Sl- 5618/25 T- 5592/25

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL M 878692

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

14 JUL 2025

Md. Farman
Masoom Raza
Farhin Afzal
Shazia Afzal
Amis Nizami
Shireen Afzal

Dt: 14/07/2025.
Ph. 1799421.

DEED OF

DEVELOPMENT AGREEMENT

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Dipak Debnath
Advocate, Siliguri

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Md. Farman
Masoom Raza
Farhin Afzal
Shazia Afzal
Amir Nizami
Aimeen Afzal

THIS DEED OF DEVELOPMENT AGREEMENT IS MADE ON
THIS THE 14th DAY OF JULY, 2025

BETWEEN

1. MD. FARMAN, (PAN-AAKPF1708N), Son of Late Hamidur Rahaman, Muslim by religion, Business by occupation, Indian by citizen, General by Caste, resident of Azam Nagar, P.O. & P.S. Azam Nagar (West Tola), District – Katihar, Pin – 855113, in the State of Bihar,

2. MASOOM RAZA, (PAN-AGLPR3071J), Son of Ziyahur Rahaman, Muslim by religion, Business by occupation, Indian by Citizen, General by Caste, resident of resident of Masjid Para, P.O. & P.S. Bagdogra, District – Darjeeling, Pin – 734014, in the State of West Bengal,

3. FARHIN AFZAL, (PAN-BLSPA8783N), Wife of Asif Iqbal, Muslim by religion, Business by occupation, Indian by Citizen, General by Caste. resident of RahikaTala, Ward No.22, Araria, P.O & P.S Araria, District-Araria, Pin – 854311, in the State of Bihar,

4. SHAZIA AFZAL, (PAN-AFYPA4825L), Wife of Md Arshad Hussain, Muslim by religion, House-wife by occupation, Indian by Citizen, General by Caste, resident of Near Azad Academy School, Ward No.20, Araria, P.O & P.S Araria, District-Araria, Pin – 854311, in the State of Bihar,

5. AMIR NIZAMAI, (PAN-AGUPN8670K), Son of Abdul Hasib, Muslim by religion, Business by occupation, Indian by Citizen, General by Caste, resident of Near Azad Academy School, Ward No.20, Araria, P.O & P.S Araria, District-Araria, Pin – 854311, in the State of Bihar and

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Md. Farman
Nasreen Nasreen
Farhin Afzal
Shazia Afzal
Laiq Wajahat
Shireen Afzal

6.SHREEN AFZAL, (PAN-AZPPA8646Q), Son of Md. Afzal Hussain Siddiqui, Muslim by religion, Business by occupation, Indian by Citizen, General by Caste, resident of Azad Nagar,Ward No.19, Araria, P.O & P.S Araria, District-Araria , Pin – 854311, in the State of Bihar

-hereinafter called the **"FIRST PARTY / LAND OWNERS"** (which expression shall mean and include unless excluded by or repugnant to the context be deemed to be their legal heirs, successors, executors, administrators, legal representatives, nominees or nominees and/or assigns) of the **ONE PART**

A N D

"PARADISE DEVELOPERS", a partnership firm having its principal office at Maszid Road, Masjid Para, Bagdogra, P.O. & P.S. Bagdogra, Dist. Darjeeling, Pin-734014, in the State of West Bengal represented by its partners namely:-

1. MD TASLIM (**PAN –ACBPT6537C**) Son of Late Abdul Majeed, Muslim by religion, Business by occupation, Indian by Citizen, General by Caste, Business by occupation, Resident of 26, Topsia Road, P.O & P.S Tiljala, District- South 24 Parganas, Pin-700039, in the State of West Bengal,

2. SHAMIM SIDDIQUI, (**PAN–AYDPS2516E**), Son of Sharif Siddiqui, Muslim by religion, Business by occupation, Resident of Maszid Para, Bagdogra, P.O & P.S Bagdogra, District- Darjeeling, Pin-734014, in the State of West Bengal,

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Md. Farman Nasim. Raza
Farhin Afzal
Shazia Afzal
Amir Nizami
Sumeen Afzal

3.MD. SHAMMI, (IT PAN CBGPM6609E) Son of Md. Yunus, Muslim by faith, Indian by Nationality, Business by occupation, residing at Sharidganj Moulvi Tola, Katihar, P.O. & P.S. Katihar, District- Katihar, Pin-854105, in the State of Bihar and

4. TASIM RAJA (PAN BFWPR3977P) Son of Manglu Hosain, Muslim by religion, Business by occupation, Indian by Citizen, General by Caste, Business by occupation, Resident of Vill-Lenin Colony, Matigara, P.O & P.S Matigara, District- Darjeeling, Pin-734010, in the State of West Bengal.

hereinafter called the **"SECOND PARTY/DEVELOPER/PROMOTER"** (Whichexpressionshallmean and include unless excluded byor repugnant to the context its executors, successors, legal representatives, administrators and assigns) of the **OTHER PART.**

WHEREAS First Party/Owner No. 1 is the sole and absolute owner of all that piece or parcel of land area measuring **1 Katha 13 Chhataks, forming part of R.S Plot No. 206 (P),** corresponding to **L.R. Plot No. 50 (P)**, , **situated within** in **Mouza- Bairatisal, J.L.No. 70, TouziNo. 91,Paragana-Patharghata**, P.S. Matigara, District- Darjeeling, in the State of West Bengal, of which he acquired ownership by way of purchaser from Smt. Bhatari Singha & 5 others by virtue of a registered Deed of Sale being **Sale Deed No. I – 3683 for the year 2019** and registered in the office of the A.D.S.R, Siliguri II at Bagdogra on 24.06.2019 who thereafter mutated the said land in his name and a separate Khatian being L.R Khatian No. 7183 is also published in his name by its competent authority BL&LRO, Matigara Block at Shibmandir, who there after converted the land use from Rupni to Bastu vide Conversion Case No. CN/2019/0401/3242, being Memo. No. 590/Mtg dated 11.01.2020.

