

DEVELOPMENT AGREEMENT

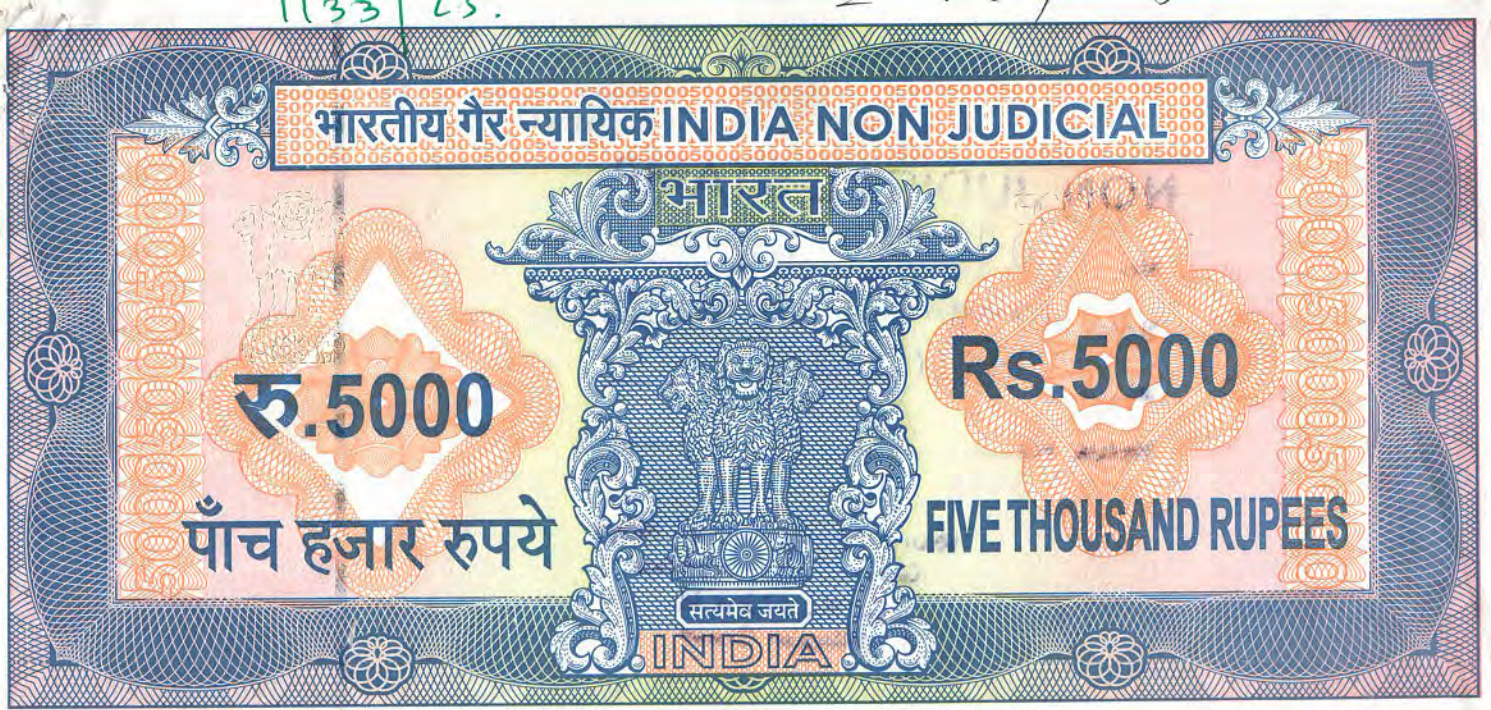
IN FAVOUR OF

**PRAGATI CONSTRUCTION
SRI SAURABH EIRAN
SRI BHOLA MAJUMDAR**

EXECUTED BY

**SMT. GITA CHAKRABORTY
SRI AMLAAN CHAKRABORTY
SRI PANKAJ CHAKRABORTY
SMT. SAMPTI CHAKRABORTY
SRI SWARNAKAMAL CHAKRABORTY
SMT. ANKITA CHAKRABORTY**

**Drafted and Printed by
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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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13/05/25
15/05/25
1328736/25
Gita Chakraborty
Amalan A Chakraborty
Biswajit Chakraborty
Dipak Kumar Chakraborty
Sarnapti Chakraborty
Sankar Chakraborty
Ananta Chakraborty
Ananta Banerjee

Pragati Constructions
Beiran
Partners

Pragati Constructions
Shila Nandi
Partners

DEVELOPMENT

AGREEMENT

THIS AGREEMENT IS MADE ON THIS THE
15TH DAY OF MAY, TWO THOUSAND AND TWENTY FIVE.

