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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 917694

Rm

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Certified that the Document is admitted to Registration and the Signature Sheet and the Endorsement Sheet attached to this Document are part of this Document

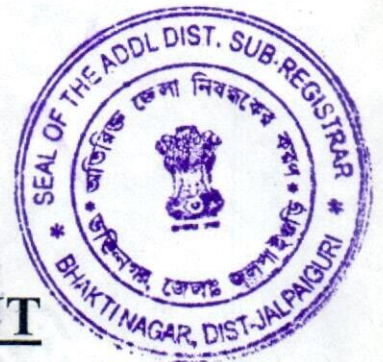
Rm
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

24 MAR 2025

DEVELOPMENT AGREEMENT

*mrinal del
Dipli-fan*

INDIRA DEVELOPERS
Rm
PARTNER



THIS INDENTURE IS MADE ON THIS THE 24th DAY OF MARCH, 2025.

BETWEEN

82000 8/1057 / 25

24 MAR 2025

NON JUDICIAL STAMP

No. 178 Date 04.03.25

Sold to Mr. Minol Paul & another

of 8/9, Dist - Jal

Value Rs. 100/-

^{S.M.}
Bhuchangshu Saran Roy
Govt. Stamp Vendor
L No. 173/R.M.
Biliguri Court

Certified that the Document is submitted to
Registration and the Signature Sheet and
the E-Registration Sheet attached to this
Document are part of this Document

Adl. Dist. Sub-Registrar
Bhakti Nagar, Jalpaiguri

24 MAR 2025



Adl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

24 MAR 2025

[2]

Mrinal Paul
Dipti Paul

INDIRA DEVELOPERS
Partner

1. **SRI MRINAL PAUL**, Son of Late Gour Gopal Paul.
2. **SMT DIPTI PAUL**, Wife of Sri Mrinal Paul,

Both are Hindu by Religion, Indians by Nationality, Business by Occupation, Resident of "Ishani", Sachitra Paul Sarani, P.O. Haiderpara, P.S. Bhaktinagar, District – Jalpaiguri, in the State of West Bengal --- hereinafter jointly & collectively called the "**LANDOWNERS / FIRST PARTY**" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and permitted assignees) of the '**ONE PART**'. (PAN: AEVPP9384H) & (PAN: AEWPP6625G)

AND

INDIRA DEVELOPERS, a Partnership Firm, having its office at Sevoke Road, P.O. & P.S. Siliguri, District - Darjeeling, in the State of West Bengal, Represented by one of its Partners, **SRI RAHUL AGARWAL**, Son of Sri Mohan Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of G-0302, Bhagawati Uttorayon Township, P.O. & P.S. Matigara, District – Darjeeling, in the State of West Bengal --- hereinafter called the "**DEVELOPER / SECOND PARTY**" (which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors-in-office, representatives, administrators and permitted assignees) of the **OTHER PART**. (PAN: AAJFI5965R)

I.

WHEREAS the Landowner No. 1 had purchased land measuring 2.5 Katha from Karam Chand Singh, Son of Shiu Mangal Singh, by virtue of a Registered Deed of Sale, dated 13.04.1984, being Document No. I - 1763 for the year 1984 and the same was registered in the office of the Additional District Sub-Registrar, District - Jalpaiguri.

mrinal Paul

Dipti Paul

INDIRA DEVELOPERS

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PARTNER

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AND WHEREAS the Landowner No. 1 had also received by way of Gift land measuring 2.5 Katha from Pabitra Paul, Son of Late Gour Gopal Paul, by virtue of a Registered Deed of Gift, dated 03.04.2006, being Document No. I - 2867 for the year 2006 and the same was registered in the office of the District Sub-Registrar, Jalpaiguri.

AND WHEREAS the Landowner No. 1 had also received by way of Gift land measuring 2.5 Katha from Utpal Paul, Son of Late Gour Gopal Paul, by virtue of a Registered Deed of Gift, dated 06.04.2009, being Document No. I - 982 for the year 2009 and the same was registered in the office of the District Sub-Registrar, Jalpaiguri.

II.

AND WHEREAS the Landowner No. 2 had purchased land measuring 3 Katha from Dayal Chandra Das, Son of Late Pyari Mohan Das, by virtue of a Registered Deed of Conveyance, dated 19.11.2008, being Document No. I - 3810 for the year 2008 and the same was registered in the office of the District Sub-Registrar, Jalpaiguri.

