persons/Buyers shall not cause any obstruction or throw or accumulate any dirt, rubbish etc. or permit to same to be thrown or accumulated in or about the new building or in the compounds, corridors or any other portion of the new building and/or in the land described in schedule "A" hereunder.

Article: VI: Title Indemnities:-

1. The Land Owner declares that none but he has all claims, rights, titles or interests in the said land and that he has good right, title and absolute authorities to enter into this Agreement with the Developer.

2. The Land Owner hereby declares that the said land is free from all encumbrances, charges, claim, mortgages etc. whatsoever. The Land Owner hereby undertakes to indemnify and keep indemnified the Developer from and against any such encumbrances and for any claim of any third party pertaining to the said property.

SANKAR HAZRA Advocate SILIGURI

21 MAY 2025

Supriti Majumdar

D.C.P. ENTERPRISE
Partner
AUTHORIZED PARTNER
OF DCP ENTERPRISE

3. The Developer shall act as an independent person in construction of the building and under takes to keep the Land Owner indemnified from and against all third party claims and actions arising out of any ant or commission or omission of the Developer relating to the construction of the proposed building.
4. That the Developer shall be solely responsible for all costs, expenses, charges including electricity in connection with the said project.
5. That the Developer shall be solely responsible to all intending purchaser/purchasers of the Flat/Flats, Garage/Garages etc. for the construction works of the Building, the Land Owner shall in no way responsible for the same.

Article: VII: General:

1. The Land Owner at the request of the Developer shall execute appropriate sale deeds/conveyance of the Flat/Car Parking Spaces etc. in respect of the Developer's Allocation together with proportionate right, title and interest in the land in favour of the Developer and/or his nominee or nominees and transferees. The stamp duty, registration charges etc. for such transfer shall be borne by the Transferee(s) thereof.
2. On and from the date of completion of the building, the Developer and/or his/her nominated transferees or purchasers of Flats/Car Parking Spaces with regard to developer's Allocation and the Land Owner and/or his nominated transferees with regard to Land Owners Allocation shall each be liable to pay and bear proportionate charges on account of Municipal Taxes and such other taxes and charges and imposition as well as common expenses necessary to be paid/born for maintenance of common areas and facilities. The Land Owner as well as the Developer and/or the buyers of the Developer's Allocation and/or purchased area of Developer's Allocation to the Siliguri Municipal Corporation and B.L.& L.R.O' s offices respectively and shall bear/pay the Municipal Taxes, Land Revenue etc. respectively with effect from date of registration of Sale Deed in her names.
3. The after allotment/delivery of Land Owner's Allocation to the Land Owner by the Developer, the Land Owner shall be at liberty to alienate or transfer or encumber the Land Owner's Allocation to any person or concern at her own desecration and desire.
4. The electricity connection and transformer installation expenses will be paid by all the flat Land Owners and the land Owner as equally on the said contraction.

SANKAR HAZRA Advocate SILIGURI

The Government value of the said property is fixed at Rs. 67,19,997/- (Rupees Sixty Seven Lakhs Nineteen Thousand Nine Hundred and Ninety Seven) vide Query No. 2001356681 for the year 2025, Dated on 17th May 2025 only for determination of the Stamp Duty & Registration Charges.

21 MAY 2025

Supriti Majumdar.

D.C.P. ENTERPRISE
Partner
AUTHORIZED PARTNER
OF DCP ENTERPRISE

SCHEDULE- "A"
(DESCRIPTION OF THE TOTAL VACANT LAND)

ALL THAT PIECE AND PARCEL OF vacant land measuring 05 Kathas 06 Chhataks or 8.80 Decimal, recorded in L.R. Plot No. 685 under L.R. Khatian No.1280 in corresponding to R.S Plot No. 309 under R.S Khatian No. 29, situated within Mouza – Ujanu, Pargana – Patharghata, J.L. No. 86, Pati Colony, Ward No. 47 within the limits of Siliguri Municipal Corporation, under the jurisdiction Pradhan Nagar Police Station, Pin Code – 734003, Dist. Darjeeling, within the State of West Bengal.

