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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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11/04/25
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Alorogon Bishwas

Chittaranjan Biswas

Sukharanjan Biswas

Sameranjan Biswas

Banura Sutra Dhar

mayel Bami Biswas

Narayan Biswas

Shree Laxmi Builders
Boutam Maiti
Partner

Shree Laxmi Builders
Pranab Maiti

DEVELOPMENT AGREEMENT

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



ADDL. DIST. SUB-REGISTRAR
SILIGURI

Page: 1

NON JUDICIAL STAMP

Sl. No. 0005286 Dated 05/02/25
Name M/s. SHREE LAXMI BUILDERS
Of SILIGURI
Value Rs. 5000/- (Rupees Five thousand only)

Sandhya Saha Gosh
GOVT. STAMP VENDOR
Siliguri Court
L/No - 174RM OF 2015

788888 K

SHREE LAXMI BUILDERS

SHREE LAXMI BUILDERS

SHREE LAXMI BUILDERS



Sub-Registrar
Siliguri-1, Dt. Darjeeling

11 FEB 2025

monoranjan Biswas
chittaranjan Biswas

Sukharanjan Biswas

Samaranjan Biswas

Jamuna Sutradhar
Maya Rani Biswas
Narayan Biswas

Shree Laxmi Builders
Goutam Maiti
Partner

Shree Laxmi Builders
Ravi K. S.
Partner

THIS DEVELOPMENT AGREEMENT IS MADE
ON THIS THE 11th DAY OF FEBRUARY,
TWO THOUSAND TWENTY-FIVE.

B E T W E E N

1. SRI MANORANJAN BISWAS, son of Late Rabindra Nath Biswas [PAN: IIXPB 9862 G; Aadhaar No. 5929 6298 0004];
2. SRI CHITTA RANJAN BISWAS, son of Late Rabindra Nath Biswas [PAN: IIAPB 9037 G; Aadhaar No. 6916 7517 4170];
3. SRI SUKHA RANJAN BISWAS, son of Late Rabindra Nath Biswas [PAN: BCLPB 4358 J; Aadhaar No. 5691 9162 3805];
4. SRI SAMARANJAN BISWAS, son of Late Rabindra Nath Biswas [PAN: DAQPB 0253 P; Aadhaar No. 5078 9825 7334];
5. SMT. JAMUNA SUTRADHAR, daughter of Late Rabindra Nath Biswas & wife of Sri Bhupendra Sutradhar [PAN: JSIPS 8527 R; Aadhaar No. 6621 9422 9058];
6. (a) SMT. MAYA RANI BISWAS, wife of Late Niranjan Biswas [PAN: FVFPB 4098 N; Aadhaar No. 6900 1778 8726] &
(b) SRI NARAYAN BISWAS, son of Late Niranjan Biswas [PAN: GLGPB 8940 H; Aadhaar No. 8243 0120 7334], all are Hindu by faith, Business by occupation, Indian by Citizen, Nos. 1, 2, 4, 6(a) & (b) are residing in East Vivekananda Pally, Ward No. 15 of Siliguri Municipal Corporation, Post Office – Rabindra Sarani, Police Station – Siliguri, Pin – 734 006, District – Darjeeling, No. 3 is residing in Mangal Pandey Sarani, Hakimpara, Post Office and Police Station – Siliguri, Pin – 734 001, District – Darjeeling and No. 5 is residing in Mainamapara, Post Office & Police Station – Maynaguri, Pin – 735 224, District – Jalpaiguri, in the State of West Bengal, hereinafter are collectively called “the LAND-OWNER/ FIRST PARTY” (which expression shall mean and include unless excluded by or repugnant to the context of their heirs, executors,



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Signature of Student

Adm. Det. Sub-Registrar
Siliguri-1, DL Darjeeling
11 FEB 2025

Manoranjan Biswas

Chittaranjan Biswas

Sukharanjan Biswas

Samaranjan Biswas

Vijay Kumar Subradhar
M. G. & S. S. S. S.
M. G. & S. S. S. S.

Narayan Biswas

Shree Laxmi Builders

Goutam Maiti

Partner

Shree Laxmi Builders

Ravi Chandra

Partner

successors, administrators, legal representatives and assigns) of the ONE PART.

A N D

M/S. SHREE LAXMI BUILDERS, a Partnership firm [PAN: AFMFS 6630 R], having its office at KOUSIKI APARTMENT, Atul Prasad Sarani, East Vivekananda Pally, Ward No. 15 of Siliguri Municipal Corporation, Post Office – Rabindra Sarani, Police Station – Siliguri, Pin – 734 006, District – Darjeeling, in the State of West Bengal, represented by its Partners – (1) SRI GOUTAM MAITI, son of Late Manoranjan Maiti [PAN: ADJPM 4163 C; Aadhaar No. 4812 4174 0298], resident of KOUSIKI, Atul Prasad Sarani, Rabindra Nagar, Post Office – Rabindra Sarani, Pin – 734 006, Police Station – Siliguri, District – Darjeeling and (2) SRI BIKASH CHANDRA SUTRADHAR, son of Tarapada Sutradhar [PAN: AWEPS 7506 D; Aadhaar No. 3154 5349 9540], resident of 95/6, Chayanpara Main Road, Ward No. 37 of Siliguri Municipal Corporation, Post Office – Ghogomali, Pin – 734 006, Police Station – Bhaktinagar, District – Jalpaiguri, in the State of West Bengal, both are Hindu by faith, Business by occupation, Indian by Citizen, hereinafter called “the DEVELOPER/ SECOND PARTY” (which expression shall mean and include unless excluded by or repugnant to the context of its executors, successors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS, one SRI RABINDRA NATH BISWAS, son of Late Jagabandhu Biswas acquired a plot of land measuring 0.08 acres, in part of R. S. Plot No. 11519, recorded in R. S. Khatian No. 2955/4, situated within Mouza - Siliguri, J. L. No. 110(88), Touzi No. 3(Ja), Pargana – Baikunthapur, Police Station – Siliguri, District – Darjeeling, by virtue of Deed of Sale, duly executed by SRI NIRMAL BHUSAN DAS, son of Late Bihari Lal Das, registered with the office of the then Sub-Registrar, Siliguri on 09.03.1966 and the said document was recorded in Book No. I, Volume No. 14, at pages from 195 to 197, being No. I-1100 of 1966.