AND WHEREAS in the manner aforesaid, the abovenamed Landowner No.1 became the owner of all that land measuring 7.5 Katha and the Landowner No.2 became the owner of all that land measuring 3 Katha and ever since then the Landowners/First Party are the peaceful owner in possession of the aforesaid land without any act of hindrance or obstruction from anybody having permanent, heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the abovenamed Landowners/First Party being desirous of constructing a multistoried building on the entire land measuring 10.50 Katha more fully described in the Schedule below were in search of a Developer who could construct the same.

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Mrinal Patel
Dipti Patel

INDIRA DEVELOPERS
Rohit
PARTNER

[4]

AND WHEREAS the Second Party is a *bonafide* Developer/Promoter/Contractor/ Builder having Partner/s who have experience in design and construction of multistoried buildings and have got standing goodwill and reputation to collect advance/securities during the tenure of construction and have agreed to construct a multistoried building on the aforesaid total land and have agreed on the terms and conditions stated hereunder.

AND WHEREAS the said premises is free from all encumbrances, charges, liens, lispends, attachments, trusts whatsoever or howsoever.

AND WHEREAS the Landowners/ First Party have agreed to grant an exclusive right of development of the **multistoried building** to the Developer/ Second Party for the consideration and on the terms and conditions stated hereinafter. However, the Developer shall be at liberty to appoint contractors, if required, for the development of the premises.

AND WHEREAS at or before execution of this Agreement of Development both the parties hereof had made certain assurances/ statements/ representations to each other and relying on such assurances/ statements/ representations to be true and on good faith both the parties have agreed to undertake development of the below Scheduled landed property on the terms and conditions hereinafter appearing.

For better understanding and clarity, this agreement is divided into parts and its sub-parts, list of the same is as follows:

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Mrinal Paul

Dipti Paul

INDIRA DEVELOPERS

Red

PARTNER

ARTICLE I - DEFINITIONS

1. In this Agreement, unless otherwise specifically mentioned:

1.1 The Landowners shall mean the above named “(i) **SRI MRINAL PAUL & (ii) SMT DIPTI PAUL**” having whatsoever right, title and interest that they have in respect of the land described in the **Schedule** hereunder written and also their heirs, executors, successors, legal representatives, nominee(s), assignees and constituted attorney.

1.2 Developer shall mean the abovenamed “**INDIRA DEVELOPERS**” and its Partners, executors, successors in office, representatives, administrators and assignees at all materials times.

1.3 Premises shall mean that entire piece and parcel of the land more fully and particularly described in the **Schedule** hereunder written.

1.4 Building(s) shall mean the multistoried building to be constructed on the said **Schedule** land as per the plan(s) to be sanctioned by the designated authority.

1.5 Unit shall mean the constructed area and/or spaces in the building intended to be built and/or constructed, capable of being occupied and enjoyed separately as a distinct entity at the building to be constructed on the said Schedule premises.

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dipti kumar

INDIRA DEVELOPERS
Ravi
PARTNER

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1.6 Super Built-up area shall mean the total constructed area which will include corridors, staircases, passageways, water tanks, reservoirs, area used for providing common facilities to the occupants like gym, games room, community hall etc., together with the width of the walls and such other areas used for accommodating common services to the building to be constructed on the said Schedule premises.

1.7 Architect shall mean any qualified person or other qualified association of persons, whether incorporated or not, whom the Developer may appoint from time to time as the Architect for designing and planning of the building/s to be constructed on the said **Schedule** premises.

1.8 Saleable Area shall mean the space or spaces in the new building available for independent use and occupation after making due provisions of common facilities and the space required therefore and car parking space.

1.9 Landowners shall be allotted 50% of the total constructed area of the Proposed Building or 50% of the Sale Proceeds of the total constructed area Proposed Building.

1.10 Developer shall be allotted the remaining **50%** of the total constructed area or **50%** of the Sale Proceeds of the total constructed area of the Proposed Building and all GST and Infrastructure Cost i.e., Transformer Cost, Fire system and DG set, etc., to be realized from the Purchaser(s) of the entire constructed area.

1.11 The Developer has already paid a sum of Rs. 1,00,000/- (Rupees One Lakh Only) to the Landowners as interest free refundable security Deposit.

1.12 Transfer with its grammatical variations and cognate expressions shall include transfer by delivery of possession and by any other means adopted for effecting what is understood as a transfer of space in a multistoried building to purchasers thereof.