BETWEEN

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

ADCL. DIST. BUS. REGISTRAR
BILIGURI

21/05/2025

Gita Chakraborty
Amlaan A Chakraborty
Pankaj Chakraborty
@ Dipak Kumar Chakraborty
Samapti Chakraborty
Sunder Chakraborty
Ankita Chakraborty, Amlaan
Ankita Banerjee

1a. SMT. GITA CHAKRABORTY, [PAN-AGRPC5521D, ADHAAR-4757-2865-3777], wife of Late Ashoke Chakraborty, **1b. SRI AMLAAN A CHAKRABORTY ALIAS AMLAN CHAKRABORTY**, [PAN-AGRPC5520C, ADHAAR-2166-9449-3202], son of Late Ashoke Chakraborty, **2. SRI PANKAJ CHAKRABORTY ALIAS SRI DIPAK KUMAR CHAKRABORTY**, [PAN- ABXPC9768P, ADHAAR-4371-4574-3636], Son of Late Nibaran Chakraborty, **3a. SMT. SAMAPTI CHAKRABORTY**, [PAN- BCTPC5506M, ADHAAR-7086-9327-2366], Wife of Late Ashish Chakraborty, **3b. SRI SWARNAKAMAL CHAKRABORTY**, [PAN-AIVPC9715F, ADHAAR 8559-2542-2485], Son of Late Ashish Chakraborty, and **3c. SMT. ANKITA CHAKRABORTY ALIAS ANKITA BANERJEE**, [PAN-AXEPC4647E, ADHAAR 9874-4453-8229], Daughter of Late Ashish Chakraborty, all are Hindu by faith, Indian by nationality, No. 1b, 2, & 3b are Business by Occupation and No. 1a, 3a & 3c are House Wife by occupation, all are resident of 12/1 Matangini Hazra Road, Rathkhola, P.O. Rabindra Sarani, P.S. Siliguri, District-Darjeeling, PIN-734006, within the state of West Bengal - hereinafter jointly called the "**LAND OWNERS/FIRST PARTY**" (which term or expression shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, executors, administrators and assigns) of the **FIRST PART**.

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PRAGATI CONSTRUCTION, [PAN-ABGFP3069D], having its registered office at Pradhan Nagar, P.O. & P.S. Pradhan Nagar, Dist.- Darjeeling, PIN-734003, represented by its Partners 1. **SRI SAURABH EIRAN**, [PAN-AAYPE6083B, AADHAR No. 5762-8857-6089], Son of Sri Suresh Agarwal, Hindu by Religion, Indian by Nationality, Business by occupation, resident of J2 Block C, Shyam Vatika, Shyam Mandir Lane, Sky View Hotel, Siliguri, P.O.- Sevoke Road, P.S.- Bhaktinagar, District- Jalpaiguri, PIN- 734001 in the State of West Bengal, 2. **SRI BHOLA MAJUMDAR**, (PAN-AJPPM4043F, AADHAR No. 5479-4832-2057), Son of Sri Ramakanta Majumdar, Hindu by Religion, Indian by Nationality, Business by occupation, resident of Bhanubhakta Sarani, Pradhan Nagar,

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Sita Chakraborty

Anilam A Chakraborty

Pragati Chakraborty

Dipak Kumar Chakraborty

Samapti Chakraborty

Sankar Chakraborty

Ankita Chakraborty

Ankita Bonny

Pragati Construction

Biran

Partner

Pragati Construction

Bhola Ghosh

Partner

P.O. and P.S.- Pradhan Nagar, District- Darjeeling, PIN- 734003 in the State of West Bengal, hereinafter called the "**DEVELOPER/SECOND PARTY**" (which expression shall unless excluded by or repugnant to the context be demand to include its successors-in-office, executors, administrators, representatives and assigns) of the **SECOND PART**.