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

11 FEB 2025

Manoranjan Biswas

Chitta Ranjan Biswas

Sukharanjan Biswas

Samaranjan Biswas

Jamuna Sutradhar

Maya Devi Biswas

Nabayan Biswas

Shree Laxmi Builders

Goutam Mahi

Partner

Shree Laxmi Builders

Partner

AND WHEREAS, above mentioned SRI RABINDRA NATH BISWAS, son of Late Jagabandhu Biswas acquired another plot of land measuring 0.14 acres, in part of R. S. Plot No. 11519, recorded in R. S. Khatian No. 2955/4, situated within Mouza - Siliguri, J. L. No. 110(88), Touzi No. 3(Ja), Pargana - Baikunthapur, Police Station - Siliguri, District - Darjeeling, by virtue of Deed of Sale, duly executed by Mr. THOMAS MATHEW, son of Mr. Varughese Thomas, registered with the office of the then Sub-Registrar, Siliguri on 13.03.1974 and the said document was recorded in Book No. I, Volume No. 32, at pages from 114 to 120, being No. I-2360 of 1974.

It is to be mentioned here that by virtue of 2 (two) separate Deed of Sale, above named SRI RABINDRA NATH BISWAS acquired altogether plot of land measuring 0.22 acres, in part of R. S. Plot No. 11519, recorded in R. S. Khatian No. 2955/4, situated within Mouza - Siliguri, J. L. No. 110(88), Touzi No. 3(Ja), Pargana - Baikunthapur, Police Station - Siliguri, District - Darjeeling, in his khas, actual and physical possession, having permanent, heritable and transferable right, title and interest therein.

Thereafter, above mentioned RABINDRA NATH BISWAS died intestate on 11.05.2012 leaving behind him, his 5 (five) sons and one daughter, viz. SRI MANORANJAN BISWAS, SRI CHITTA RANJAN BISWAS, SRI NIRANJAN BISWAS, SRI SUKHARANJAN BISWAS, SRI SAMARANJAN BISWAS & SMT. JAMUNA SUTRADHAR as his only legal heirs and/ or successors to inherit his estate as per provisions of Hindu Successions Act, 1956. By virtue of such law of inheritance, above named SRI MANORANJAN BISWAS, SRI CHITTA RANJAN BISWAS, SRI NIRANJAN BISWAS, SRI SUKHARANJAN BISWAS, SRI SAMARANJAN BISWAS & SMT. JAMUNA SUTRADHAR acquired the said land measuring 0.22 acres, having $1/6^{\text{th}}$ undivided share each in their khas, actual and physical possession, having permanent, heritable and transferable right, title and interest therein.





[Handwritten signature in blue ink]

AC, Sub-Registrar
Siliguri-1, Dt. Darjeeling

17 1 FEB 2025

Manoranjan Biswas

Chitta Ranjan Biswas

Sukharanjan Biswas

Samaranjan Biswas

Jamuna Sutradhar

Maya Rani Biswas

Narayan Biswas

Shree Laxmi Builders

Goutam Mahto

Partner

Shree Laxmi Builders

Ranjan

Partner

Subsequently, above named NIRANJAN BISWAS also died intestate on 26.07.2021, leaving behind him, his wife and a son, viz. SMT. MAYA RANI BISWAS & SRI NARAYAN BISWAS as his only legal heirs and/ or successors to inherit his estate as per provisions of Hindu Successions Act, 1956.

AND WHEREAS, above named SRI MANORANJAN BISWAS, SRI CHITTA RANJAN BISWAS, SRI SUKHARANJAN BISWAS, SRI SAMARANJAN BISWAS, SMT. JAMUNA SUTRADHAR, SMT. MAYA RANI BISWAS & SRI NARAYAN BISWAS acquired the said land measuring 0.22 acres, in part of R. S. Plot No. 11519, recorded in R. S. Khatian No. 2955/4, situated within Mouza - Siliguri, J. L. No. 110(88), Touzi No. 3(Ja), Pargana - Baikunthapur, Police Station - Siliguri, District - Darjeeling, in their khas, actual and physical possession, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS, record of right was prepared for the said land measuring 0.22 acres in the names of SRI MANORANJAN BISWAS, SRI CHITTA RANJAN BISWAS, SRI SUKHARANJAN BISWAS, SRI SAMARANJAN BISWAS, SMT. JAMUNA SUTRADHAR, SMT. MAYA RANI BISWAS & SRI NARAYAN BISWAS in the newly published L. R. Khatian; vide Khatian Nos. 14308, 14309, 14310, 14311, 14312, 14313 & 14315; L. R. Plot No. 4731 of Mouza - Siliguri Purba.

AND WHEREAS the Land-owner hereinabove for the purpose of development of their said land morefully described in the Schedule herein below, have decided to develop the same but due to insufficiency of adequate funds, resource and expertise in the sphere of construction, approached the Developer, i.e. M/S. SHREE LAXMI BUILDERS to develop their said land measuring 0.22 acres by constructing Multi-storied Building in 2 (two) Blocks - 'A' & 'B' thereon to which the Developer had agreed under certain terms and conditions stated hereunder.





Sub-Registrar

District, Dt. Daryeling

11 FEB 2025

Monoranjan Biswas

Chittaranjan Barua

Subhastanjan Biswas

Sumangana Barua

Samana Subhadhar

Maya Devi Biswas

Narayan Biswas

Shree Laxmi Builders

Goutam Maiti

Partner

Shree Laxmi Builders

Rajendra

Partner

AND WHEREAS the Developer hereof being so approached by the Land-owners had agreed to develop the below Schedule mentioned land by Multi-storied Building in 2 (two) Blocks – 'A' & 'B' thereon as per the sanctioned Building Plan and given proposal accordingly to the Land-owners.

AND WHEREAS the Land-owners have accepted the proposal and granted permission and exclusive rights to the Developer to Develop the Schedule mentioned land in accordance with the approved Building Plan and the Land-owners had agreed to convey undivided proportionate share of the below Schedule mentioned land in respect of the Flats, parking spaces and other areas to be constructed.