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Shazia Afzal
Anis Nizami
Sumera Afzal

AND WHEREAS the First Party/Owner No. 2 to 6 are the sole, joint and absolute owners of all that land area measuring **8 Kathas** details of which is enumerated in the schedule herein below in **forming part of R.S Plot No. 206 (P),** corresponding to **L.R. Plot No. 50 (P), situated within Mouza-Bairatisal, J.L. No. 70,** P.S. Matigara, District- Darjeeling, in the State of West Bengal, of which they acquired ownership by way of purchaser from Smt. Bhatari Singha & 5 others by virtue of a registered Deed of Sale being **Sale Deed No. I – 3682 for the year 2019** and registered in the office of the A.D.S.R, Siliguri II at Bagdogra on 24.06.2019 who thereafter mutated the said land in their name and a separate Khatian being **L.R Khatian Nos. 7154, 7184, 7157, 7152 & 7156** is also published in their name by its competent authority BL&LRO, Matigara Block at Shibmandir who thereafter converted the land use from Rupni to Bastu vide Conversion Case No. CN/2019/0401/3465, being Memo. No. 589/Mtg dated 11.01.2020, Conversion Case No. CN/2019/0401/3243, being Memo. No. 595/Mtg dated 13.01.2020, Conversion Case No. CN/2019/0401/3244, being Memo. No. 594/Mtg dated 13.01.2020, Conversion Case No. CN/2019/0401/3245 dated 13.01.2020 & Conversion Case No. CN/2019/0401/3246, being Memo. No. 592/Mtg dated 13.01.2020.

WHEREAS the First Party being desirous to construct a building on their said land area measuring (1 Katha 13 Chhataks + 8 Kathas)= **9 Kathas 13 Chhataks or 16.86 Decimals** as fully described in the schedule below consisting of residential building consisting of G+3 residential flats/ apartments/ garage/ car parking space etc. according to the drawing plans and specifications, sanctioned by the concerned Gram Panchayat/ Panchayat Samity and the S.J.D.A. and/or any other appropriate authorities according to law and therefore, has approached the Second Party/Developer who are the contractors and carrying on the business of construction in and around Bagdogra to promote/ develop the said property by constructing a G+3 residential flats/apartments/ garage/car parking space etc. on their aforesaid land

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Md. Farman Hasan Rana
Farhin Afzal
Shazia Afzal
Sumi Nizami
Shireen Afzal

AND WHEREAS the Second Party finding the offer of the First Party as reasonable and relying on the aforesaid facts accepted the offer of the First Party to build the said residential building within a stipulated period in terms of this agreement

AND WHEREAS the Second Party/Developers has offered the FirstParty to allot 40 percent from residential flats/garage/car parking space etc. including a proportionate share of staircase super built up area in the said proposed residential building including undivided proportionate share of the below schedule "A" land.

AND WHEREAS the First Party on being satisfied by the said offer made by the Second Party/Developer have accepted the same and have agreed that except the 40% of the land owner's share, the Second Party has agreed that any portion of the land that remains unused for the construction of residential flats, garages, car parking spaces and the shared staircase super built-up area, shall be returned to the First Party, and the same shall revert to the ownership of the First Party upon completion of the construction, the rest of the residential flat/garage/car parking space etc. shall belong to the Developers to be disposed off as desired by the Developers.

TERMS AND CONDITIONS PARTIES HEREBY AGREED ASFOLLOWS:

1.This Agreement for development and construction is being made on the express understanding that the Developer would comply with and / or cause compliance with all the statutory provisions in relation to such development and construction and for this purpose the expenses that might be incurred would be solely borne by the Developer

2.Developer here by agrees and undertakes to obtain necessary sanctions and permission for constructing a G+3 storied building on the said land.

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Advocate, Siliguri

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Mol. Farman
Masoom Reza
Farhin Afzal
Shazia Afzal
Alvii Nizami
Sumera Afzal

3.In consideration of the land owners having agreed to entrust to the Developer the development of the land and construction of G+3 building therewith, covenants that even if the construction extends above 3rd Floor, the share of the Developer and the Land Owners will remain in the same ratio of 60:40

4.That the Land Owners will get 40% of the flats/space (4959 sq ft) out of the total space (12397sq ft) and 40% of the Parking space of the G+3 storied building on the said land. For clarification, the Land Owners would be entitled to have ownership over a total of 5.6 (5 Flats and 60% of one flat) flats/4959 sq ft. 5 Flats measuring 4419 sq ft and 540 sq ft area in Flat-D of Third Floor. More specifically described below:-

Ground Floor- Flat B and Flat C
First Floor -Flat A
Second Floor- Flat D
Third Floor- Flat B
Third Floor- (Flat D-540 sqft)

Measurement of Flats are as follows:-

Flat A -871 sq ft
Flat B -881 sq ft
Flat C -902 sq ft
Flat D -884 sq ft

5.That the land owners having agreed to entrust and authorized the Developer to exercise the rights, powers, privileges and benefits of the land owners and the land owners executing a Power of Attorney in its favour, the Developer agrees to give the land owners parking space in the Ground floor as per the ratio of division envisaged under Clause 4 i.e., 40 % of the parking space would be allotted to the land owners, along with a specific space to be allotted for prayer, play area for children, generator installation

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Md. Farman
Masoom Nawaz
Kanlin Afzal
Shazia Afzal
Sabir Nizami
Sameer Afzal

(if demanded by the land owner) and parking allotment for flats from the Developer portion and in case of any space left after that then that space and the roof top area shall be common to all.

6.That the Development of the said land and construction of G+3 storied building thereon would be according to plan to be sanctioned and subject to such sanction according to the specification and particulars given in Schedule II herein under.

7.That the development of the said land and construction of the said G+3 storied building would be at the sole risk and expenses of the developer and the developer would comply with the statutory provisions, rules and regulations in relation thereto.

8.That the Developer would acquire no right, title or interest in the premises or the structure that are proposed to be constructed by the Developer apart from the rights, privileges and licenses that might be granted by the land owners under the Power of Attorney to be executed by the land owners in favour of Developer to enable them to carry out the purposes and objects of these presents.

9.That in default of any non-compliance of any of the terms and conditions of these presents or on the failure of the Developer to obtain necessary plan, sanctions and other permissions require to be obtained or committing any other breach of these presents or non-compliance of any construction of the said building, this agreement will stand terminated on the land owners giving sixty days' notice to the Developer (after one and half year from the date of execution of these present).

10.That the land owners hereby give permission to Developer to enter upon the said land/property for the purpose of development and construction of the G+3 storied building.

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Farhin Afzal
Shazia Afzal
Afreen Nigam
Sumera Afzal

11.That the land owners agrees to execute the necessary authority to the Developer to do all such acts and things that are necessary for the development of the said land and construction of the building and to obtain advance booking for the apartments or flats to be constructed on the said land.

12.That the land owners agrees to sign and execute from time to time plans, applications for lay-outs, sub-division, construction of the building and other applications necessary to be submitted to the authorities concerned at the request of and the cost of the Developer.