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Indira Patel

Dipti Patel

INDIRA DEVELOPERS

Red

PARTNER

1.13 Transferee shall mean a person, persons, Firm, limited company, Association of Persons to whom any space and/or unit in the building to be constructed at the said premises have been transferred.

1.14 Word importing singular shall include plural and *vice versa*.

1.15 Word importing gender shall include all the other genders, i.e. masculine, feminine and neutral gender.

ARTICLE II – COMMENCEMENT

2. This agreement shall be deemed to have commenced on and with effect from the date of its execution.

ARTICLE III - LANDOWNERS RIGHT & REPRESENTATIONS

3.1 The Landowners are absolutely seized and in possession or otherwise well and sufficiently entitled to all that the entirety of the said premises, more fully and particularly described in the Schedule hereunder written.

3.2 Except the Landowners, no other person has any claim or interest and/or demand over and in respect of the said Schedule premises and/or any portion thereof.

3.3 The said **Schedule** premises is free from all encumbrance, liens, lispens, attachments, trusts, acquisitions, requisitions whatsoever and howsoever.

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Dipli land

INDIRA DEVELOPERS

Rohit

PARTNER

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3.4 The said **Schedule** Land is not vested under the Urban land (Ceiling & Regulation) Act, 1976.

3.5 There is no subsisting agreement for sale and/or development of the said **Schedule** premises with any other party or parties by the Landowners or any of them or any person claiming under them.

ARTICLE IV - DEVELOPER'S RIGHT

4.1 The Landowners hereby grants, subject to the provisions contained herein, exclusive right to the Developer to build upon and to commercially exploit the said premises in accordance with the approved plan without any violation thereof.

4.2 All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer at its own cost and shall be signed by the Landowners and/or the Developer (through duly authorized representative in that behalf) and submitted by the Developer at the Developer's own costs and expenses for sanction.

4.3 The Developer is fully authorized to develop the aforesaid land by constructing the multistoried building on the below scheduled land.

4.4 That the Developer will not have any objection if the Landowners visit construction site at any time during the construction period.

DR

Indira Patel
Dipti Paul

INDIRA DEVELOPERS
Patel
PARTNER

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ARTICLE V - PROCEDURE

5.1 It is understood that to facilitate the construction of the new building and/or buildings by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners from time to time relating to which specific provisions may not have been mentioned herein and the Landowners hereby agree to do, at the cost and expense of the Developer, all such acts, deeds, matters and things and execute such application, papers as may be required by the Developer.

ARTICLE VI - BUILDING

6.1 The Developer shall at its own costs, construct, erect and complete the new building/s at the said premises in accordance with the sanctioned plan with good and standard materials as will be specified by the Architect from time to time. It is imperative to mention here that the building plan shall be prepared as per the specification and guidelines of appropriate authority and after getting the building plan sanctioned and approved the super built-up area shall be calculated and determined.

6.2 The Developer shall install and erect in the said new building/s at its own costs as per specification and drawings provided by the architect, pumps, tube well, water storage tanks, and provide lifts, electrifications, generators, permanent electric connection (and until permanent electric connection is obtained temporary electric connection shall be provided) and other facilities as are required to be provided in the proposed multistoried building having self-contained units for sale of constructed area therein on ownership basis.

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INDIRA DEVELOPERS
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PARTNER

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6.3 The Developer shall be authorized in the name of the Landowners so far as is necessary to apply for and obtain building materials for the construction of the buildings and to similarly apply for and obtain temporary and permanent connections of water, electricity power, drainage, sewerage to the new buildings and other inputs and facilities required for the construction and enjoyment of the building(s). All costs charges and expenses therefore shall be borne and met by the Developer.

6.4 All costs, charges and expenses, including architect's fees during the construction of the multistoried building/s at the said premises shall be borne by the Developer and the Landowners shall bear no responsibility & liability in this context.

ARTICLE VII - DEVELOPER'S OBLIGATIONS

7.1 The Developer shall construct such maximum area as can be constructed on the said land permissible under the building rules and regulations and bye laws of appropriate authority in conformity with the sanctioned plan as aforesaid.

7.2 That cost of preparation and execution of all documentation agreement(s), plan(s) in connection with construction of the building(s) along with legal and registration cost shall be borne by the Developer.

7.3 That the Developer shall construct the multistoried building in good order and shall use standard quality of materials as may be specified by the Architect from time to time and such recommendation of the Architect shall be acceptable to the parties hereto.