AND WHEREAS in order to avoid future disputes and differences between the parties it has been thought fit and proper to put into writing the terms and conditions as mutually agreed by and between the parties.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

1. That the Second Party will promote the said complex on the plot of land mentioned in the schedule given herein below as per plans. Elevations, designs, drawings and specifications shall be approved by the building cell of Siliguri Municipal Corporation and use appropriate nomenclature of its choice.
2. That any modification in the Plans, elevations, designs, drawings and specifications approved from the appropriate authority will be at the cost of Second party.
3. That the First parties undertake to signify their consents to the plans, elevation, designs, drawings, specifications etc. as proposed by the Second Party and to sign it and all other incidental and necessary papers for approval of the building plan.





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

11 FEB 2025

monorajon Biswas

Chitta Ranjan Biswas

Sukhansan Biswas

Samaranjan Biswas

Jamuna Subudhar
Mayer Rani Biswas

Nupayan Biswas

Shree Laxmi Builders

Goutam Maik

Partners

Shree Laxmi Builders

Ranjit Maik
Partners

4. That the Second party shall provide 6 (six) Flats measuring 1200 square feet each including super built-up area and one Guest room measuring 120 square feet in the ground floor and 6 (six) Parking spaces measuring 100 square feet each in the Ground floor in Block - 'B' (southern side of "A" schedule land) to the First Party i.e. the Land-owners. The construction shall be as per approved Building Plan of Siliguri Municipal Corporation, the maximum size as may be utilized.
5. That the Developers allocation will be entire 'A' block and remaining area in Block - 'B'.
6. That the Second Party in addition to above as stated in clause - 4 will also pay Rs.19,00,000/- each to the Land-owner Nos. 1 to 5, Rs.19,00,000/- to the Land-owner Nos. 6 (a) & (b) jointly, out of above mentioned amount Rs.6,00,000/- only already paid to the Land-owner No. 3, Rs.19,00,000/- only already paid to the Land-owner No. 5 and Rs.2,00,000/- each to the Land-owner Nos. 1, 2, 4 and 6 (a), (b) on the date of execution of Development Agreement and remaining within the time of handing over possession of owner's allocation.
7. The construction work of the building will be started within 6 (six) months after approval of the building plan by the appropriate authority.
8. That if there is any dispute regarding the ownership as well as the possession of the schedule land, the Landlords or First Party will arrange to rectify the dispute by their own cost or by mutual understanding.
9. That the Land Owners/ First Party will give the register Power of Attorney to the Developer/ Second Party.





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

11 FEB 2025

MOHAN JON BISWAS

Chitra Ranjan Biswas

SUKARANJON BISWAS

Sumanayan Biswas

Jamuna Subudhar

Mayer Rani Biswas

Nubayan Biswas

Shree Laxmi Builders

Gondam Main

Partner

Shree Laxmi Builders

Ramkrishna

Partner

10. That except owner's allocation, remaining area shall be treated as Developer's allocation.
11. That the Second Party shall be entitled to realize and receive any advances, sale consideration, Baina, salami, premium, rent, lease premium, lease rent or in other form from any party against sale, lease, tenancy etc. in respect of the DEVELOPER'S ALLOCATION as per approved Building Plan. The Second party shall also be entitled to sign and execute all documents regarding land, Plan, Electric connection and all Govt. official works for development purpose.
12. That if the present Development Agreement terminate/ cancel for any reason then the First party will pay back the payments taken from the 2nd party alongwith expenses incurred in progress of construction work, on the same date of cancellation of this Agreement with interest @12% p.a.
13. That the First Parties apart from the General Power of Attorney shall also execute all necessary papers and documents from time to time as may be required by the Second Party for construction of the said complex and transfer of title of the "Developer's Area" in favour of the Second Party or any person(s) to the choice of the Second Party and the Second Party will sign as confirming party in the said Deed(s) of Transfer.

Provided if the First Parties would fail and neglect to execute the Deed of Sale in favour of the Second Party or the person(s) selected by the Second Party after receipt of intimation to that effect then, the First Party Shall be bound to compensate the Second Party for his willful delay /negligence.
14. That the parties of both the parts shall have impartiable proportionate shares in the land on which the said complex will be constructed.





Asst. Dist. Sub-Registrar
Singur-1, Dt. Darjeeling

11 FEB 2025

monoranjan Biswas

chitra Ranjan Biswas

Sukhrajjan Biswas

Sumanjan Biswas

famuna Subudhar
mayer dan Biswas

mapayan Biswas

Shree Laxmi Builders

Goutam Mahto

Partner

Shree Laxmi Builders

Ranjan

Partner

15. That the First Parties shall handover the possession of the below scheduled property to the Second Party after preparation of L. R. Khatian and Holding Tax in their names for the purpose of construction of the said complex and the Second Party shall use the said property for the purpose of construction of multi-storied building. It may store the building materials as per requirement. Keep the Guard / Chowkidar or any other staff or may take other security measures.
16. That if at any time it is found that the said land described in the schedule below is encumbered, the First Parties will be liable to make it unencumbered at their own cost.
17. That the taxes and other dues payable since after the date of execution of this agreement and during the construction period shall be paid by the Second Party of this Deed.
18. That the Second Party shall complete the construction of the said complex within 24 (twenty-four) months from the date of approval of the building plan, provided that in case of delay in execution of work due to failure of the First Parties to make available the area vacant as per requirement or for any other reason not for the fault of the Second Party, the time shall be mutually and reasonably extended.
19. That the Second Party shall construct the said complex in 2 (two) Blocks - 'A' & 'B' at its own cost be engaging direct laborers or through the contractor/s of its choice as per approved plan and the Second Party shall construct the said complex in accordance with the rules and guidelines of Siliguri Municipal Corporation and if any violation is made then, the Second Party will be solely responsible. If any accident happens during the period of continuance of construction of the building, the First Party shall not be held liable.