WHEREAS the Landowner No. 2 namely **SRI PANKAJ CHAKRABORTY ALIAS SRI DIPAK KUMAR CHAKRABORTY**, Son of Late Nibaran Chakraborty along with his two deceased brothers namely *Ashish Chakraborty (now deceased)*, and *Ashoke Chakraborty (now deceased)* had jointly acquired all the piece or parcel of land measuring 2Bigas or 40 Kathas or more or less 66Decimals by way of Purchase, being Deed No. I-2590, dated 30.08.1957, recorded into Book No. I, registered at the Office of Sub-Registrar, Siliguri and there after their names had been recorded as per the Settlement and R.S. Khatian being No. 5989 appertaining to R.S. Plot No. 13259, situated within Mouza- Siliguri, J.L. No. 110, within the Ward No. 22 of the Siliguri Municipal Corporation, Police Station Siliguri, District- Darjeeling in the State of West Bengal had been published in their names.

And Whereas thereafter above said **SRI PANKAJ CHAKRABORTY ALIAS SRI DIPAK KUMAR CHAKRABORTY**, Son of Late Nibaran Chakraborty along with his two deceased brothers namely *Ashish Chakraborty*, and *Ashoke Chakraborty* (in their life time) had entered into a Development Agreement with SVN Builders Pvt. Ltd. in respect of land measuring 13 Kathas out of their entire land measuring 40Kathas and after the construction of building they had sold and transferred the flats units along with the land and the remaining portion of land measuring 27Kathas were in the possession of **1. Ashoke Chakraborty**, Son of Late Nibaran Chakraborty, **2. Pankaj Chakraborty Alias Sri Dipak Kumar Chakraborty**, Son of Late Nibaran Chakraborty and **3. Ashish Chakraborty**.

And Whereas thereafter **1. Ashoke Chakraborty**, Son of Late Nibaran Chakraborty, **2. Pankaj Chakraborty Alias Dipak Kumar Chakraborty**, Son of Late Nibaran Chakraborty

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Lata Chakraborty

Amlan A Chakraborty

Pankaj Chakraborty

@ Dipak Kumar Chakraborty

Samapti Chakraborty

Swarand Chakraborty

Ankita Chakraborty Al

Ankita Banerjee

Pragati Construction

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Partner

Pragati Construction

Mohd. Noman

Partner

along with 3. Ashish Chakraborty had **transferred 4kathas** of land to the different person/s by virtue of different registered Deed and they had became the owner of land measuring 23Kathas of land recorded in R.S. Khatian being No. 5989 appertaining to R.S. Plot No. 13259, situated within Mouza- Siliguri, J.L. No. 110, within the Ward No. 22 of the Siliguri Municipal Corporation, Police Station Siliguri, District- Darjeeling in the State of West Bengal and presently after the physical verification the area of land found as **21 Kathas 9Chhataks and 17 Sq. Ft.** in their actual physical possession.

And Whereas said *Sri Ashoke Chakraborty*, Son of Late Nibaran Chakraborty had recorded his name in ROR and L.R. Khatian No. 6317 appertaining to L.R. Plot No. 8234, under Moua-Siliguri Purba, J.L. No. 92, Dist.- Darjeeling has been published and 2. Sri Pankaj Chakraborty Alias Sri Dipak Kumar Chakraborty, Son of Late Nibaran Chakraborty had recorded his name in ROR and L.R. Khatian No. 6319 appertaining to L.R. Plot No. 8234, under Moua-Siliguri Purba, J.L. No. 92, Dist.- Darjeeling and the name of 3. Ashish Chakraborty had also recorded in L.R. Khatian No. 6318 appertaining to L.R. Plot No. 8234, under Moua-Siliguri Purba, J.L. No. 92, Dist.- Darjeeling had been published in his name.

