

Sl. No 1981/2023.

I - 1949/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

2/1886178/2023 H 989710

Byungden
13.07.23

25.07.23

Dr

Akhiljit Mukherjee

Subhojit Mukherjee

Steel Builders
Ravi Sahu
Proprietor

DEVELOPMENT AGREEMENT

Contd.....P/2

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

Chiranjit
ADCL. CHIEF REGISTRAR
CLERK
25/7/2023

NON JUDICIAL STAMP

SL. NO. 3625 DATED 24/07/2023
NAME Steel Builders
OF Siliguri
VALUE RS. 5000/- Rupees Five thousand only



BIKRAM PAUL
GOVT. STAMP VENDOR
UNO - 171/RM OF 2015



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

25 JUL 2023

RECEIVED AT THE OFFICE OF THE ADDL. DIST. SUB-REGISTRAR, SILIGURI-I, DT. DARJEELING, ON 25/07/2023 AT 10:00 AM.

RECEIVED AT THE OFFICE OF THE ADDL. DIST. SUB-REGISTRAR, SILIGURI-I, DT. DARJEELING, ON 25/07/2023 AT 10:00 AM.

Abhijit Mukherjee
Subhrajit Mukherjee

Steel Builders
Pintu Saha
Proprietor

This indenture is made on this the 25TH day of July, 2023

BETWEEN

1. **SRI ABHIJIT MUKHERJEE**, (PAN-EDUPM7646R)
2. **SRI SUBHRAJIT MUKHERJEE**, (PAN-ATKPM9912C)
-both are Sons of Late Shanti Mukherjee @ Shantimay Mukherjee, Indian by Nationality, Hindu by religion, Business by occupation, resident of Raja Ram Mohan Roy Road, Hakimpura, Ward No. 15 of Siliguri Municipal Corporation, Post Office & Police Station Siliguri, District Darjeeling, PIN-734001 (W.B.) - hereinafter referred to as the "**OWNERS/FIRST PARTY**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the Party of the **ONE PART.**

A N D

STEEL BUILDERS, (PAN-BBVPS4096R) a Proprietorship Firm, having its Office at Sachitra Paul Sarani, Haiderpara, Ward No. 39 of Siliguri Municipal Corporation, Post Office Rabindra Sarani, Police Station Bhaktinagar, District Jalpaiguri, Pin-734006, represented by its Proprietor **SRI PINTU SAHA**, Son of Sri Nishith Saha, Indian by Nationality, Hindu by religion, Business by occupation, resident of Najrul Sarani, Ashrampara, Near Swamiji Club, Ward No. 39 of Siliguri Municipal Corporation, Post Office Rabindra Sarani, Police Station Bhaktinagar, District Jalpaiguri, Pin-734006 (W.B.)- hereinafter called the **DEVELOPER/ SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to its representatives, executors, Proprietor, administrators and assigns) of the **OTHER PART.**

Abhigait Mukherjee

Subhagita Mukherjee

Steel Builders
Pankaj Saha
Proprietor

WHEREAS the father of the First Party namely Shanti Mukherjee @ Shantimay Mukhopadhyay (since deceased), Son of Late Bhupal Chandra Mukherjee @ Bhupal Chandra Mukhopadhyay, was the owner of a piece of land measuring 6(Six) Kathas within the then Mouza Dabgram presently Siliguri, Pargana-Baikunthapur, under Police Station Siliguri, District Darjeeling by virtue of a registered perpetual Deed of Lease bearing Document No. 2098 for the year 1955, entered in Book No. I, Volume No. 18, pages from 282 to 284, registered at the office of the then Sub-Registrar Siliguri, District Darjeeling, executed by Sri Dwarpanarayan Singha, Son of Late N. Singha of Dabgram, Police Station Rajganj, District Jalpaiguri and since then he had been holding, possessing and enjoying the said land, without any interruption or interference from any corner whatsoever. Thereafter during Revisional Settlement Survey operation, an area of land measuring 11(Eleven) Decimals has been recorded in the Record of Right in his name vide R.S. Khatian No. 4631/2, in R.S. Plot No. 9902 of Mouza Siliguri, J.L. No. 110(88), under Police Station Siliguri, District Darjeeling, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