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

11 FEB 2025

Monorajon Bhowmik

Chitto Ranjan Bhowmik

Sukharanjan Bhowmik

Sameranjan Bhowmik

Samanta Subra dha
Majumdar Biswas

Nabajan Bhowmik

Shree Laxmi Builders
Goutam Majhi

Partner

Shree Laxmi Builders

Partner

20. That during the continuation of construction works the existing electric line shall be disconnected and separate electric connection shall be taken by the DEVELOPER for the purpose of construction work.
21. That the First Party will not object and / or obstruct the construction work. If the construction is stopped / delayed due to the First Party inspite of Second Party's eagerness to complete the construction then, the First Parties shall adequately compensate the Second Party. That in the same way First party shall be compensated if the construction work is delayed due to the reason of Second party.
22. That the First Party shall not interfere in the construction works by the Second Party in the below schedule land, if the construction work is done as per approved Building Plan.
23. That the Land-owner shall pay proportionate charge for electric transformer to the Developer.
24. That the Land-owner shall pay upto-date electric bill upto the execution of Development Agreement.
25. That the Second party shall pay a sum of Rs.5,000/- only per month as rent to each to the Land-owners No. 1 to 5 and Rs.5,000/- only per month to Land-owners No. 6 (a) & (b).
26. That the First party shall hand over all the original document relating to the property to the Second party on the date of execution of this Development Agreement. The Second party shall provide original documents to the First party as and when required for their official works.





Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling
11 FEB 2025

Mohorajon Biswas

Chitt Ranjan Biswas

Sukharanjan Biswas

Samaranjan Biswas

Jamuna Subudhar
Maya Devi Biswas

Narayan Biswas

Shree Laxmi Builders

Goutam Mahi

Partner

Shree Laxmi Builders

Ranjit Kumar
Partner

27. That the Second Party may advertise in the media for sale and /or letting out the Developer's area of the said complex at its cost.
28. That any other tax implemented by the State or Central Government after execution of this Agreement, both the party is liable to pay to the Government as per Govt. norms.
29. That the existing taxes and other dues payable since after the date of execution of this agreement and during the construction period shall be paid by the Second Party of this Deed.
30. That the Second Party will act as per provision of West Bengal Apartment Ownership Act, 1972 and West Bengal (Regulation of Promotion of construction and Transfer by Promoters) Act. 1993 and if the Second Party fails to comply with any provision of the above mentioned two acts then, the Second Party will be liable for any fine, damage, Imposed by the authority.

SCHEDULE – 'A'

(Description of total land)

All that piece or parcel of land measuring 0.22 Acres, in part of in part of R. S. Plot No. 11519, corresponding to L. R. Plot No. 4731, recorded in R. S. Khatian No. 2955/4, corresponding to L. R. Khatian No. 14308, 14309, 14310, 14311, 14312, 14313 & 14315, situated within Mouza – Siliguri (at present Siliguri Purba), J. L. No. 110(88) old, 92 new, Touzi No. 3(Ja), Pargana – Baikunthapur, Ward No. 15 of Siliguri Municipal Corporation, Post Office – Rabindra Sarani, Pin – 734 006, Police Station – Siliguri, District – Darjeeling. The said land is butted and bounded as follows:-

NORTH : By the land & Building of Tapas Roy & others & vacant land of Amitava Sarkar;
SOUTH : By the land & Building of Bimal Nath and Biren Nath;
EAST : By the land & Building of Nitai Saha Chowdhury & others;





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

11 FEB 2025

WEST

: By the 20 ft. wide pucca Road;

SCHEDULE – 'B' (Owner's Allocation)

6 (six) Flats measuring 1200 square feet each including super built-up area, one Guest room measuring 120 square feet in the ground floor and 6 (six) Parking spaces measuring 100 square feet each in the Ground floor in Block – 'B' (southern side of "A" schedule land) to the First Party. In addition to above, pay Rs.19,00,000/- each to the Land-owner Nos. 1 to 5 and Rs.19,00,000/- only to the Land-owner Nos. 6 (a) & (b), out of above mentioned amount Rs.6,00,000/- only already paid to the Land-owner No. 3, Rs.19,00,000/- only already paid to the Land-owner No. 5 and Rs.2,00,000/- each to the Land-owner Nos. 1, 2, 4 and 6 (a), (b) on the date of execution of Development Agreement and remaining amount within the time of handing over possession of owner's allocation.

Sl. No.	Name	Area
1.	Sri Manoranjan Biswas	Flat measuring 1200 square feet including super built-up area in the First floor – front side and one parking space measuring 100 square feet in the Ground floor – front side, in Block – 'B' – southern side of "A" schedule land;
2.	Sri Chitta Ranjan Biswas	Flat measuring 1200 square feet including super built-up area in the First floor – back side and one parking space measuring 100 square feet in the Ground floor – front side, in Block – 'B' – southern side of "A" schedule land.
3.	Sri Sukha Ranjan Biswas	Flat measuring 1200 square feet including super built-up area in the Second floor – front side and one parking space measuring 100 square feet in the Ground floor – any place in western side of stair case decided by builder, in Block – 'B' – southern side of "A" schedule land.
4.	Sri Samaranjan Biswas	Flat measuring 1200 square feet including super built-up area in the Second floor – back side and one parking space measuring 100 square feet in the Ground – front side floor, in Block – 'B' – southern side of "A" schedule land.





Addl. Dist. Sub-Registrar
Siliguri-1, Dt. Darjeeling

11 FEB 2025

Manoranjan Biswas

Chitta Ranjan Biswas

Sukharanjan Biswas

Samaranjan Biswas

Jamuna Sutradhar
Maya Rani Biswas

Subayam Biswas

Shree Laxmi Builders

Goutam Mahi

Partner

Shree Laxmi Builders

Rajendra

Partner

5.	Smt. Jamuna Sutradhar	Flat measuring 1200 square feet including super built-up area in the Third floor – back side and one parking space measuring 100 square feet in the Ground floor – any place in western side of stair case decided by builder, in Block – ‘B’ – southern side of ‘A’ schedule land.
6.	(a) Smt. Maya Rani Biswas (b) Sri Narayan Biswas	Flat measuring 1200 square feet including super built-up area in the Third floor – front side and one parking space measuring 100 square feet in the Ground floor – any place in western side of stair case decided by builder, in Block – ‘B’ – southern side of ‘A’ schedule land.