13.That the Developer hereby agrees to indemnify, defend, and hold harmless the land owners, their successors, assigns, agents, and employees, from and against any and all claims, actions, suits, demands, fines, penalties, losses, costs, damages, liabilities and expenses (including but not limited to reasonable legal fees and costs) arising out of or in connection with:

a. Any violation nor non-compliance with any statutory laws, regulations, rules, building codes, municipal guidelines, environmental laws, or other applicable governmental or regulatory requirements (whether central, state or local) during the course of development, construction, and occupation of the said property.

b. Any breach by the Developer of the terms and conditions of this Agreement or any warranty or representation made by the Developer herein.

c. Any failure by the Developer to obtain or maintain the necessary licenses, approvals, permits, sanctions or clearances required for the development, construction or operation of the project.

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Md. Farman
Masoom Raza
Farhin Afza L
Shazia Azad
Afsari Nizami
Simeen Azad

d. Any unauthorized or illegal use of the land or the building or any other act of the Developer which may cause damage, loss or harm to any third parties or the land owners.

e. Any personal injury, defense damage or economic loss resulting from the Developer's activities, construction defects or the Developer's failure to adhere to applicable laws or the construction specifications set forth in this agreement.

The land owners shall promptly notify the Developer of any such claims, actions, suits, demands or proceedings that could give rise to an indemnification obligation under this clause. The Developer shall have the right to assume and control the defense of any such claim, action or suit, at its own expense, provided that the land owners shall have the right to participate in such defense with their own counsel at their own expense, if they so desire.

The Developer shall be fully responsible for and indemnify the land owners against any and all fines, penalties or liabilities imposed by any government authority for violations of applicable laws, rules or regulations in connection with the development, construction or operation of the project. This includes, but is not limited to, penalties for unauthorized construction, zoning violations, environmental violations or any other infractions caused by the Developer's actions or negligence.

The obligations of the Developer under this indemnity clause shall survive the termination or expiration of this Agreement and shall remain in full force and effect until all claims, actions or liabilities are fully resolved, whether or not the Agreement has been completed, terminated or expired

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Md. Farman
Masoom. Raza
Farhin Afzal
Shazia Afzal
Shazi Wajmi
Shireen Afzal

14.That the land owners shall not be subject to any construction or laying sewerage, drainage, water pipes, cables or other provisions made in accordance with the law and scheme of construction of the said G+3 storied building.

15.That after the execution of this agreement the Developer shall be at liberty to enter into any agreements to sell or allot any of the flats or apartments as dwelling units in the said G+3 storied building to be constructed on that land except the 5.6 flats and 40% parking spaces of the land owners.

16.That after completion of the said G+3 storied building constructed by the Developer the land owners will execute Deeds of Conveyance in favour of any co-operative society or company or association or purchaser/s of flats as the Developer may desire and as may be permissible under the law in force. Such Deeds of Conveyance shall be prepared by the Developer and approved by the land owners. The cost of drafting and stamp duty on the conveyance, cost of registration and all other expenses shall be borne by the Developer and/or purchaser/s of the flats as maybe agreed upon by and between the Developer and the purchaser/s of flat.

17.That the Developer shall pay and discharge all taxes, outgoings, rates, cess and all other levies by the Panchayat or any other Public Authority in relation to the said premises, development of the said land and consideration of the said G+3 storied building and sale and allotment and giving possession to the respective buyers of the said flat on and from the date of the execution of these presents.

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Md. Farman Nasim Raza
Farhin Afzal
Shazia Afzal
Idris Nizami
Simran Afzal

18.That the land owners takes no responsibility as regards compliance with any statutory obligations and makes no representation to the Developer in any respect whatsoever. This agreement for development and construction is being made on the express understanding that the Developer would comply with and / or cause compliance with all the statutory provisions in relation to such development and construction and for this purpose the expenses that might be incurred would be solely borne by the Developer.

19.That the Developer declares that it has made all necessary enquires from the places and authorities concerned about the title of the land owners in the said premises/land, any liability of the said premises/land to any authority or any restrictions put on the said premises/land and declares that it has entered into agreement after fully satisfying itself about the title of the owner and the feasibility and suitability of the said premises/land to be developed and the G+3 storied building to be constructed and the apartments to be sold to the intending purchaser/s and that it would not hold the land owners responsible for anything whatsoever. **If any Title Disputes occurs in future from the date of this agreement then the Land owners are responsible to clear the dispute and hand over the piece of land free from any claim whatsoever**.

20.That the said development work and construction of the G+3 storied building and the handing over total 5.6 flats along with 40% parking space to be constructed to the land owners shall be completed within **24 months** from the date of the sanction of the building plan.

21.That the development and construction work of G+3 storied building should be carried out under the direct supervision and in presence of Developer and the Developer's presence at the site of construction is a condition of this agreement.

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Masoom Raza
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Shazia Afzal
Shazi Nizam
Simran Afzal

However, for the purposes of the said development and construction, the Developer may take the assistance of Architects, Building Contractors and others but the work should be carried out under direct physical supervision of the developer or its duly authorized Director/ Partners. It is agreed that all cost incurred towards Architects, Building Contractors and other work shall be borne by the Developers and the Land owners shall not be liable to pay any costs.

22.That the Developer undertakes to keep the land owners fully indemnified against all harm caused from any losses, costs, charges, expenses or claims by any of the Developer's Contractors, Architects, workers or agents or for any breach of any statutory or contractual obligations.

23.That the Developer will make the Chowkhat (Frame) of the doors from Malaysian Sal Wood/PVR alloy hollow frame. All the doors will be flash doors while the windows will have sliding panels with outer grill for safety. The Owners shall have the right to inspect, verify, and enquire into the quality of the materials specified above, including the right to examine and verify the invoices, bills, and other relevant documentation related to the procurement of such materials, at any stage of the construction of the G+3 storied building. This right of inspection and verification shall extend to the time of purchase of the materials by the Developer, as well as during the ongoing construction process.

24.That the Floor will get finishing by floor titles @ Rs.40/Sq.Ft. and the wall tiles @ Rs.30/Sq.Ft. That the stairs will have the Granite Cover @ Rs.110/ Sq.Ft. The Owners shall have the right to inspect, verify, and enquire into the quality of the materials specified above, including the right to examine and verify the invoices, bills, and other relevant documentation related to the procurement of such materials, at any stage of the construction of the G+3 storied building. This right of inspection and verification shall extend to the time of purchase of the materials.

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Md. farman Nasem. Raza
Farhin Afzal
Shazia Afzal
Shaista Wizami
Simran Afzal

25.That the Kitchen and Bathroom wall height will be upto 7 Ft. decorated with wall tiles @ Rs. 30/Sq.Ft. That the kitchen slab will be covered with Granite @ Rs 110/Sq.Ft. Kitchen and bathroom fittings will be of stainless steel product of a branded company. Water connections pipe for will be of BrandPrince or Supreme. Electric wires shallbe of Havells, Plaza, Diamond etc. Rod shall be of Elegant, Shyam Steel or Captain or any ISI Mark Brand. Cement to be used shall be Ultra Tech/Ambuja or any similar branded company cement. The Owners shall have the right to inspect, verify, and enquire into the quality of the materials specified above, including the right to examine and verify the invoices, bills, and other relevant documentation related to the procurement of such materials, at any stage of the construction of the G+3 storied building. This right of inspection and verification shall extend to the time of purchase of the materials by the Developer, as well as during the ongoing construction process.