gmr
AND WHEREAS during enjoyment of the said land said Shanti Mukherjee @ Shantimay Mukhopadhyay sold and transferred an area of land measuring 2(Two) Kathas, to and in favour of Sri Sunil Saha, Son of Haradhan Saha of East Vivekanandapally, Police Station Rajganj, District Jalpaiguri, by virtue of a registered Deed of Sale, being Document No. 7834 for the year 1987, registered at the Office of the then Sub-Registrar Siliguri, District Darjeeling and lastly he was in possession of remaining land measuring 4(Four) Kathas, having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

Abhijit Mukherjee

Subhrajit Mukherjee

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Ranali Saha

Proprietor

AND WHEREAS being owner in such possession of such land, said Shanti Mukherjee @ Shantimay Mukhopadhyay, died intestate and his wife Shanta Mukherjee also died intestate leaving behind them, their two sons and one daughter namely (1) Sri Abhijit Mukherjee **(the First Party/Owner No. 1 hereof)**, (2) Sri Subhrajit Mukherjee **(the First Party/Owner No. 2 hereof)** and (3) Smt. Jhuma Chanda, as their only legal heirs and successors as per provision of Hindu Succession Act, 1956. Accordingly, by virtue of law of inheritance, the above named legal heirs of Late Shanti Mukherjee @ Shantimay Mukhopadhyay and Shanta Mukherjee became the joint owners of the aforesaid land, each having undivided 1/3rd share therein, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS being owner of undivided 1/3rd share in the aforesaid land, said Smt. Jhuma Chanda, Wife of Sri Dhananjay Chanda, gifted and transferred her entire share of vacant land measuring 960 Sq.ft., to and in favour of her brothers (1) Sri Abhijit Mukherjee **(the First Party/Owner No. 1 hereof)** and (2) Sri Subhrajit Mukherjee **(the First Party/Owner No. 2 hereof)**, by virtue of a registered Deed of Gift, being Document No. ~~1944~~ 1944 for the year 2023, registered at the Office of the Addl. District Sub-Registrar Siliguri, District Darjeeling and thereby the First Party/Owners have acquired absolute right, title and interest therein.

AND WHEREAS in the aforesaid circumstances at present the First Party/Owners abovenamed became the joint absolute owners of the entire vacant land measuring 4(Four) Kathas, **as fully described in the Schedule-"A" below**, each having equal share therein, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS the Second Party/Developer has been carrying on business of development of land by promoting construction of building.

AND WHEREAS the First Party/Owners have been trying to use and utilize the land measuring 4(Four) Kathas, more fully described in the Schedule "A" below, by constructing a residential complex thereon.

Akhil Mukherjee

Subrojit Mukherjee

Steel Builders

Pranali Sah

Proprietor

AND WHEREAS the First Party/Owners being devoid of technical, Engineering and Architectural qualifications or knowledge and particularly finance, the First Party/Owners have decided to get the work of development, done by the Developer/Second Party on certain terms and conditions hereinafter appearing and the Developer/Second Party have also agreed to undertake the development works of constructing the residential complex upon the said land described in the Schedule "A" below as per sanctioned plan subject to the terms and conditions and consideration, hereinafter contained.

ARTICLE-I:

OBJECTS

The object behind this agreement is to construct and/or caused to be constructed a G+3(three) storied building on the Plot of land described in the Schedule "A" below. First Party/Owners being devoid of Technical knowledge and finance as well, have engaged the Developer/Second Party. IT BEING EXPRESSLY DECLARED by the First Party/Owners and understood by the Developer/Second Party that all the Development & construction costs shall be borne by the Developer/Second Party.