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INDIRA DEVELOPERS
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PARTNER

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7.4 That the Developer shall be solely liable and responsible to look after, supervise, manage and administer the progress and day to day work of construction of the proposed multistoried buildings.

7.5 The Developer shall obtain all statutory and mandatory licenses registrations sanctions, permissions, consent etc., from the appropriate authority as applicable from time to time.

7.6 The Developer shall abide by and comply with all Labour Laws in relation to employment of manpower, directly or indirectly, for construction of the building: all laws including bye-laws, rules & regulations whether statutory, mandatory or local regarding construction of building on the Landowners land and the Landowners shall have no liability or responsibility whatsoever in this regard.

7.7 The Developer shall complete the construction of the building within 3 (Three) years from date in which sanction of the building plan is obtained. Provided that, in exceptional circumstances or the circumstances beyond the human control or nature of acts, the said time period for completion of construction shall be extended.

ARTICLE VIII – LANDOWNERS INDEMNITY

8. The Landowners hereby undertakes that the Developer shall be entitled to develop the land without any interference and/or disturbance provided the developer performs and fulfills all the terms and conditions herein contained.

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INDIRA DEVELOPERS
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PARTNER

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ARTICLE IX - DEVELOPER'S INDEMNITY

9. The Developer hereby undertakes to keep the Landowners indemnified against all third party claims and actions arising out of any act of commission or omission or violation on the part of the developer arising out of or in connection with the construction of the said building/s on the Schedule land.

ARTICLE X - MISCELLANEOUS

10.1 The Landowners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the Developer and the Landowners as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an Association of person(s).

10.2 It is understood that from time to time to facilitate the construction of the new building/s at said premises by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners relating to which specific provisions may not have been made herein and the Landowners hereby undertake to do all such acts deeds matters and things that may be reasonably required to be done in the matter and the Landowners also undertakes to sign and execute all such additional applications and the documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe upon the right of the Landowners and/or go against the spirit of the agreement.

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Indira Patel

Diplomat

INDIRA DEVELOPERS

Patel

PARTNER

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10.3 The Developer and the Landowners shall mutually frame scheme for the management and administration of the said building at the said premises and/or common part thereof. The Developer and the Landowners hereby agree to abide by all the rules and regulation of such Management/ Society/ Association/ Holding Organization and hereby give their consent to abide by the same.

10.4 The Developer and the Landowners shall mutually decide the name of the new building complex to be constructed on the Schedule Land. The name of the new building shall incorporate the word "Sachitra" in its name.

10.5 The parties shall bear their own/respective, Direct Taxes and Indirect Taxes (like income Tax etc.) applicable for the instant joint development project. The Developer shall collect GST from the Purchaser(s) and pay to the Government.

10.6 It is agreed by the parties that, if required, the Developer may revise the approved plan.

ARTICLE XI - FORCE MAJEURE

11.1 The parties hereto shall not be considered to be liable any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of the *force majeure* and shall be suspended from the obligation during the duration of the *force majeure*.

11.2 *Force Majeure* shall mean flood, earthquake, riot, war, storm, tempest, pandemic and its consequential lock-downs, civil commotion, Government norms and restriction barring or deferring the supply of raw materials required for construction and or any other act or commission beyond the control of the parties hereto.

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INDIRA DEVELOPERS
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PARTNER

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ARTICLE XII – JURISDICTION

12. Courts in the District of Jalpaiguri shall have jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

SCHEDULE
(DESCRIPTION OF THE LAND)

All that piece or parcel of Vacant Bastu land measuring 10.50 Katha, situated within Mouza - Dabgram, R.S. Sheet No. 12, J.L. No. 2, Pargana - Baikunthapur, Situated at **Road: Haiderpara Main Road**, within the limits of Ward No. 40 of Siliguri Municipal Corporation, under P.S. Bhaktinagar, District – Jalpaiguri. The Plot-wise area is as follows:

R.S. KHATIAN	R.S. PLOT	AREA
715	231 ✓	9.89 Katha ✓
	232 ✓	0.61 Katha ✓
TOTAL AREA		10.50 KATHA

The said total land is bounded and butted as follows:

North : Land of Prakash Singh & Laxman Chhetri and 25 Feet wide Road;

South : 10 Feet wide Road;

East : Land of Prabal Jyoti Deb and Subrata Kundu;

West : 35 Feet wide Haiderpara Main Road and land of Prakash Singh & Laxman Chhetri;

Ad

IN WITNESSES WHEREOF all the parties have put their signatures on these presents on the day month and year first above written.