Sl. No.	Name	Total amount to be paid	Amount paid	Balance
1.	Sri Manoranjan Biswas	Rs.19,00,000/-	Rs.2,00,000/-	Rs.17,00,000/- to be paid within the time of handing over possession of owner's allocation
2.	Sri Chitta Ranjan Biswas	Rs.19,00,000/-	Rs.2,00,000/-	Rs.17,00,000/- to be paid within the time of handing over possession of owner's allocation
3.	Sri Sukha Ranjan Biswas	Rs.19,00,000/-	Rs.6,00,000/-	Rs.13,00,000/- to be paid within the time of handing over possession of owner's allocation
4.	Sri Samaranjan Biswas	Rs.19,00,000/-	Rs.2,00,000/-	Rs.17,00,000/- to be paid within the time of handing over possession of owner's allocation
5.	Smt. Jamuna Sutradhar	Rs.19,00,000/-	Rs.19,00,000/-	NIL
6.	(a) Smt. Maya Rani Biswas (b) Sri Narayan Biswas	Rs.19,00,000/-	Rs.2,00,000/-	Rs.17,00,000/- to be paid within the time of handing over possession of owner's allocation





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

11 FEB 2025

Monoranjan Biswas

Chittaranjan Biswas

Guksharan Biswas

Sameer Biswas

Farhana Sultana

Maya Devi Biswas

Maya Biswas

Shree Laxmi Builders

Goutam Maish

Partner

Shree Laxmi Builders

Ranjan

DEVELOPERS' ALLOCATION

That except owner's allocation, remaining area shall be treated as Developer's allocation i.e. entire 'A' block and remaining area in Block - 'B'.

SCHEDULE - 'C'

(Technical Specification of Construction of the Building)

1. General: The Building shall be R. C. C. framed structure with Iron steel and cement (ISI standard) as per design of Engineer.
2. Brick Work: All interior and exterior brick wall shall be 5" thick (1:5) with 1" class bricks as per Siliguri Market.
3. Plaster: The inside and outside plaster of the Building will be $\frac{1}{2}$ " to $\frac{3}{4}$ " thick (average) including the ceiling plaster.
4. Flooring & Dado:
 - i) Bed rooms, Drawing/ Dining room, Balcony (if any) shall be floor tiles (2' X 2');
 - ii) Kitchen and Toilet(s) shall be nonskid floor tiles 2' X 2' (According to Developer's choice);
5. Doors & Windows:
 - i) Door & Door Frame:- Frame 4"X2 $\frac{1}{2}$ " (sal) with Flash door with 32 mm ply Board, 2 Nos. of 6" tower bolt with one coat primer and two coat enamel paints.
 - ii) Toilets Door:- Plastic door with PVC frame. Two Nos. of 4" Tower bolt. Two Nos. of 5" handle.
 - iii) Windows:- Medium Aluminium 2 Tak windows with white plain 4 mm glass and plain inside fixed grill.
6. Kitchen Fitting:-
 - i) One cooking platform/ kitchen slab made with Granite (According to Developer's choice).





Sub-Registrar
Sagar-1, Dt. Darjeeling
11 FEB 2025

Monu Ghosh Builders

Chitra Ranjan Biswas

Sukumar Jaiswar

Sumanjan Biswas

Samir Sutarachan
Nayan Ranjit Biswas

Nayan Nishu

Shree Laxmi Builders

Goutam Maiti

Partner

Shree Laxmi Builders

Raj Nishu
Partner

- ii) One steel sink 17"X20" and one Tap.
- iii) Window level glazed tiles (8"X12") only back side from the cooking platform costing upto Rs.200/- to Rs.220/- per box.

7. Toilets fittings:-

- i) 7' ft. height glazed tiles (8"X12") costing upto Rs.200/- to 220/- per box.
- ii) 2 (two) Toilet with white Pan (ISI Mark)[out of two toilet one will be commode & other will be Indian pan];
- iii) In toilet, one white Basin (550 mm X 400 mm) with Pillar Cock, waste coupling and connection pipe.
- iv) 2 (two) Nos. of Taps and one Shower Point in toilet;
- v) Pipe- Ashirwad/Prince/Astol.

8. Stair-case:-

- i) Stair-case landing will be provided with steel & Balcony for proper light and ventilation as per design;
- ii) Stair steps will be Granite as per builders choice;
- iii) Stair railing will be steel Bars complete with hand rail, one M S door at the roof entrance.
- iv) Balcony will be covered upto 2½' ft. with Grill;
- v) One Lift to be installed within Rs.8,00,000/- only.

9. Roof:-

- i) 3½' ft. height parapet wall will be provided all around the Top roof;
- ii) Stair case roof area will be covered upto 2' ft. height parapet wall;
- iii) Suitable P. V. C. rain pipe for proper drainage from the roof;



Sub-Registrar of Sikkim
Sikkim
11 FEB 2025

Asst. Dist. Sub-Registrar
Siliguri-1, Dt. Darjeeling
11 FEB 2025

Menon Singh Bhusan

Chittaranjan Bhusan

Sukumar Bhusan

Samaranjan Bhusan

Jamuna Sutradhar
Maya Bhusan Bhusan

Narayan Bhusan

Shree Laxmi Builders

Goutam Maik
Partner

Shree Laxmi Builders

Ram Kishore
Partner

10. Wall finishing:- The Building shall be painted extremely with cement paint and inside with lime punning (white primer). Outside front elevation will be wall putty and exterior with emulsion;

11. Electrical fittings:-

- i) Separate meter space for flat/ unit etc. apart from connection;
- ii) Two light points, one fan point and one plug point in each bed room and sitting room;
- iii) One light point in Balcony only and one T. V. and Telephone Point one power point in the sitting room (if any) only;
- iv) One light point in toilet, one light point in Kitchen and one power point 15 Amp.
- v) One point for smoke exhaust fan for kitchen and one point for Bath room;
- vi) All electric wiring will be concealed type with copper wire and switch (ISI standard);
- vii) The Developer shall provide only concealed electric lines with wire and switch (ISI Mark). Fittings, shades etc. are upon the cost of the First party;

12. That the First party has agreed to pay the Second party/ Developer in respect of all charges and cost for the extra works of additional facility for his allocations.

PROVIDED that as per desirousness of the First party/ owner for the extra works of additional facility and items may be provided over and above the bench marks as set out by the Second party/ Developer upon the written requisition made by the First party/ owner to the Second party/ Developer.