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The Second Party/Developer shall handover to the First Party/Owners one Covered Area measuring 900 Sq.ft. (approx) including super built up area at the back side of Ground Floor, one Flat measuring 900 Sq.ft. (approx) including super built up area at the back side of First Floor, another Flat measuring 900 Sq.ft. (approx) including super built up area at the back side of Second Floor and another Flat measuring 900 Sq.ft. (approx) including super built up area at the back side of Third Floor of the proposed G+3(three) storied building, as Owner's Allocation and the Second Party/Developer shall also pay a sum of Rs. 6,00,000/- (Rupees Six Lacs) only to the First Party/Owners, as Owner's allocation. The aforesaid amount shall be paid to the First Party/Owners at the time of handover of the complete finished flats of owner's allocation.

Remaining constructed area of the G+3(Three) storied building is hereinafter called the "**DEVELOPER ALLOCATION**".

Abhijit Mukherjee
Subhrajit Mukherjee

Steel Builders
Proprietor
Ranjit Sah

ARTICLE-II:

TITLE AND INDEMNITY BY THE FIRST PARTY/OWNERS

- a) The First Party/Owners hereby declare that they have good right title and possession in the said land as described in the schedule "A" below and have full power to enter into this Agreement for development. They also declared that they are in exclusive possession of the land and they hereby undertake to indemnify the Developer/Second Party from and against any such encumbrances, charges or claim whatsoever. If any dispute regarding title and possession in respect of the below 'A' scheduled land is found, the entire amount so paid by the Second Party/Developer, shall be returned by the First Party/Owners within one month from the date of such defect is found.
- b) The First Party/Owners also undertake that the Developer/Second Party shall be entitled to construct and complete the building upon the said land as described in the Schedule "A" below as agreed between the Parties hereto and shall also enter into an Agreement with the intending Transferees and/or Purchasers for the transfer of the Developer/Second Party's allocation and for the purpose to receive money from them or any of them.

Upon the execution of this present, the First Party/Owners shall deliver all original documents of title and other necessary papers relating to the land described in the schedule below, to the Developer/Second Party.

OWNERS'S ALLOCATION

The Second Party/Developer shall handover to the First Party/Owners one Covered Area measuring 900 Sq.ft. (approx) including super built up area at the back side of Ground Floor, one Flat measuring 900 Sq.ft. (approx) including super built up area at the back side of First Floor, another Flat measuring 900 Sq.ft. (approx) including super built up area at the back side of Second Floor and another Flat measuring 900 Sq.ft. (approx) including

Abhisit Mukherjee
Subrojit Mukherjee

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Proprietor

super built up area at the back side of Third Floor of the proposed G+3(three) storied building, as Owner's Allocation and the Second Party/Developer shall also pay a sum of Rs. 6,00,000/- (Rupees Six Lacs) only to the First Party/Owners, as Owner's allocation. The aforesaid amount shall be paid to the First Party/Owners at the time of handover of the complete finished flats of owner's allocation.

ARTICLE-III: INDEMNITY BY THE DEVELOPER/SECOND PARTY

- a) The Developer/Second Party shall be solely and fully responsible for proper and legal construction of the said project in the said land in accordance with sanctioned building Plan passed by Siliguri Municipal Corporation or S.J.D.A.
- b) The Developer/Second Party shall not create any charge or mortgage with respect to the First Party/Owner's allocation.
- c) The Developer/Second Party shall keep the First Party/Owners indemnified from and against all actions, suits, proceedings, costs, charges and expenses because of any wrongful or illegal act (construction or devolution of the sanctioned plan or non compliance of any rules regarding the building construction) or arising out of negligence and error of the Developer/Second Party and/or his men or Agents.