Presently Vacant landed property is butted and bounded as follows:-

NORTH	::	Land of Jogen Das.
SOUTH	::	7 Ft. Wide Road.
EAST	::	16 Ft. 6 Inch. Wide Metal Road.
WEST	::	Land of Kanu Chowdhury.

SCHEDULE- "B"
(LAND OWNER'S ALLOCATION)

The Land Owner will get total 4 Numbers of Flats Each measuring 700 Sq. Ft (approx) including super built up area, 1 (One) Flat at 1st Floor Back side, 1 (One) Flat at 2nd Floor Back side, 2 (Two) Flats at 3rd Floor Back side, in the proposed **P+3 (Three)** storied residential building as per sanctioned building plan where the building stands on the Schedule "A" Property as described.

SCHEDULE- "C"
(DEVELOPER'S ALLOCATION)

SANKAR HAZRA Advocate SILIGURI

The Developer/Promoter will get entire **Building Construction** area on the above **SCHEDULE "A"** Land Except Land Owner's allocation, described in the **SCHEDULE "B"** of the proposed of the P+3 storied building as per sanctioned building plan.

Sub-Registrar
Sub Reg Bardhaman Dist Burdwan

21 MAY 2025

Suprit Majumdar.

D.C.P. ENTERPRISE
Partner
AUTHORIZED PARTNER
OF DCP ENTERPRISE

SPECIFICATION OF THE FLATS

1) All wall 5" thick brick wall with Flyash/Earthen bricks.
2) Foundation: Earthquake Resistant R.C.C. framed foundation with super structure (Sail, SRMB, Jindal, Durgapur Brand etc.).
3) Plastering: Outside and insider plaster with sand cement Mortar (Lafarz, Ramco, Dalmia Etc.).
4) Doors: Main Door and Balcony Door Frames will be made by WPS and with polished (4" x $2^1/_2$") and shutter will be made by Paneled Door (single leaf). Partition Door frames will be made by WPS (4" x $2^1/_2$") and shutter will be made by bison flush door (single leaf).
5) Windows: Fully Glazed Aluminum sliding windows with 4mm Black clear glass panels.
6) Floorings: All floors will be finished by Tiles with 6" Skirtings and Kitchen & washroom (Toilet) in marble finished.
7) Doors & Windows fittings: Main Door wooden frame with door and windows are Aluminum.
8) Toilets: Two toilets will be provided in every flat and Inside wall will be finished by 18"x12" latest quality of Tiles up to 6' height, One commode and another one Indian type pan (Hindware), two bib cock, 1 shower (ISI mark) and one cistern (sleek) ISI or Branded – in each toilet.
9) Kitchen: Top of the gas oven slab will be finished by Granite and above the gas oven slab up to 4 fit height finished by 18"x12" latest quality glazed tiles and one steel sink, one bib cock and one Aqua guard point.
10) Balcony: Steel Grill will be provided up to 3' height as per the Architect's instruction.
11) Painting: Inside walls lime putty and cement primer (ICI), outside walls cement base paint (snowcem) and doors primer, putting and paint (ICI).
12) Plumbing: Inside water lines will be by P.P.R. / UPVC pipe concealed and out side water lines will be surface with PVC pipe (Hindware, Oasis, & Gold Medal switch).
13) The installation of electricity transformer expenses will be bear by the all flat owners and Land Owners equally.
14) Electrical work: All electrical wiring including invertors points will be concealed Copper wiring of ISI mark. (Finolex, Havels & Goldmedal Switch) with necessary switch fitted boards excluding light, Fan or fittings etc.
15) The Steel Railing will be provided on entire stair case.
16) The stair case will be provided Marble/Granite, whichever will be appropriate.