SCHEDULE - 'D'

(Description of common facilities, common areas and common users)

1. All the stair case, lift and landings.
2. All the electrical fittings of the stair-case and landings.
3. All the drains sewerage and rain water pipes.
4. Entire overhead water tank.





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

11 FEB 2025

Monorajon Biswas

Chitta Ranjan Biswas

Sukumarjan Biswas

Somnath Biswas

Samanta Sutra dhar
Moyla Sen's Biswas

Nayan Biswas

Shree Laxmi Builders

Goutam Meher
Partner

Shree Laxmi Builders

Ranjit Datta
Partner

5. All the boring system, water pumps and common running water pipe lines.
6. Foundation, plinth, roof, common walls and all other supporting structures of the Building.
7. Boundary wall.
8. All vacant space in the Schedule - 'A' mentioned land Road, pathways and passage of the Building shall be used as entrance to and exit from the Building to then Siliguri Municipal Corporation Road without any interruption or hindrance whatsoever.

SCHEDULE - 'E'

The "A" Block is butted and bounded as follows:-

NORTH : By the land & Building of Tapas Roy & others & vacant land of Amitava Sarkar;

SOUTH : By the BLOCK- "B" to be constructed;

EAST : By the land & Building of Nitai Saha Chowdhury & others;

WEST : By the 20 ft. wide pucca Road;

The "B" Block is butted and bounded as follows:-

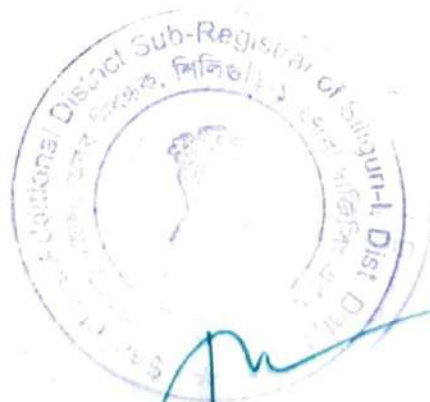
NORTH : By the BLOCK- "A" to be constructed;

SOUTH : By the land & Building of Bimal Nath and Biren Nath;

EAST : By the land & Building of Nitai Saha Chowdhury & others;

WEST : By the 20 ft. wide pucca Road;





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

11 FEB 2025

IN WITNESS WHEREOF all the above mentioned parties hereunto set their respective hands on the day month and year first above written.

WITNESSES:-

1. Suresh Das
S/o - Subhas Das
South Shantinagar
P.O - Dalgam 2
P.S - Bhaktinagar
Dist - Jalpaiguri
P.H - 734004

1. monokongon Biswas
2. Chitto Ranjan Biswas
3. Sukharangan Biswas
4. Samwangan Biswas
5. Jyotima Sutra dhar
Maya Rani Biswas
6(a)
6(b) Nepayan Biswas

Signature of the LAND-LORD/
FIRST PARTY.

Shree Laxmi Builders

1. Goutam Maik.

Partner

2. **Shree Laxmi Builders**

Signature of the DEVELOPER

SECOND PARTY.

Drafted by me and computerized in
my chamber:



(SUPRIO GHOSH)

Advocate, Siliguri,

Enroll. No. WB-493/2003.

Shree Laxmi Builders

Partner

Shree Laxmi Builders

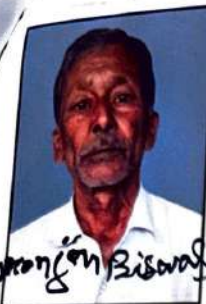
Page No.



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

11 FEB 2025

EXECUTANT SHEET
(Land-owner/ First party)

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

mononjon Biswas

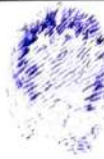
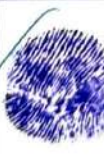
Signature with date

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

chittaranjan Biswas

Signature with date

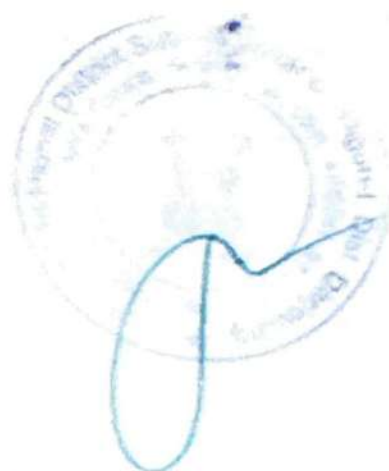
11.2.25

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

Sukharanjan Biswas

11.2.2025

Signature with date

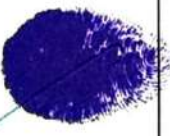


Adl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

11 FEB 2025

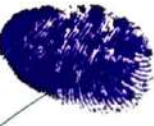
EXECUTANT SHEET

(Land-owner/ First party)

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Samraajen Bhasin</i>	Left Hand					
	Right Hand					

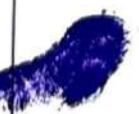
Samraajen Bhasin

Signature with date 11-2-2025

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Jamuna Subra dhari</i>	Left Hand					
	Right Hand					

Jamuna Subra dhari
11.2.2025

Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Moya Devi Bhasin</i>	Left Hand					
	Right Hand					

Moya Devi Bhasin

Signature with date



Adl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling
11 FEB 2025

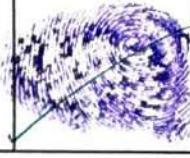
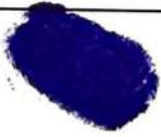
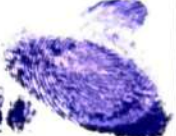
EXECUTANT SHEET

(Land-owner/ First party)

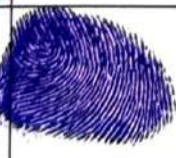
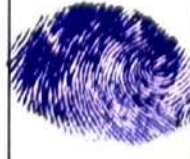
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	Right Hand					

Nehajan Bgwal 11/2/25
Signature with date

(Developer/ Second party)