26. That the attached bathroom will be provided with corner basin and a stand basin will be installed in hall room of Hindware /Cera or similar Company Brand

27.That one toilet which is attached with the master bedroom will be provided with commode and the rest of the toilets will have OT Pans. That the commode and the OT Pans will be from **Hindware/Cera or similar Company Brand**. The Owners shall have the right to inspect, verify, and enquire into the quality of the materials specified above, including the right to examine and verify the invoices, bills, and other relevant documentation related to the procurement of such materials, at any stage of the construction of the G+3 storied building. This right of inspection and verification shall extend to the time of purchase of the materials by the Developer, as well as during the ongoing construction process.

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Advocate, Siliguri

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Md. Farman Nawaz
Farhin Afzal
Shazia Afzal
Shuaib Nizami
Shireen Afzal

28.That the staircases of the said G+3 storied building constructed as per plan sanction of the said building and the common areas shall always be treated as common space and for common purposes and no one shal lhave the right to claim individual ownership.

29.That the land owners and the flat occupants can also have the right to use tiles, marbles and granites according to their taste and choice but at the same time the difference money shall be paid to the Developer by the land owners and other flat occupants of the said flats.

30.That the land owners shall execute Power of Attorney in favour of the Developer for executing Deed of Conveyance in favour of the intending purchaser/s after completion of the construction work and the said Power of Attorney shall be executed by the land owners in favour of the Developer after execution of this agreement.

31.That the Developer must use branded materials for construction G+ 3 Storied building and it should be ISI Trade Mark. The Owners shall have the right to inspect, verify, and enquire into the quality of the materials specified above, including the right to examine and verify the invoices, bills, and other relevant documentation related to the procurement of such materials, at any stage of the construction of the G+3 storied building. This right of inspection and verification shall extend to the time of purchase of the materials by the Developer, as well as during the ongoing construction process.

32.That the building shall be completed and finished in all respects within **24 months** but if any minor work maybe pending within the foresaid mention period which shall be considerable and the owner share (mention herein above) of the property will be handed over to them within **24 months** from the date of sanctioning of plans for development and if any minor work pending which may be considerable and in that case the owner shall not demand or claim anything from the Developer,

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Advocate, Siliguri

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Shazia Afzal
Shiris Nizami
Sumera Afzal

except for reasons beyond Developer control such as strikes, war, riots and natural calamities and due to any unforeseen circumstances like drastic changes in laws and hindrance caused by concerned. **(That with regard to clause 23,24,25,27 and 32 above the land owners shall have right to inspect, verify and enquire into the quality of the materials specified above, including the right to examine and verify the invoices, bills and other relevant documents related to the procurement of such materials at any stage of the construction of the G+3 storied building. This right of inspection and verification shall extend to the time of purchase of the materials by the Developer, as well as during the ongoing construction process)**

33.In case there is any accident in the aforesaid construction project, the Developer shall be fully responsible for all consequences there on and shall be responsible for the compensation under the Workmen Compensation Act.

34.That the size of the window is standard, Iron Grill and Aluminum open window, conceal wiring (**Havells, Plaza or similar Company Brand**), bathroom and kitchen fittings(**Hindware/Cera or similar Company Brand**), Geyser point in the bathroom and T.V point in room, 2 coat of wall putty and 1 coat of wall primer (**Asian, Nerolacor similar Company Brand)** in the inner wall and open balcony for the land owners as per building plan as well as engineer's direction. The Owners shall have the right to inspect, verify, and enquire into the quality of the materials specified above, including the right to examine and verify the invoices, bills, and other relevant documentation related to the procurement of such materials, at any stage of the construction of the G+3 storied building. This right of inspection and verification shall extend to the time of purchase of the materials by the Developer, as well as during the ongoing construction process.

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Md. Farman
Nasem Raza
Farhin Afzal
Shazia Afzal
Anis Nizami
Simeen Afzal

35.That all cost of stamping engrossing and registration of this agreement and any other paper relating to this agreement shall be borne by the Developer.

36.That no change, modification or alterations to this agreement shall be done without the written consent of the land owners and the Developer. The parties hereto undertake not to contravene any of the terms of the agreement.

37.In developing the said land and construction the said G+3 Storied Building, the Developer shall obtain the requisite sanctions, permissions, clearance and authority from the authority concerned under the Urban land (Ceiling and Regulations Act 1976), Income Tax Act 1961 and other relevant Central andState Acts and the rules and regulations in force at their own expense and costs.

38.That the Developer shall provide water tanks of Total 7000 (Seven Thousand) Liter of Supreme or any similar branded company and the connection of the water shall be common to all the flats in the said G+3 building.

39.That the Developer shall provide electric connection to each and every flat for the land owners and outside boundary wall and main gate (Iron) also shall be provided by the Developer

40.That until completion of all the formalities the land owners permits the developers and their representatives to have access to those premises for mapping and other necessities for the development and construction of the said property at the cost of the developers.

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Advocate, Siliguri

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Md. Farman Masoom Raza
Farhin Afzal
Shazia Afzal
Idris Wajavi
Sirieen Afzal

41.That all taxes due and payable in respect of the said property shall be paid by the land owners till the date of delivery of possession to the developers and after the completion of the proposed building and handing over possession of the land owners' allocation to the land owners' the land owners shall pay their share of taxes in respect of allocation and the developers shall pay the taxes of their allocation.

42.That if there be any claim, demand, tax litigation or any other Court order, whatsoever, against the land owners than it is a condition of this agreement that the work of the development and/or construction of the said building/buildings and/or other matters incidental to the agreement shallnot anytime during the said construction be stopped prevented or delayed in any manner whatsoever by the land owners.

43.That the construction shall be approved and carried out under the instruction of a certified Architect. Any deviation of plan shall be finalized mutually between the owners and developers jointly in writing.

44.The developers shall complete the proposed construction upon the land of the said premises **within 24 months, from the date of obtaining sanction plan** by the concerned Gram Panchayat and the Siliguri Jalpaiguri Development Authority and or any other authority of the proposed building. That the Developers may extend the said time due to any force majeure circumstances e.g. war, extreme weather.