WITNESSES:

1. *As per Rev*
Sobari Animeshwar Roy
Gant Chayan Paras
P.O - Chogomali
P.S - Bhaktinagar
Dist - Jalpaiguri

Prithvi Patel
Dipti Paul

LANDOWNERS

2. Miss Mary Conceita Rozario
W/o Mr. Peter John Rozario
South Ekitesal
P.O - Haiderpara
P.S - Bhaktinagar
Dist - Jalpaiguri

INDIRA DEVELOPERS
Rat
PARTNER

DEVELOPER












Drafted by me and printed in my office:

Manoj Agarwal

MANOJ AGARWAL

Advocate, Siliguri











Enrl. No. F-505/434 of 1997

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Mrinal Patel</i>	LEFT HAND					
	RIGHT HAND					



Mrinal Patel












 SIGNATURE

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Dipati Paul</i>	LEFT HAND					
	RIGHT HAND					



Dipati Paul

 SIGNATURE

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Ravi</i>	LEFT HAND					
	RIGHT HAND					

Ravi

INDIRA DEVELOPERS

Ravi

 SIGNATURE PARTNER

IDENTIFIER

PHOTO



LEFT THUMB IMPRESSION



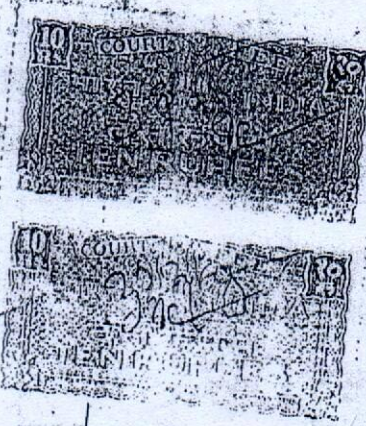
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SIGNATURE

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জিলা: কুমিল্লা বোজা: কুমিল্লা ডো: এল: নং: ২ খতিয়ান নং: ৭১৫

খানা: কুমিল্লা পরগণা: কুমিল্লা রেভিনিউ সার্ভে নং: কুমিল্লা জোড়ি নং: ৩

খতিয়ান নং (মায় নাম)	বিবরণ ও দখলদার (সংক্ষিপ্ত)	পরস্পর অংশ	অত্র স্বত্বের দেয়		মতব্যা	ধারামতে ও কোন তারিখ হইতে	
			খাজানা	সেস		খাজানা	সেস
<u>১০৩</u>	<u>১: মঙ্গলদাস</u>	<u>১</u>	<u>১৫</u>	<u>১৫</u>			
							

অত্র স্বত্বের বিবরণ ও দখলদার	অংশ	অত্র স্বত্বের বিবরণ ও দখলদার	অংশ	অত্র স্বত্বের শ্রেণী এবং বিশেষ বিবরণ অনুসর
<u>কুমিল্লা</u>	<u>১</u>			<u>১৫</u>

১০৫ ধারামতে (মোট বা পরিবর্তন
(মায় মোকদ্দমা নং এবং পুন)

Major Information of the Deed



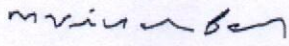


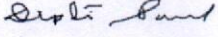
Deed No :	I-0711-01961/2025	Date of Registration	24/03/2025
Query No / Year	0711-2000811051/2025	Office where deed is registered	
Query Date	21/03/2025 12:27:51 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	MANOJ AGARWAL Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7602241704, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
	Rs. 2,20,49,996/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 1,021/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Hydarpara Main Road, Mouza: Dabgram
Sheet No - 12, JI No: 2, Pin Code : 734006