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

Shree Laxmi Builders
Goutam Maik
11.02.2025
Signature with date

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

Shree Laxmi Builders
Ravi Kumar
11/02/2025
Signature with date

1000
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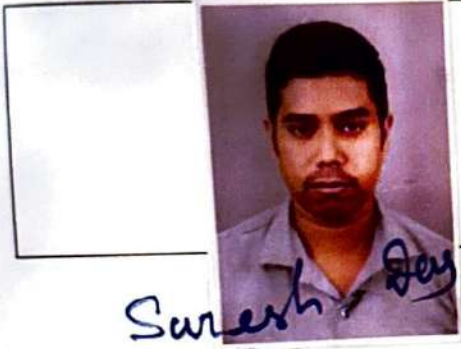


1000
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Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling
11 FEB 2025

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Suresh Day
Signature of the Identifier



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

11 1 FEB 2025

Major Information of the Deed

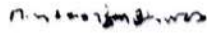
Deed No :	I-0402-00328/2025	Date of Registration	11/02/2025
Query No / Year	0402-2000410452/2025	Office where deed is registered	
Query Date	10/02/2025 8:06:47 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	SUPRIO GHOSH SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 7908641971, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 33,00,000/-]		
Set Forth value	Market Value		
	Rs. 4,00,00,004/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 33,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: HAKIMPARA, Road Zone : (Ward No.15 -- Ward No.15) , Mouza: Siliguri, JI No: 88, Pin Code : 734006

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-11519	RS-2955/4	Bastu	Bastu	22 Dec		4,00,00,004/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					22Dec	0 /-	400,00,004 /-	

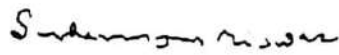
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr MANORANJAN BISWAS (Presentant) Son of Late RABINDRA NATH BISWAS Executed by: Self, Date of Execution: 11/02/2025 , Admitted by: Self, Date of Admission: 11/02/2025 ,Place : Office		 Captured	
		11/02/2025	LTI 11/02/2025	11/02/2025

EAST VIVEKANANDA PALLY, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX2, PAN No.: IIXXXXXX2G, Aadhaar No: 59XXXXXXXX0004, Status :Individual, Executed by: Self, Date of Execution: 11/02/2025, Admitted by: Self, Date of Admission: 11/02/2025, Place : Office

Name	Photo	Finger Print	Signature
Mr CHITTA RANJAN BISWAS Son of Late RABINDRA NATH BISWAS Executed by: Self, Date of Execution: 11/02/2025 , Admitted by: Self, Date of Admission: 11/02/2025 ,Place : Office		 Captured LTI 11/02/2025	 11/02/2025

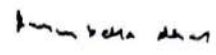
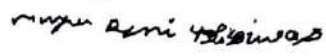
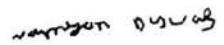
EAST VIVEKANANDA PALLY, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX5, PAN No.: IIXXXXXX7G, Aadhaar No: 69XXXXXXXX4170, Status :Individual, Executed by: Self, Date of Execution: 11/02/2025, Admitted by: Self, Date of Admission: 11/02/2025, Place : Office

Name	Photo	Finger Print	Signature
Mr SUKHA RANJAN BISWAS Son of Late RABINDRA NATH BISWAS Executed by: Self, Date of Execution: 11/02/2025 , Admitted by: Self, Date of Admission: 11/02/2025 ,Place : Office		 Captured LTI 11/02/2025	 11/02/2025

HAKIMPARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX7, PAN No.: BCXXXXXX8J, Aadhaar No: 56XXXXXXXX3805, Status :Individual, Executed by: Self, Date of Execution: 11/02/2025, Admitted by: Self, Date of Admission: 11/02/2025, Place : Office

Name	Photo	Finger Print	Signature
Mr SAMARANJAN BISWAS Son of Late RABINDRA NATH BISWAS Executed by: Self, Date of Execution: 11/02/2025 , Admitted by: Self, Date of Admission: 11/02/2025 ,Place : Office		 Captured LTI 11/02/2025	 11/02/2025

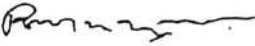
EAST VIVEKANANDA PALLY, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX1, PAN No.: DAXXXXXX3P, Aadhaar No: 50XXXXXXXX7334, Status :Individual, Executed by: Self, Date of Execution: 11/02/2025, Admitted by: Self, Date of Admission: 11/02/2025, Place : Office

Name	Photo	Finger Print	Signature
Mrs JAMUNA SUTRADHAR Wife of Mr BHUPENDRA SUTRADHAR Executed by: Self, Date of Execution: 11/02/2025 , Admitted by: Self, Date of Admission: 11/02/2025 ,Place : Office	 11/02/2025	 Captured LTI 11/02/2025	 11/02/2025
MAINAMAPARA, City:- Siliguri Mc, P.O:- MAYNAGURI, P.S:-Maynaguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735224 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: JSxxxxxx7R, Aadhaar No: 66xxxxxxxx9058, Status :Individual, Executed by: Self, Date of Execution: 11/02/2025 , Admitted by: Self, Date of Admission: 11/02/2025 ,Place : Office			
Mrs MAYA RANI BISWAS Wife of Late NIRANJAN BISWAS Executed by: Self, Date of Execution: 11/02/2025 , Admitted by: Self, Date of Admission: 11/02/2025 ,Place : Office	 11/02/2025	 Captured LTI 11/02/2025	 11/02/2025
EAST VIVEKANANDA PALLY, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: FVxxxxxx8N, Aadhaar No: 69xxxxxxxx8726, Status :Individual, Executed by: Self, Date of Execution: 11/02/2025 , Admitted by: Self, Date of Admission: 11/02/2025 ,Place : Office			
Mr NARAYAN BISWAS Son of Late NIRANJAN BISWAS Executed by: Self, Date of Execution: 11/02/2025 , Admitted by: Self, Date of Admission: 11/02/2025 ,Place : Office	 11/02/2025	 Captured LTI 11/02/2025	 11/02/2025
EAST VIVEKANANDA PALLY, City:- Siliguri Mc, P.O:- RABANIDRA SARANI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-2XX5 , PAN No.: GLxxxxxx0H, Aadhaar No: 82xxxxxxxx7334, Status :Individual, Executed by: Self, Date of Execution: 11/02/2025 , Admitted by: Self, Date of Admission: 11/02/2025 ,Place : Office			