45.That the developers shall raise the construction upon the land of the premises with their own cost and expenses and the developers shall have liberty to construct the proposed building by engaging any contractor, sub-contract or and/or by engaging any other construction company.

46.That land owners shall abide by all bye laws, rules and regulations that may be formed in the due course as long as it does not affect the land owner's interest.

Contd.P/19

Dipak Debnath
Advocate, Siliguri

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Md. farman Masoom Raza
Farhin Afzal
Shazia Afzal
Shazia Nizami
Simeen Afzal

47.The land owner's shall not do any act, deed or thing whereby enjoyment or any common facilities between the several flats in the building may be obstructed.

48.That land owners and developers shall not be considered to be in breach of any obligation hereunder to extend that the performance of the relevant obligation are prevented by the existence of force majeure, with a view that the obligation effected by the force majeure shall be a suspended for the duration of the force majeure or the extend effected by the force majeure. For the purpose of the present agreement, "Force Majeure" shall mean any event or circumstance beyond the reasonable control of the affected party, which renders the performance of its obligations under this Agreement impossible or materially delayed. Such events include acts of God, pandemics, epidemics. Force Majeure shall not include financial hardship, delays attributable to the Developer's negligence, inefficiency and adverse weather conditions that are customary and predictable for the present location. **The party affected by Force Majeure shall notify the other party in wring within 6 (Months) of the occurrence of the Force Majeure event specifically mentioning the estimated duration of the delay and steps being taken to mitigate the impact of the Force Majeure event.**

49.That the land owners and the intending purchasers and/or shall take the flats/spaces in the proposed building/buildings subject to their agreeing for maintenance of common services and for payment of charge for common services like estate management, repairs, etc. and subject to the terms of occupancy

50.That till an Association is formed in respect of the proposed buildings by the flat holders the responsibility for running common facilities and services in respect of the entire building shall be discharged by land owners/developers or intending purchasers or occupiers jointly on the used being and charges.

Contd.P/20

Dipak Debnath
Advocate, Siliguri

Scanned by CamScanner

Md. Farman
Mazeen Nasr
Kashin Afzal
Shazia Afzal
Louis Nigam
Sumera Afzal

51.The land owners hereby declare that the said property is free from all encumbrances and any manner of lispendences, attachments, charges, liens or mortgages whatsoever and the land owners hereby undertake to indemnify and keep indemnified the developers from and against any and all actions, charges, claims, encumbrances and mortgages or third party rights.

52.The land owners hereby undertake that the developers shall be entitled to construct and complete the building on the said property and according to provisions of concerned Gram Panchayat and the Siliguri Jalpaiguri Development Authority and assign the flats to any party or parties without any interference from the land owners or any persons claiming through or under the land owners, excepting the land owners' allocation in the said building and the land owners further undertake to indemnify and indemnified the developers from and against all losses, damages, costs, charges and expenses incurred as a result of any breach of the undertaking on the part of the land owners.

53.That it is hereby agreed by and between the parties hereto that the developers shall have the exclusive rights to negotiate, enter into agreement and receive consideration in advance from the prospective buyers, intending purchaser/occupier of flats/garage in the said proposed building for the allotted portion/portions of the developers and the developers shall have absolute right to sale the aforesaid flats/parking in respect of their shares to the intending purchasers by executing necessary deed of conveyance.

54.That the said Deed or any other documents of transfer of right in the said flats/parking of the proposed building to the prospective/intending buyers the money received by the developers for such sale and/or transfer or right of the developers allocation will be exclusive money of the developers.

Dipak Debnath
Advocate, Siliguri

Contd.P/21

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Md. Farman
Nadeem Nasir
Farhin Afzal
Shazia Afzal
Louis Nizami
Sameer Afzal

55.That the land owners' hereby give permission to the developers for selling and transferring the developers allocated property and registering the same in favour of any intending purchaser or purchasers of their choice on the basis of this registered development agreement, to ensure this the land owners will execute one registered power of attorney in favour of the Developers or any person of developers to sell/transfer the developer's allocation absolutely in respect of the said project.

56.That the land owners and the developers undertake not to do any act which may in any manner contravene the terms of this agreement in respect of the property.

57.The land owners allocation and developer allocation in the building shall be subject to the same restrictions on transfer and use as per applicable to the developers allocation in the building intended for the common benefit of all occupiers in the building as may be decided by the Developers in their absolute discretion.

58.No Transferee/ Occupant of the apartment spaces in the New Building shall use or permit to be used their units or any portion of their units for any obnoxious, illegal and immoral trade activity of for any purpose which may cause and nuisance or hazard to the other occupiers of the building.

Contd.P/22

Dipak Debnath
Advocate, Siliguri

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Md. Farman Hasan Raza
Farhin Afzal
Shazia Afzal
Shaik Nizami
Shireen Afzal

59.No Transferee/ Occupant of the apartment spaces in the new building shall demolish or permit demolition of any wall or other structure in their respective units or any portion, major or minor, which shall change the nature and character of the building. However, internal modification within the unit without creating any effect on the structure of the building or the common properties can be made by the respective transferee subject to the compliance of all the existing rules including the building rules of the concerned authority. No occupant shall alter the outer elevation of the building.

60.All the transferees /occupants of the building shall abide by all laws, rules, bye laws, rules and regulations of the govt. and local bodies and shall attend to answer and be responsible for any deviation, violation and or breach of any of the said laws, bye laws and regulations.

61.The developers hereby undertake to keep the land owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developers actions with regards to the matter of construction of the said building and or of any defect therein.

62.The land owners also has the right to demand to check the building plan and size, carpet area and built-up area along with the amenities provided inside the living/common areas. **The land owners should make sure that they check the approvals and sanctions obtained for water, electricity and sewage connections**

63.That the common areas, facilities, stair ways, stair case, landings, terraces or ultimate roofs and corridors to be constructed in the said building shall be for the common use of the First Party and/or transferee and other transferees of the other flats for ingress to and egress from the respective flats to the main road and for beneficial use and enjoyment of the flats / apartment.

Contd.P/23

Dipak Debnath
Advocate, Siliguri

Scanned by CamScanner

Md. Farman Hasan
Masoom Raza
Farhin Afzal
Shazia Afzal
Ishrat Nigam
Sumaira Afzal

64.That the First Party hereby declare that they have good right and full power and absolute authority to enter into this agreement with the Developers and the first party /owners of land hereby undertake to indemnify and keep indemnified the Developers from and against any and all third party claims, actions and demands whatsoever in respect of the schedule "A" land which is free from all encumbrances, liens, lispendences, charges whatsoever and the said land is not affected by Rural Land (Ceiling and Regulations) Act, 1976 and the First Party undertakes not to create any encumbrances or charges on the said plot of land deal with the same otherwise in the manner stated herein above.