ARTICLE-IV:

DEVELOPMENT RIGHT

- a) The First Party/Owners grant exclusive right to the Developer/Second Party to develop the said land in such manner as the Developer/Second Party deem fit and proper but in consistence of the provisions contained herein and in accordance with the sanctioned Plan and the specifications.
- b) The Owners shall from time to time and at any time submit and/or join with the Developer/Second Party in submitting the Building Plan and shall execute all such papers, documents etc. required to be signed. Developer/Second Party shall be able to change the

Abhijit Mukherjee
Subrojit Mukherjee

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Renu Saha

Building plan, as shall be required by the Govt. or any other authority as aforesaid to be submitted in the name of the First Party/Owners and at the cost of the Developer/Second Party.

- c) The First Party/Owners shall execute a General Power of Attorney in favour of the Developer/Second Party, authorizing the Developer/Second Party to carry out all sorts of development works of the said land and/or to construct the Building according to sanctioned plan including the Drawing of the plan and to sign the said plan for and on behalf of the First Party/Owners and also to obtain necessary sanction from the Siliguri Municipal Corporation and for the transfer of the Developer/Second Party's area and the said General Power of Attorney shall remain in force until and unless the Development works is completed as well as the title of entire Developer/Second Party's area is transferred in favour of the intending Purchasers.
- d) Simultaneously with the execution of these presents Developer/Second Party shall have the constructive possession of the said premises with a view and views and purposes envisaged herein.
- e) That the First Party/Owners shall execute all necessary papers and documents from time to time as may be required by the Second Party for construction of the said complex and transfer of the title to the Developer/Second Party's area in favour of the Developer/Second Party or any other person to the choice of the Developer/Second Party.

ARTICLE-V:

BUILDING AND CONSTRUCTION

Upon the construction of the Building, the First Party/Owners shall have to execute all Sale Deed or any transfer Deed in respect of the Developer/Second Party's area to the intending Purchasers, together with the proportionate undivided share of interest in the land of the said premises within the area of the Developer/Second Party's Allocation. IT BEING DISTINCTLY UNDERSTOOD by and between the parties hereto that while executing and registering such Deed or Deeds in connection

Abhijit Mukherjee
Abhijit Mukherjee

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Rana Saha
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with the Developer/Second Party's area, the First Party/Owners will not accept or claim any consideration whatsoever and will also be bound to execute all the necessary documents of transfer with respect to the Developer/Second Party's area.

ARTICLE-VI: CONSIDERATION:

That the Developer/Second Party shall be entitled to realise and receive any advances, sale consideration, baina, selami, premium, rent, lease premium, lease rent tenancy etc. in respect of the DEVELOPER/SECOND PARTY'S AREA to which the First Party/Owners shall not object and shall have no claim or share in such realization. It is specifically settled that the amount which has agreed to be paid as "OWNER'S ALLOCATION" is the full consideration against the right given to the Developer/Second Party to construct the entire construction, possess and transfer the Developer/Second Party's area. The profit and loss is at the risk of the Developer/Second Party.

ARTICLE-VII: AUTHORITIES:

- For
- a) The First Party/Owners shall be at liberty and entitled to transfer or otherwise, dispose of or deal with the said First Party/Owner's allocation as the First Party/Owners in their absolute discretion may think fit and proper.
 - b) The Developer/Second Party shall be at liberty to occupy or to transfer by way of sale, gift, mortgage, exchange or to let out, lease out or to enter into any agreement to sell or exchange or let out, lease out the Developer/Second Party's area, to any person/party on terms and conditions of his choice at any time after execution of these presents.

That the Second Party/Developer shall have right to transfer Flats and car parking spaces to any Purchaser/Purchasers at its own choice from the Developer's allocation.

That the First Party/Owners shall not sale or transfer otherwise or enter into agreement for sale or transfer otherwise at any time in respect to the Developer/Second Party's area.