SANKAR HAZRA Advocate SILIGURI

21 MAY 2015

17) Sanitary work main line and fitting like "T bend", Siphon, Tape etc. will be of high density PVC pipe as per the instruction of the Architect (Hindware, Oasis, Midas, Ashirbad). One white Basin will be provided in dining room.

18) All extra work will be done at the cost of the Land Owners/First Party/ies as per Architect instruction and the payment for such extra work shall be made by the Land Owners/First Party/ies in advance.

IN WITNESS WHERE OF the all party including Land owner, Developer, Identifier and Witnesses are hereof in good health and conscious mind has/have put their signature on this Deed of Development Agreement on the day, month and year hereinbefore mentioned in the presence of :-

IDENTIFIER

Uttam Ghosh

Shri. Uttam Ghosh
Son of Late Nani Gopal Ghosh
of Road No. 05, Pati Colony
Pradhan Nagar, Siliguri
Pin - 734003

Supriti Majumdar.

LAND OWNER

WITNESSES

Goutam Ghosh
Nani Gopal Ghosh.
Pati Colony Rd no-5
P.O- Pradhan Nagar
Siliguri-734003

Sudip Roy.
S/o Shamal Roy.
Sasoda Tolly.
Lalindoo Sapani
Siliguri - 734006

D.C.P. ENTERPRISE
Tamal Kar
Partner

AUTHORIZED PARTNER OF D.C.P ENTERPRISE

Drafted by me, as per instruction of parties, read over and explained to the Parties and computerized in my chamber

Sankar Hazra
(SANKAR HAZRA)
Advocate, Siliguri
Enrolment No. WB-467/1997

SANKAR HAZRA Advocate SILIGURI

EXECUTANT & CLAIMANT SHEET

FINGERPRINT OF SMT. SUPRITI MAJUMDAR (EPIC NO. WB/04/025/0396559)

PHOTO		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Supriti Majumdar.	LEFT HAND					
	RIGHT HAND					

SIGNATURE Supriti Majumdar.

FINGERPRINT OF SHRI TAMAL PAUL (EPIC NO. MHX0283655)
AUTHORIZED PARTNER OF DCP ENTERPRISE

PHOTO		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 D.C.P. ENTERPRISE Tamal Paul Partner	LEFT HAND					
	RIGHT HAND					

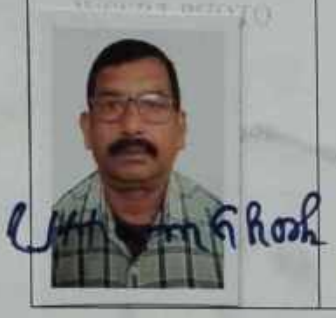
D.C.P. ENTERPRISE
Tamal Paul
Partner

SIGNATURE

2 MAY 2025

IDENTIFIER PART

LEFT THUMB IMPRESSION OF
SHRI. UTTAM GHOSH (EPIC NO. XEQ2475234)

PHOTO	LEFT THUMB	
		

SIGNATURE Uttam Ghosh

Dodl. Dist. Sub-Registrar
Sig. II at Rajdevna Dist. Darjeeling

21 MAY 2025

Major Information of the Deed

Deed No :	I-0403-03988/2025	Date of Registration	21/05/2025
Query No / Year	0403-2001356681/2025	Office where deed is registered	
Query Date	17/05/2025 2:24:05 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	SANKAR HAZRA Vivekananda Super Market, Hill Cart Road,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9434001610, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value		Market Value	
		Rs. 67,19,997/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,000/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Municipality: SILIGURI MC, Road: Pati Colony, Mouza: Ujanu, Jl No: 86, Pin Code : 734003