65.That the Developers shall pay all out goings from the date of these presents, to engage, appoint or nominee at its sole risk, responsibility and cost of Architect, contractors, sub - contractor or labour for carrying out and proceed with the construction of the said building and other common spaces according to the approved drawings plan/Sanctioned Plan and specifications and in conformity with the said details of construction and for that purpose to purchase, procure and arrange building materials, articles, tools, and other implements and to hires and engage suppliers, labours and to pay and meet with their remuneration fees and salaries.

66.Both the Party shall reserves its rights to make any minor changes inside the Flats for eg:- direction of toilet, size of Drawing room/Bed room, provided such change is consented by the Purchaser or purchasers and the Land owners

67.That the Developers undertake to keep the First Party indemnified from and against all third party claims and actions arising out of any act or omission of the part of the Developers in or relating to the construction of the said building.

Dipak Debnath
Advocate, Siliguri

Contd.P/24

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Md. Furman Nasim Nasir
Farhin Afzal
Shazia Afzal
Sumaira Nizami
Sumaira Afzal

68.That from time to time to enable the construction of the said building by the developers various acts, deeds and matters, things not herein specifically referred to may be legally required to be done by the developers for which it may require the authority of the First Party and various applications and other documents may be necessary to be signed or made by them for and in connection with the construction of the said building for which no specific provisions has been made herein. The First Party undertakes to sign and execute all such legally required documents for that purpose.

69.That the First Party and the Developers have entered into this agreement purely on a principal to principles and nothing stated herein shall be deemed to be construed as partnership between the developers and the First Party or as joint venture between them and that the developer shall not be entitled to assign this agreement to any other person or company.

70.That all original documents relating to the below schedule land shall be produced to the concerned authority/Department for obtaining permission/Verification by the land owners whenever required and demanded, till the completion of the registration of all the Developer allocation area.

71.That if this agreement fails to materialize due to the unlawful interference of the First Party or due to any encumbrances in respect to of the below schedule land then the First Party shall be liable to return the entire expenses that the Second party has already invested and consideration money(only the principal amount without any interest) if any already paid to the Second party immediately.

72.That it is hereby agreed between the parties that the First Party shall execute a registered General Power of Attorney in favour of the Developers with respect to below Schedule "A" land.

Contd.P/25

Dipak Debnath
Advocate, Siliguri

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Md. Farman
Mosaem Raza
Farhin Afzal
Shazia Afzal
Shirin Nizami
Sumera Afzal

73.That in case of death of any of the parties to this agreement, the terms and conditions of this agreement shall not be changed or any addition, modification or deletion as per provided by law.

74.That any disputes or differences be resolved through Arbitration in in accordance with the provisions of the Arbitration Act, 1996 and or any statutory enactment or modifications thereof. The decision of such arbitrator shall be final and binding on all the parties hereto. The seat and venue of such Arbitration will be New Delhi, and Delhi International Arbitration Centre Rules would govern the said arbitration proceedings.

SCHEDULE OF THE LANDED PROPERTY

ALL THAT PIECE OR PARCEL of land measuring 9 (Nine) Kathas 13 (Thirteen) Chhataks or 16.86 (Sixteen Point Eighty Six) Decimals, recorded in L.R. Khatian No. 7183 (area measuring 3 Decimals of First Party No. 1), L.R. Khatian No. 7154 (area measuring1.98 Decimals of First Party No. 2), L.R. Khatian No. 7184 (area measuring 3.3 Decimals of First Party No. 3), L.R. Khatian No. 7157 (area measuring 3.3 Decimals of First Party No. 4), L.R. Khatian No. 7152 (area measuring 3.3 Decimals of First Party No. 5) and L.R. Khatian No. 7156 (area measuring 1.98 Decimals of First Party No. 6), comprised in and forming part of **R.S Plot No. 206 (P),** corresponding **to L.R. Plot No. 50 (P)**, situated within **Mouza – Bairatisal, J. L. No. 70**, within the jurisdiction of Atharakhai Gram Panchayat, Police Station – Matigara, Sub – Division - Siliguri, A.D.S.R. Office – Siliguri-II at Bagdogra, District- Darjeeling, in the State of West Bengal.The said property is butted and bounded as follows:-

By the North: Land of Sadhan Ghosh and others
By the south: Land of Uttora
By the East : 20 feet wide kutcha road
By the West : Lachka River

Dipak Debnath
Advocate, Siliguri

Contd.P/26

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Enclosed herewith separate sheet for photo and finger Print of both Party and another sheet for photo and left thumb impression of Identifier (i.e witness No.1) is always remain part and parcel of these presents.

IN WITNESSES WHEREOF THE PARTIES TO THIS AGREEMENT,DO HEREBY SET AND SUBSCRIBE THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1) Ali Hossain

(ALI HOSSAIN)
S/o:- Lt. Noor Hossain
9/H/1 Topsia Road
2nd lane
P.O+P.S- Tiljala
Dist - South 24 Parganas

1. Md. Farman
2. Masoom Raza
3. Farhin Afzal
4. Shazia Afzal
5. Amir Nizami
6. Sumera Afzal

Signature of the First Party/Land Owners

Dipak Dubnath
Advocate, Siliguri

Contd.P/27

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1 Md. Tasleem

2. Md. Tabrez Ahmed
S/o Md. Hassan
Sharif ganj
P.S Saharjak Thana
Katihar

2 Afreen Siddiqui

3 md. Ghazni

4 Jasim Raja

SIGNATURE OF THE SECOND
PARTY / DEVELOPERS

As per instruction of the parties drafted by me and read over and explained by me and printed in my chamber.