Abhijit Mukherjee
Siddhant Mukherjee

Steel Builders
Rande Sahu
Proprietor

ARTICLE-VIII: **DEFAULT**

The Developer/Second Party shall complete the project within 24(Twenty Four) months from the date of sanction of building plan. If the Developer/Second Party fails to complete the project with the stipulated period in that case the time period may be extended for further period of 6(Six) months only and the Second Party/Developer further declare that if he could not complete the owner's allocation within the extended period then the Second Party/Developer shall be bound to pay Rs. 3,00,000/- each to the First Party/Owners as compensation.

The First Party/Owners shall present and execute the Deed of Transfer of the Developer's Area in favour of any Purchasers or any other person at the choice of Developer/Second Party and the First Party/Owners bind themselves to appear before the Registrar for registration of the said Deed of Transfer.

In case of default to execute the Sale Deed in favour of the intending Purchasers or any person of the Developer/Second Party's allocation by the First Party/Owners, then the Developer/Second Party shall not handover the possession of the Owners' allocation to the First Party/Owners.

ARTICLE-IX:

- a) The First Party/Owners and the Developer/Second Party shall abide by all the laws, bye-laws, rules regulations of the Govt. Local bodies and authorities and shall attend to answer and be answerable for any deviation, violation and for breach of any of the said laws, bye laws, rules and regulations etc.
- b) Not to cause any act or action which would hamper the right of the respective parties.

ARTICLES-X:

TAXES

Abhijit Mukherjee

Subhrajit Mukherjee

Steel Builders

Ranvir Singh

Proprietor

That all taxes, rents and any other dues payable by the First Party/Owners prior to the execution of the present Deed of Agreement in respect of the said land shall be payable by the First Party/Owners.

That the Second Party/Developer shall pay the taxes and other dues in respect of the land after execution of this agreement upto the date of delivery of the possession to the other occupiers.

ARTICLE-XI:

NOTICE

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

ARTICLE-XII:

MISCELLANEOUS

- 1) The First Party/Owners shall have only the exclusive right to the portions, allotted to them as Owners' allocation free from all costs and charges and they will not be responsible or liable for the expenditure that may be required to complete the building according to the sanctioned Plan and for the extra work which is not mentioned in the schedule "B" hereunder shall be paid by the First Party/Owners.

That the Second Party/Developer shall make the construction of the interior of the covered area measuring 900 Sq. ft. including super-built at the back side of the ground floor (i.e. bedroom, kitchen, toilet with commode etc.) as per demand of the First Party/Owners at the cost of the Second Party/Developer.

- 2) Out of the total construction of the proposed building the Developer/Second Party shall handover the Owner's allocation as mentioned in the Schedule 'B' herein below and remaining portion of the constructed area is hereinafter called the Developer's allocation.

Abhijit Mukherjee
Submagia Mukherjee

Steel Builders
Panda Sen
Proprietor

The Developer shall at its own expenses make arrangement for supplying and distributing water to all the occupiers of the building through boring well and the Developer shall also make and provide a Water Tank of suitable size at the top floor of the Building for all the occupiers and Owners of the building and all the Owner's and occupiers shall obtain electric connection before taking the possession of their respective flats and common area and shall also bear the expenses of the collapsible gate fitted at their respective main gate.

- 3) That the Owners may engage any Engineer for supervising the above construction at their own cost.
- 4) That all the occupiers of the building shall have right to use the roof of the building.
- 5) That the First Party hereby agrees and undertakes to take all necessary steps to obtain separate Electric Meter or Electric connections in or upon the Schedule "B" property at their own cost and they shall bear and pay proportionate cost of transformer installation and personal electric meter and charges to the W.B.S.E.D.C.L for the Electric connection.
- 6) That the Second Party/Developer demolish the existing dilapidated structure in the below schedule land at its own cost and shall sell the scrap materials and the First Party/Owners shall not claim any amount of the said scrap materials.
- 7) That the Second Party/Developer shall pay Rs.12,000/-(Rupees Twelve Thousand) only, per month as rent to the First Party/Owners from the date of handover of the physical vacant possession of the below schedule "A" land and the payment shall be made till handover of the complete finished flat of owner's allocation to the First Party/Owners by the Second Party/Developer.