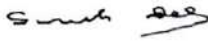
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHREE LAXMI BUILDERS ATUL PRASAD SARANI, EAST VIVEKANANDA PALLY, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006 Date of Incorporation:XX-XX-2XX4 , PAN No.: AFxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr GOUTAM MAITI Son of Late MANORANJAN MAITI Date of Execution - 11/02/2025, , Admitted by: Self, Date of Admission: 11/02/2025, Place of Admission of Execution: Office	Photo  Feb 11 2025 2:44PM	Finger Print  Captured LTI 11/02/2025	Signature  11/02/2025
ATUL PRASAD SARANI, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: ADxxxxxx3C, Aadhaar No: 48xxxxxxxx0298 Status : Representative, Representative of : SHREE LAXMI BUILDERS (as PARTNER)				
2	Name Mr BIKASH CHANDRA SUTRADHAR Son of Late TARAPADA SUTRADHAR Date of Execution - 11/02/2025, , Admitted by: Self, Date of Admission: 11/02/2025, Place of Admission of Execution: Office	Photo  Feb 11 2025 2:45PM	Finger Print  Captured LTI 11/02/2025	Signature  11/02/2025
95/6 CHAYANPARA MAIN ROAD, City:- Siliguri Mc, P.O:- GHOGOMALI, 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-1XX9 , PAN No.: AWxxxxxx6D, Aadhaar No: 31xxxxxxxx9540 Status : Representative, Representative of : SHREE LAXMI BUILDERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURESH DAS Son of Mr SUBHAS DAS SOUTH SHANTI NAGAR, City:- Not Specified, P.O - DABGRAM II, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734004	 11/02/2025	 Captured 11/02/2025	 11/02/2025
Identifier Of Mr MANORANJAN BISWAS, Mr CHITTA RANJAN BISWAS, Mr SUKHA RANJAN BISWAS, Mr SAMARANJAN BISWAS, Mrs JAMUNA SUTRADHAR, Mrs MAYA RANI BISWAS, Mr NARAYAN BISWAS, Mr GOUTAM MAITI, Mr BIKASH CHANDRA SUTRADHAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr MANORANJAN BISWAS	SHREE LAXMI BUILDERS-3.6674 Dec
2	Mr CHITTA RANJAN BISWAS	SHREE LAXMI BUILDERS-3.6674 Dec
3	Mr SUKHA RANJAN BISWAS	SHREE LAXMI BUILDERS-3.6674 Dec
4	Mr SAMARANJAN BISWAS	SHREE LAXMI BUILDERS-3.6674 Dec
5	Mrs JAMUNA SUTRADHAR	SHREE LAXMI BUILDERS-3.6652 Dec
6	Mrs MAYA RANI BISWAS	SHREE LAXMI BUILDERS-1.8326 Dec
7	Mr NARAYAN BISWAS	SHREE LAXMI BUILDERS-1.8326 Dec

Endorsement For Deed Number : I - 040200328 / 2025

On 11-02-2025

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 14:33 hrs on 11-02-2025, at the Office of the A.D.S.R. SILIGURI by Mr MANORANJAN BISWAS , 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 4,00,00,004/-

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

Execution is admitted on 11/02/2025 by 1. Mr MANORANJAN BISWAS, Son of Late RABINDRA NATH BISWAS, EAST VIVEKANANDA PALLY, P.O: RABINDRA SARANI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 2. Mr CHITTA RANJAN BISWAS, Son of Late RABINDRA NATH BISWAS, EAST VIVEKANANDA PALLY, P.O: RABINDRA SARANI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 3. Mr SUKHA RANJAN BISWAS, Son of Late RABINDRA NATH BISWAS, HAKIMPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 4. Mr SAMARANJAN BISWAS, Son of Late RABINDRA NATH BISWAS, EAST VIVEKANANDA PALLY, P.O: RABINDRA SARANI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 5. Mrs JAMUNA SUTRADHAR, Wife of Mr BHUPENDRA SUTRADHAR, MAINAMAPARA, P.O: MAYNAGURI, Thana: Maynaguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 735224, by caste Hindu, by Profession Business, 6. Mrs MAYA RANI BISWAS, Wife of Late NIRANJAN BISWAS, EAST VIVEKANANDA PALLY, P.O: RABINDRA SARANI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 7. Mr NARAYAN BISWAS, Son of Late NIRANJAN BISWAS, EAST VIVEKANANDA PALLY, P.O: RABINDRA SARANI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business

Indetified by Mr SURESH DAS, , Son of Mr SUBHAS DAS, SOUTH SHANTI NAGAR, P.O: DABGRAM II, Thana Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 11-02-2025 by Mr BIKASH CHANDRA SUTRADHAR, PARTNER, SHREE LAXMI BUILDERS (Partnership Firm), ATUL PRASAD SARANI, EAST VIVEKANANDA PALLY, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006

Indetified by Mr SURESH DAS, , Son of Mr SUBHAS DAS, SOUTH SHANTI NAGAR, P.O: DABGRAM II, Thana Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-02-2025 by Mr GOUTAM MAITI, PARTNER, SHREE LAXMI BUILDERS (Partnership Firm), ATUL PRASAD SARANI, EAST VIVEKANANDA PALLY, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006

Indetified by Mr SURESH DAS, , Son of Mr SUBHAS DAS, SOUTH SHANTI NAGAR, P.O: DABGRAM II, Thana Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 33,021.00/- (B = Rs 33,000.00/- , E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 33,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/02/2025 11:03AM with Govt. Ref. No: 192024250398915478 on 11-02-2025, Amount Rs: 33,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 8040815301958 on 11-02-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 286, Amount: Rs.5,000.00/-, Date of Purchase: 05/02/2025, Vendor name: S S Goon

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/02/2025 11:03AM with Govt. Ref. No: 192024250398915478 on 11-02-2025, Amount Rs: 70,021/-, Bank: SBI EPay (SBlePay), Ref. No. 8040815301958 on 11-02-2025, Head of Account 0030-02-103-003-02



LAKPA BITTU TAMANG
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0402-2025, Page from 11062 to 11092
being No 040200328 for the year 2025.



Digitally signed by Lakpa Bittu Tamang
Date: 2025.02.20 19:18:09 +05:30
Reason: Digital Signing of Deed.

(LAKPA BITTU TAMANG) 20/02/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.