Dipak Debnath
Advocate, Siliguri
E.No.W.B/3036/99

Scanned by CamScanner

EXECUTANT SHEET

Md. farman

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

Md. farman

Signature

Masoom. Raza

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

Masoom. Raza

Signature

Parhin Afzal

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

Parhin Afzal

Signature

Scanned by CamScanner

EXECUTANT SHEET

Shazia Afzal

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

Shazia Afzal
Signature

Amir Nizami

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

Amir Nizami
Signature

Suniea Afzal

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

Suniea Afzal
Signature

Scanned by CamScanner

EXECUTANT SHEET

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

Signature

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

Signature

Scanned by CamScanner

EXECUTANT SHEET

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

Md. Sharui

Md. Sharui
Signature

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

Jasim Raja

Jasim Raja
Signature

Scanned by CamScanner

IDENTIFIER PHOTO AND LEFT HAND THUMB IMPRESSION SHEET

Photo

Left hand thumb impression

Signature of Identifier

Scanned by CamScanner

Major Information of the Deed

Deed No :	I-0403-05592/2025	Date of Registration	14/07/2025
Query No / Year	0403-2001799421/2025	Office where deed is registered	
Query Date	24/06/2025 9:49:38 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Dipak Debnath Bagdogra,Thana : Naxalbari, District : Darjeeling, WEST BENGAL, PIN - 734014, Mobile No. : 9832047516, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value		Market Value	
Rs. 40,50,000/-		Rs. 42,15,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,000/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Bairatishal, JI No: 70, Pin Code : 734011

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-50 (RS :-)	LR-7183	Bastu	Rupni	3 Dec	7,50,000/-	7,50,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :0403-I -03683-2019
L2	LR-50 (RS :-)	LR-7154	Bastu	Rupni	1.98 Dec	4,50,000/-	4,95,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :0403-I -03682-2019
L3	LR-50 (RS :-)	LR-7184	Bastu	Rupni	3.3 Dec	8,00,000/-	8,25,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :0403-I -03682-2019
L4	LR-50 (RS :-)	LR-7157	Bastu	Rupni	3.3 Dec	8,00,000/-	8,25,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :0403-I -03682-2019
L5	LR-50 (RS :-)	LR-7152	Bastu	Bastu	3.3 Dec	8,00,000/-	8,25,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :0403-I -03682-2019

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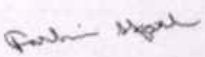
L6	LR-50 (RS :-)	LR-7156	Bastu	Rupni	1.98 Dec	4,50,000/-	4,95,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :0403-I -03682-2019
		TOTAL :			16.86Dec	40,50,000 /-	42,15,000 /-	
	Grand Total :				16.86Dec	40,50,000 /-	42,15,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Md Farman Son of Late Hamidur Rahaman Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office	 14/07/2025	 Captured LTI 14/07/2025	Md Farman 14/07/2025
	Azam Nagar, (West Tola), City:- , P.O:- Azam Nagar, P.S:-KATIHAR, District:-Katihar, Bihar, India, PIN:- 855113 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: AAxxxxxx8N, Aadhaar No: 54xxxxxxxx5440, Status :Individual, Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Masoom Raza Son of Ziyahur Rahaman Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office	 14/07/2025	 Captured LTI 14/07/2025	 14/07/2025
	Masjid Para, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AJxxxxxx1J, Aadhaar No: 77xxxxxxxx7647, Status :Individual, Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Farhin Afzal Wife of Asif Iqubal Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office	 14/07/2025	 Captured LTI 14/07/2025	 14/07/2025

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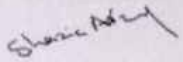
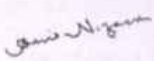
Rahika Tola, Ward No.22, Araria, City:- , P.O:- Araria, P.S:-ARARIA, District:-Araria, Bihar, India, PIN:- 854311 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: BLxxxxxx3N, Aadhaar No: 46xxxxxxxx6430, Status :Individual, Executed by: Self, Date of Execution: 14/07/2025
, Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Shazia Afzal Wife of Md Arshad Hussain Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office	 14/07/2025	 Captured LTI 14/07/2025	 14/07/2025

Near Azad Academy School, Ward No.20, Araria, City:- , P.O:- Araria, P.S:-ARARIA, District:-Araria, Bihar, India, PIN:- 854311 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: AFxxxxxx5L, Aadhaar No: 42xxxxxxxx4400, Status :Individual, Executed by: Self, Date of Execution: 14/07/2025
, Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office

5	Name	Photo	Finger Print	Signature
	Amir Nizami (Presentant) Son of Abdul Hasib Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office	 14/07/2025	 Captured LTI 14/07/2025	 14/07/2025

Near Azad Academy School, Ward No.20, Araria, City:- , P.O:- Araria, P.S:-ARARIA, District:-Araria, Bihar, India, PIN:- 854311 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: agxxxxxx0k, Aadhaar No: 36xxxxxxxx2886, Status :Individual, Executed by: Self, Date of Execution: 14/07/2025
, Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office

6	Name	Photo	Finger Print	Signature
	Shreen Afzal Son of Md Afzal Hussain Siddiqui Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office	 14/07/2025	 Captured LTI 14/07/2025	 14/07/2025

Azad Nagar, Ward No.19, Araria, City:- , P.O:- Araria, P.S:-ARARIA, District:-Araria, Bihar, India, PIN:- 854311 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: azxxxxxx6q, Aadhaar No: 67xxxxxxxx5859, Status :Individual, Executed by: Self, Date of Execution: 14/07/2025
, Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office

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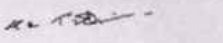
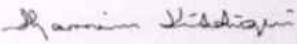
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**PARADISE DEVELOPERS** Maszid Road, Maszid Para, Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014 , Applied for Form 60,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**
	Md Taslim Son of Late Abdul Majeed Date of Execution - 14/07/2025, , Admitted by: Self, Date of Admission: 14/07/2025, Place of Admission of Execution: Office	 Jul 14 2025 12:17PM	 Captured LTI 14/07/2025	 14/07/2025
	26, Tapsia Road, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: acxxxxxx7c, Aadhaar No: 38xxxxxxxx7647 Status : Representative, Representative of : PARADISE DEVELOPERS (as partner)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Shamim Siddiqui Son of Sharif Siddiqui Date of Execution - 14/07/2025, , Admitted by: Self, Date of Admission: 14/07/2025, Place of Admission of Execution: Office	 Jul 14 2025 12:17PM	 Captured LTI 14/07/2025	 14/07/2025
	Maszid Para, Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: ayxxxxxx6e, Aadhaar No: 43xxxxxxxx2056 Status : Representative, Representative of : PARADISE DEVELOPERS (as partner)			
3	**Name**	**Photo**	**Finger Print**	**Signature**
	Md Shammi Son of Md Yunus Date of Execution - 14/07/2025, , Admitted by: Self, Date of Admission: 14/07/2025, Place of Admission of Execution: Office	 Jul 14 2025 12:18PM	 Captured LTI 14/07/2025	 14/07/2025
	Sharidganj, Moulvi Tola, City:- , P.O:- Katihar, P.S:-KATIHAR, District:-Katihar, Bihar, India, PIN:- 854105, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: cbxxxxxx9e, Aadhaar No: 81xxxxxxxx8465 Status : Representative, Representative of : PARADISE DEVELOPERS (as partner)			