Ashmit Mukherjee

Ashmit Mukherjee

Steel Builders

Ranab Saha

Proprietor

SCHEDULE – A
(Description of the entire land)

ALL THAT PIECE OR PARCEL of vacant land measuring 4(Four) Kathas, recorded in R.S. Khatian No. 4631/2, appertaining to and forming part of R.S. Plot No. 9902, within Mouza **SILIGURI**, J.L. No. 110(88), Pargana Baikunthapur, Sub-Division Siliguri, situated at Hakimpura in Ward No. 15 of Siliguri Municipal Corporation, under Police Station, Sub-Division & Addl. District Sub-Registry Office Siliguri, District Darjeeling, in the state of West Bengal.

The aforesaid land is butted and bounded as follows :

By the North	:	Land & House of Sunil Saha;
By the South	:	Land & House of Ratan Dutta;
By the East	:	Land & Building of Anath Chandra Paul & others;
By the West	:	16 ft. wide Pucca Road.

SCHEDULE – "B"

OWNERS'S ALLOCATION:

The Second Party/Developer shall handover to the First Party/Owners one Covered Area measuring 900 Sq.ft. (approx) including super built up area at the back side of Ground Floor, one Flat measuring 900 Sq.ft. (approx) including super built up area at the back side of First Floor, another Flat measuring 900 Sq.ft. (approx) including super built up area at the back side of Second Floor and another Flat measuring 900 Sq.ft. (approx) including super built up area at the back side of Third Floor of the proposed G+3(three) storied building, as Owner's Allocation and the Second Party/Developer shall also pay a sum of Rs. 6,00,000/- (Rupees Six Lacs) only to the First Party/Owners, as Owner's allocation. The aforesaid amount shall be paid to the First Party/Owners at the time of handover of the complete finished flats of owner's allocation.

And the remaining portion of the building shall be the Developer's allocation.

Abhijit Mukherjee

Subhrajit Mukherjee

Steel Builders

Pankaj Sah

Proprietor

SCHEDULE – 'C'
(DESCRIPTION & SPECIFICATION OF THE CONSTRUCTION OF
THE OWNER'S ALLOCATION

1. All walls (bricks) : i) 125mm 5" thick.
ii) Rod- (Shyam Steel, Sristy, JSW, SRMB, TOPTECH, SAIL, ELEGENT, JINDAL);
iii) Cement- Ultratech or Ambuja
iv) Sand/Stones – Oodlabari/Balason
v) Brick – No. 1 Quality.
vi) Railing – Staircase railing made with steel and staircase landing with marble.
vii) Balcony Railing- Half Steel railing.
2. DOOR : 1) Sall wood frames
2) Main Door make with Gamari Wood with Teak polish;
3) Other Doors are Flass door;
3. WINDOW : Aluminium Sliding Window with Iron Covered Grill;
4. FLOORING : Tiles flooring dado height in rooms 100mm and in toilet with ceramic tiles upto 1.5mtrs.
5. KITCHEN : i) Granite Cooking slab ;
ii) One Steel Sink;
iii) Ceramic tiles full from the working table and floor finished by Marble;
iv) Running Water facility.
v) Provision for fixing chimney or exhaust fan with electric point.