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-685 (RS :-309)	LR-1280, (RS:-29\0)	Bastu	Bastu	0.088 Acre		67,19,997/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, ,Last Reference Deed No :0403-I -07100-2022,Project : Not Specified
	Grand Total :				8.8Dec	0 /-	67,19,997 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Supriti Majumdar Wife of Shri Bimal Kumar Majumdar Executed by: Self, Date of Execution: 21/05/2025 , Admitted by: Self, Date of Admission: 21/05/2025 ,Place : Office	 21/05/2025	Captured LTI 21/05/2025	Supriti Majumdar 21/05/2025

Dinabandhu Mitra Sarani, Block/Sector: Subhash Pally, Ward No. 18, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: axxxxxxx0d, Aadhaar No: 59xxxxxxxx2374, Status :Individual, Executed by: Self, Date of Execution: 21/05/2025
, Admitted by: Self, Date of Admission: 21/05/2025 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**DCP Enterprise** 2nd Floor, Vivekananda Super Market, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Date of Incorporation:XX-XX-2XX6 , PAN No.:: aaxxxxxx3c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	**Shri Tamal Paul (Presentant)** Son of Late Subodh Ranjan Paul Date of Execution - 21/05/2025, , Admitted by: Self, Date of Admission: 21/05/2025, Place of Admission of Execution: Office	 May 21 2025 1:46PM	Captured LTI 21/05/2025	21/05/2025
	Bibadi Sarani, Block/Sector: Shibrampally, City:- Siliguri Mc, P.O:- Haiderpara, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: anxxxxxx9d, Aadhaar No: 40xxxxxxxx4225 Status : Representative, Representative of : DCP Enterprise (as Authorized Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Uttam Ghosh Son of Late Nani Gopal Ghosh Road No. 05, Ward No. 47, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003		Captured	
	21/05/2025	21/05/2025	21/05/2025
Identifier Of Smt Supriti Majumdar, Shri Tamal Paul			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Supriti Majumdar	DCP Enterprise-8.8 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Pradhan Nagar, Municipality: SILIGURI MC, Road: Pati Colony, Mouza: Ujanu, Jl No: 86, Pin Code : 734003

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 685, LR Khatian No:- 1280	Owner:সুপ্রীতি মজুমদার , Gurdian:বিমল কুমার মজুমদার, Address:নিজ , Classification:বাস্তু, Area:0.08800000 Acre,	Smt Supriti Majumdar

On 21-05-2025

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 13:36 hrs on 21-05-2025, at the Office of the A.D.S.R. BAGDOGRA by Shri Tamal Paul ,.

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 67,19,997/-

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

Execution is admitted on 21/05/2025 by Smt Supriti Majumdar, Wife of Shri Bimal Kumar Majumdar, Dinabandhu Mitra Sarani, Sector: Subhash Pally, Ward No. 18, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife

Indetified by Shri Uttam Ghosh, , , Son of Late Nani Gopal Ghosh, Road No. 05, Ward No. 47, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Service

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

Execution is admitted on 21-05-2025 by Shri Tamal Paul, Authorized Partner, DCP Enterprise (Partnership Firm), 2nd Floor, Vivekananda Super Market, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Shri Uttam Ghosh, , , Son of Late Nani Gopal Ghosh, Road No. 05, Ward No. 47, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/05/2025 10:53AM with Govt. Ref. No: 192025260073831418 on 21-05-2025, Amount Rs: 7/-, Bank: SBI EPay (SBIePay), Ref. No. 6839676252123 on 21-05-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,000/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,000/-
Description of Stamp
1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 1265, Amount: Rs.5,000.00/-, Date of Purchase: 20/05/2025, Vendor name: B R Ghosh
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/05/2025 10:53AM with Govt. Ref. No: 192025260073831418 on 21-05-2025, Amount Rs: 5,000/-, Bank: SBI EPay (SBIePay), Ref. No. 6839676252123 on 21-05-2025, 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 87736 to 87758

being No 040303988 for the year 2025.

Digitally signed by YOGEN TSHERING BHUTIA
Date: 2025.05.28 16:24:28 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 28/05/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.