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4	Name	Photo	Finger Print	Signature
	Tasim Raja Son of Manglu Hosain Date of Execution - 14/07/2025, , Admitted by: Self, Date of Admission: 14/07/2025, Place of Admission of Execution: Office	 Jul 14 2025 12:18PM	Captured LTI 14/07/2025	14/07/2025
	Lelin Colony, Matigara, City:- , P.O:- Matigara, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: bfxxxxxx7p, Aadhaar No: 90xxxxxxxx2204 Status : Representative, Representative of : PARADISE DEVELOPERS (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Ali Hossain Son of Late Noor Hossain 9/H/1 Topsia Road 2nd Lane, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039		Captured	
	14/07/2025	14/07/2025	14/07/2025
Identifier Of Md Farman , Masoom Raza, Farhin Afzal, Shazia Afzal, Amir Nizami, Shreen Afzal, Md Taslim , Shamim Siddiqui, Md Shammi , Tasim Raja			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Md Farman	PARADISE DEVELOPERS-3 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Masoom Raza	PARADISE DEVELOPERS-1.98 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Farhin Afzal	PARADISE DEVELOPERS-3.3 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shazia Afzal	PARADISE DEVELOPERS-3.3 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Amir Nizami	PARADISE DEVELOPERS-3.3 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shreen Afzal	PARADISE DEVELOPERS-1.98 Dec

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Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Bairatishal, Jl No: 70, Pin Code : 734011

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 50, LR Khatian No:- 7183	Owner:মঃ ফর্মান, Gurdian:হবিবুর রহমান, Address:নিজ , Classification:বাস্তু, Area:0.03000000 Acre,	Md Farman
L2	LR Plot No:- 50, LR Khatian No:- 7154	Owner:মাসুম রাজা, Gurdian:জিয়াউর রহমান, Address:নিজ , Classification:বাস্তু, Area:0.01980000 Acre,	Masoom Raza
L3	LR Plot No:- 50, LR Khatian No:- 7184	Owner:ফারহীন আফজল, Gurdian:আমিত ইকবাল, Address:নিজ , Classification:বাস্তু, Area:0.03300000 Acre,	Farhin Afzal
L4	LR Plot No:- 50, LR Khatian No:- 7157	Owner:শাজিয়া আফজল, Gurdian:আহমদ হুসেন, Address:নিজ , Classification:বাস্তু, Area:0.03300000 Acre,	Shazia Afzal
L5	LR Plot No:- 50, LR Khatian No:- 7152	Owner:আমির নিজামী, Gurdian:আবদুল হমীদ, Address:নিজ , Classification:বাস্তু, Area:0.03300000 Acre,	Amir Nizami
L6	LR Plot No:- 50, LR Khatian No:- 7156	Owner:শ্রীন আফজল, Gurdian:আফজল হুসেন সিদ্দীকি, Address:নিজ , Classification:বাস্তু, Area:0.01980000 Acre,	Shreen Afzal

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Endorsement For Deed Number : I - 040305592 / 2025

On 14-07-2025

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

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

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

Presented for registration at 12:08 hrs on 14-07-2025, at the Office of the A.D.S.R. BAGDOGRA by Amir Nizami , 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 42,15,000/-

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

Execution is admitted on 14/07/2025 by 1. Md Farman , Son of Late Hamidur Rahaman, Azam Nagar, (West Tola), P.O: Azam Nagar, Thana: KATIHAR, , Katihar, BIHAR, India, PIN - 855113, by caste Muslim, by Profession Business, 2. Masoom Raza, Son of Ziyahur Rahaman, Masjid Para, P.O: Bagdogra, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Muslim, by Profession Business, 3. Farhin Afzal, Wife of Asif Iqubal, Rahika Tola, Ward No.22, Araria, P.O: Araria, Thana: ARARIA, , Araria, BIHAR, India, PIN - 854311, by caste Muslim, by Profession House wife, 4. Shazia Afzal, Wife of Md Arshad Hussain, Near Azad Academy School, Ward No.20, Araria, P.O: Araria, Thana: ARARIA, , Araria, BIHAR, India, PIN - 854311, by caste Hindu, by Profession House wife, 5. Amir Nizami, Son of Abdul Hasib, Near Azad Academy School, Ward No.20, Araria, P.O: Araria, Thana: ARARIA, , Araria, BIHAR, India, PIN - 854311, by caste Muslim, by Profession Business, 6. Shreen Afzal, Son of Md Afzal Hussain Siddiqui, Azad Nagar, Ward No.19, Araria, P.O: Araria, Thana: ARARIA, , Araria, BIHAR, India, PIN - 854311, by caste Muslim, by Profession Business

Indetified by Ali Hossain, , , Son of Late Noor Hossain, 9/H/1 Topsia Road 2nd Lane, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Muslim, by profession Business

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

Execution is admitted on 14-07-2025 by Md Shammi , partner, PARADISE DEVELOPERS (Partnership Firm), Maszid Road, Maszid Para, Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014

Indetified by Ali Hossain, , , Son of Late Noor Hossain, 9/H/1 Topsia Road 2nd Lane, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Muslim, by profession Business

Execution is admitted on 14-07-2025 by Tasim Raja, partner, PARADISE DEVELOPERS (Partnership Firm), Maszid Road, Maszid Para, Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014

Indetified by Ali Hossain, , , Son of Late Noor Hossain, 9/H/1 Topsia Road 2nd Lane, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Muslim, by profession Business

Execution is admitted on 14-07-2025 by Md Taslim , partner, PARADISE DEVELOPERS (Partnership Firm), Maszid Road, Maszid Para, Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014

Indetified by Ali Hossain, , , Son of Late Noor Hossain, 9/H/1 Topsia Road 2nd Lane, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Muslim, by profession Business

Execution is admitted on 14-07-2025 by Shamim Siddiqui, partner, PARADISE DEVELOPERS (Partnership Firm), Maszid Road, Maszid Para, Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014

Indetified by Ali Hossain, , , Son of Late Noor Hossain, 9/H/1 Topsia Road 2nd Lane, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Muslim, by profession Business

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 , 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 07/07/2025 9:11PM with Govt. Ref. No: 192025260147825758 on 07-07-2025, Amount Rs: 7/-, Bank: SBI EPay (SBIePay), Ref. No. 2279440791740 on 07-07-2025, Head of Account 0030-03-104-001-16

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Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,000/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 2,000/-
Description of Stamp
1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 620, Amount: Rs.5,000.00/-, Date of Purchase: 24/06/2025, Vendor name: J Banik
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/07/2025 9:11PM with Govt. Ref. No: 192025260147825758 on 07-07-2025, Amount Rs: 2,000/-, Bank: SBI EPay (SBIePay), Ref. No. 2279440791740 on 07-07-2025, 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

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2025, Page from 120491 to 120532

being No 040305592 for the year 2025.

Digitally signed by YOGEN TSHERING BHUTIA
Date: 2025.07.16 15:26:31 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 16/07/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

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