Abhijit Mukherjee

Abhijit Mukherjee

Steel Builders

Rishi Saha

Proprietor

6. TOILET : i) One Basin;
ii) Indian Pan/Commode with flush;
iii) Shower (Mark, Asianpaints, Essess, Cera);
iv) Provision for one 15 Amp Power Plug for Geyser in attached Toilet.
v) CP water tap connection
vi) All internal concealed water pipe line
vii) Floor finished with Marble;
viii) 12' x 18' Tiles with Highlighter.
7. COLORING : Putty with primer on the inner walls(Asian Paints).
8. ELECTRIFICATION : Concealed wiring with copper wire with MCB Isolator. Total 35 Nos. 5 amp and 3 Nos. 15 amp points will be provided including fittings (Finolex/Havells/Anchor)
9. WATER AND : i) Concealed water supply and
SANITATION sanitation facility;
ii) Sanitary item;
iii) Sanitary fittings.
iv) Four numbers of water tanks of 1000 Ltr. Each.
v) All pipes fittings are Supreme, Astral brand, , Essco & Jaguar.
10. Front side vacant space : Covered with digital parking tiles.
and main entrance.

Dr

IN WITNESS WHEREOF the Parties hereof do hereunto set and subscribed their respective hands on the day, month and year first above written.

WITNESSES:

1. Joydeb Bish

S/o Lt Netai chandra Bish
Subhask Pally,
Siliguri
Dist. Doochulp

Abhijit Mukherjee

Subhrajit Mukherjee

2.

Atanu Chandra
Lt. Dharmajay Chandra
Hakimpara, SILIGURI

(SIGNATURE OF THE FIRST PARTIES)

Steel Builders

Pratik Saha

Proprietor

(SIGNATURE OF THE SECOND PARTY)

Drafted as per the instructions of the parties, readover and explained by me and typed in my office:

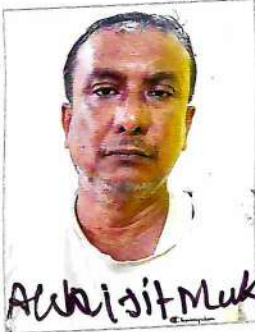
Sudama Mahato

(SUDAMA MAHATO)

Advocate, Siliguri

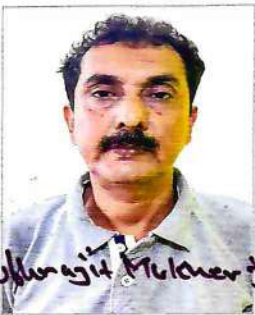
Enrolment No. WB-1170/2001

FINGER PRINTS OF THE FIRST PARTY

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Abhijit Mukherjee	LEFT HAND					
	RIGHT HAND					

Abhijit Mukherjee

SIGNATURE

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Subhrajit Mukherjee	LEFT HAND					
	RIGHT HAND					

Subhrajit Mukherjee
SIGNATURE

FINGER PRINTS OF THE SECOND PARTY

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Pinki Sahu	LEFT HAND					
	RIGHT HAND					

Steel Builders
Pinki Sahu
SIGNATURE
Proprietor

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB
IMPRESSION



Joydeb Barin

SIGNATURE OF THE IDENTIFIER

Major Information of the Deed

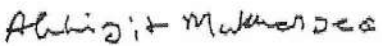
Deed No :	I-0402-01949/2023	Date of Registration	25/07/2023
Query No / Year	0402-2001886178/2023	Office where deed is registered	
Query Date	24/07/2023 4:10:57 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Sudama Mahato Siliguri Court,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9434461808, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-]	
Set Forth value		Market Value	
		Rs. 1,08,00,001/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,011/- (Article:48(g))		Rs. 6,014/- (Article:E, E, B)	
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.15 -- Ward No.15) , 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-9902	RS-4631/2	Bastu	Bastu	4 Katha		1,08,00,001/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					6.6Dec	0 /-	108,00,001 /-	

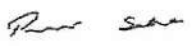
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Abhijit Mukherjee (Presentant) Son of Late Shanti Mukherjee Executed by: Self, Date of Execution: 25/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office	 25/07/2023	 LTI 25/07/2023	 25/07/2023
	Raja Ram Mohan Roy Road, Hakimpura, Ward No. 15 Of S.M.C., 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, PAN No.: EDxxxxxx6R, Aadhaar No: 70xxxxxxxx7648, Status :Individual, Executed by: Self, Date of Execution: 25/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Shri Subhrajit Mukherjee Son of Late Shantimay Mukherjee Executed by: Self, Date of Execution: 25/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office	 25/07/2023	 LTI 25/07/2023	 25/07/2023
	Raja Ram Mohan Roy Road, Hakimpura, Ward No. 15 Of S.M.C., 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, PAN No.: ATxxxxxx2C, Aadhaar No: 44xxxxxxxx6486, Status :Individual, Executed by: Self, Date of Execution: 25/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office			