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-231	RS-715	Bastu	Bastu	9.89 Katha		2,07,68,996/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
L2	RS-232	RS-715	Bastu	Bastu	0.61 Katha		12,81,000/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
		TOTAL :			17.325Dec	0 /-	220,49,996 /-	
		Grand Total :			17.325Dec	0 /-	220,49,996 /-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Shri MRINAL PAUL (Presentant) Son of Late Gaur Gopal Paul Executed by: Self, Date of Execution: 24/03/2025 , Admitted by: Self, Date of Admission: 24/03/2025 ,Place : Office</p>	<p>Photo</p>  <p>24/03/2025</p>	<p>Finger Print</p>  <p>LTI 24/03/2025</p>	<p>Signature</p>  <p>24/03/2025</p>
<p>Ishani, Sachitra Paul Sarani,, City:- Siliguri Mc, P.O:- Haiderpara, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: AExxxxxx4H, Aadhaar No: 31xxxxxxxx4083, Status :Individual, Executed by: Self, Date of Execution: 24/03/2025 , Admitted by: Self, Date of Admission: 24/03/2025 ,Place : Office</p>				
2	<p>Name</p> <p>Smt DIPTI PAUL Wife of Shri Mrinal Paul Executed by: Self, Date of Execution: 24/03/2025 , Admitted by: Self, Date of Admission: 24/03/2025 ,Place : Office</p>	<p>Photo</p>  <p>24/03/2025</p>	<p>Finger Print</p>  <p>LTI 24/03/2025</p>	<p>Signature</p>  <p>24/03/2025</p>
<p>Ishani, Sachitra Paul Sarani,, City:- Siliguri Mc, P.O:- Haiderpara, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: AExxxxxx5G, Aadhaar No: 84xxxxxxxx0087, Status :Individual, Executed by: Self, Date of Execution: 24/03/2025 , Admitted by: Self, Date of Admission: 24/03/2025 ,Place : Office</p>				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>INDIRA DEVELOPERS Sevoke Road,, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri RAHUL AGARWAL Son of Shri Mohan Kumar Agarwal Date of Execution - 24/03/2025, , Admitted by: Self, Date of Admission: 24/03/2025, Place of Admission of Execution: Office	 Mar 24 2025 2:20PM	 Captured LTI 24/03/2025	 24/03/2025
G-0302, Bhagawati Uttarayan Township,, City:- Not Specified, P.O:- Matigara, P.S:-Matigara, District:- Darjeeling, West Bengal, India, PIN:- 734010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 67xxxxxxx9678 Status : Representative, Representative of : INDIRA DEVELOPERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri GOPAL ROY Son of Shri Guneshwar Roy East Chayan Para,, City:- Not Specified, P.O:- Ghogomali, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006	 24/03/2025	 Captured 24/03/2025	 24/03/2025
Identifier Of Shri MRINAL PAUL, Smt DIPTI PAUL, Shri RAHUL AGARWAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri MRINAL PAUL	INDIRA DEVELOPERS-6.89 Katha
2	Smt DIPTI PAUL	INDIRA DEVELOPERS-3 Katha

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri MRINAL PAUL	INDIRA DEVELOPERS-0.61 Katha

Endorsement For Deed Number : I - 071101961 / 2025

On 24-03-2025

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

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

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

Presented for registration at 13:45 hrs on 24-03-2025, at the Office of the A.D.S.R. BHAKTINAGAR by Shri MRINAL PAUL , 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 2,20,49,996/-

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

Execution is admitted on 24/03/2025 by 1. Shri MRINAL PAUL, Son of Late Gaur Gopal Paul, Ishani, Sachitra Paul Sarani,, P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 2. Smt DIPTI PAUL, Wife of Shri Mrinal Paul, Ishani, Sachitra Paul Sarani,, P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business

Indetified by Shri GOPAL ROY, , , Son of Shri Guneshwar Roy, East Chayan Para,, P.O: Ghogomali, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

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

Execution is admitted on 24-03-2025 by Shri RAHUL AGARWAL, PARTNER, INDIRA DEVELOPERS (Partnership Firm), Sevoke Road,, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Shri GOPAL ROY, , , Son of Shri Guneshwar Roy, East Chayan Para,, P.O: Ghogomali, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,021.00/- (B = Rs 1,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/03/2025 11:39AM with Govt. Ref. No: 192024250456552118 on 22-03-2025, Amount Rs: 1,021/-, Bank: SBI EPay (SBlePay), Ref. No. 5019890949813 on 22-03-2025, Head of Account 0030-03-104-001-16

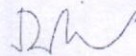
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 178, Amount: Rs.100.00/-, Date of Purchase: 04/03/2025, Vendor name: Sudhangshu Saran Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/03/2025 11:39AM with Govt. Ref. No: 192024250456552118 on 22-03-2025, Amount Rs: 39,921/-, Bank: SBI EPay (SBlePay), Ref. No. 5019890949813 on 22-03-2025, Head of Account 0030-02-103-003-02



Biswarup Goswami
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2025, Page from 52938 to 52962

being No 071101961 for the year 2025.



DM

Digitally signed by BISWARUP GOSWAMI
Date: 2025.04.02 13:35:15 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 02/04/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.