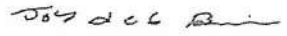
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	STEEL BUILDERS Sachitra Paul Sarani, Haiderpara, Ward No. 39 Of S.M.C., City:- Siliguri Mc, P.O:- Haiderpara, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 , PAN No.: BBxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Pintu Saha Son of Late Nisith Saha Date of Execution - 25/07/2023, , Admitted by: Self, Date of Admission: 25/07/2023, Place of Admission of Execution: Office			
		Jul 25 2023 2:17PM	LTI 25/07/2023	25/07/2023
	Najrul Sarani, Ashrampara, Ward No.. 39 Of S.M.C., City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BBxxxxxx6R, Aadhaar No: 78xxxxxxxx9127 Status : Representative, Representative of : STEEL BUILDERS (as Proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Joydeb Banik Son of Late Nitai Chandra Banik Subhashpally, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001			
	25/07/2023	25/07/2023	25/07/2023
Identifier Of Shri Abhijit Mukherjee, Shri Subhrajit Mukherjee, Shri Pintu Saha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Abhijit Mukherjee	STEEL BUILDERS-3.3 Dec
2	Shri Subhrajit Mukherjee	STEEL BUILDERS-3.3 Dec

On 25-07-2023

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

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

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

Presented for registration at 13:57 hrs on 25-07-2023, at the Office of the A.D.S.R. SILIGURI by Shri Abhijit Mukherjee , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,08,00,001/-

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

Execution is admitted on 25/07/2023 by 1. Shri Abhijit Mukherjee, Son of Late Shanti Mukherjee, Raja Ram Mohan Roy Road, Hakimpara, Ward No. 15 Of S.M.C., P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Shri Subhrajit Mukherjee, Son of Late Shantimay Mukherjee, Raja Ram Mohan Roy Road, Hakimpara, Ward No. 15 Of S.M.C., P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Identified by Shri Joydeb Banik, , Son of Late Nitai Chandra Banik, Subhashpally, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

Execution is admitted on 25-07-2023 by Shri Pintu Saha, Proprietor, STEEL BUILDERS (Sole Proprietorship), Sachitra Paul Sarani, Haiderpara, Ward No. 39 Of S.M.C., City:- Siliguri Mc, P.O:- Haiderpara, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006

Identified by Shri Joydeb Banik, , Son of Late Nitai Chandra Banik, Subhashpally, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,014.00/- (B = Rs 6,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 6,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/07/2023 6:49PM with Govt. Ref. No: 192023240140765578 on 24-07-2023, Amount Rs: 6,014/-, Bank: SBI EPay (SBlePay), Ref. No. 2662090943937 on 24-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

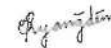
Certified that required Stamp Duty payable for this document is Rs. 20,011/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,011/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 3625, Amount: Rs.5,000.00/-, Date of Purchase: 24/07/2023, Vendor name: B Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/07/2023 6:49PM with Govt. Ref. No: 192023240140765578 on 24-07-2023, Amount Rs: 15,011/-, Bank: SBI EPay (SBlePay), Ref. No. 2662090943937 on 24-07-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2023, Page from 51478 to 51501

being No 040201949 for the year 2023.



Digitally signed by SANGHA RATNA
SYANGDEN

Date: 2023.07.26 15:54:55 +05:30

Reason: Digital Signing of Deed.

Syangden

(Sangha Ratna Syangden) 2023/07/26 03:54:55 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)