And Whereas thereafter above said Ashish Chakraborty died on 22.03.2020 leaving behind his wife namely **SMT. SAMAPTI CHAKRABORTY** and one son namely **SRI SWARNAKAMAL CHAKRABORTY** and one daughter namely **SMT. ANKITA CHAKRABORTY ALIAS ANKITA BANERJEE** as his legal heirs to inherit his 1/3rd share of land measuring 22Kathas and as per provision of Hindu Succession Act, 1956 said **SMT. SAMAPTI CHAKRABORTY, SRI SWARNAKAMAL CHAKRABORTY and SMT. ANKITA CHAKRABORTY ALIAS ANKITA BANERJEE** became the joint owners of land having undivided 1/3rd share of land measuring **21 Kathas 9Chhataks and 17 Sq. Ft.** recorded as per the Settlement and R.S. Khatian being No. 5989 appertaining to R.S. Plot No. 13259, situated within Mouza- Siliguri, J.L. No. 110, within the Ward No. 22 of the Siliguri Municipal Corporation, Police Station Siliguri, District- Darjeeling had in the

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State of West Bengal and thereafter **SMT. SAMAPTI CHAKRABORTY** has recorded her name in ROR and L.R. Khatian being No. 14283 appertaining to L.R. Plot No. 8234 has been published in her name, **SRI SWARNAKAMAL CHAKRABORTY** has recorded his name in ROR and L.R. Khatian being No. 14327 appertaining to L.R. Plot No. 8234 has been published in his name and **SMT. ANKITA CHAKRABORTY ALIAS ANKITA BANERJEE** has recorded his name in ROR and L.R. Khatian being No. 14314 appertaining to L.R. Plot No. 8234 has been published in her name.

And Whereas after that above said *Sri Ashoke Chakraborty*, Son of Late Nibaran Chakraborty also died on 04.01.2025 leaving behind his wife namely **SMT. GITA CHAKRABORTY** and one son namely **SRI AMLAAN A CHAKRABORTY ALIAS AMLAN CHAKRABORTY** as his legal heirs to inherit his 1/3rd share of land measuring **21 Kathas 9Chhataks and 17 Sq. Ft.** and as per provision of Hindu Succession Act., 1956 said **SMT. GITA CHAKRABORTY** and **SRI AMLAAN A CHAKRABORTY ALIAS AMLAN CHAKRABORTY** became the joint owners of land having undivided 1/3rd share of land measuring **21 Kathas 9Chhataks and 17 Sq. Ft.** recorded as per the Settlement and R.S. Khatian being No. 5989 appertaining to R.S. Plot No. 13259, situated within Mouza- Siliguri, J.L. No. 110, within the Ward No. 22 of the Siliguri Municipal Corporation, Police Station Siliguri, District- Darjeeling in the State of West Bengal and thereafter **SMT. GITA CHAKRABORTY** has recorded her name in ROR and L.R. Khatian being No. 14492 appertaining to L.R. Plot No. 8234 has been published in her name, **SRI AMLAAN A CHAKRABORTY ALIAS AMLAN CHAKRABORTY** has recorded his name in ROR and L.R. Khatian being No. 14493 appertaining to L.R. Plot No. 8234 has been published in his name.

And Whereas thereafter above said all landlords namely **1a. SMT. GITA CHAKRABORTY**, wife of Late Ashoke Chakraborty, **1b. SRI AMLAAN A CHAKRABORTY ALIAS AMLAN CHAKRABORTY**, son of Late Ashoke Chakraborty, **2. SRI PANKAJ CHAKRABORTY ALIAS SRI DIPAK KUMAR CHAKRABORTY**, Son of Late

Gita Chakraborty

Amlaan A Chakraborty

Ranjana Chakraborty

Sri Dipak Kumar Chakraborty

Samapti Chakraborty

Surenchandra Chakraborty

Ankita Chakraborty Alias

Ankita Banerjee

Pragati Construction

Suman

Partner

Pragati Construction

Maha Nandan

Partners

Nibaran Chakraborty, **3a. SMT. SAMAPTI CHAKRABORTY**, Wife of Late Ashish Chakraborty, **3b. SRI SWARNAKAMAL CHAKRABORTY**, Son of Late Ashish Chakraborty, and **3c. SMT. ANKITA CHAKRABORTY ALIAS ANKITA BANERJEE**, Daughter of Late Ashish Chakraborty have transferred land measuring **3 Kathas, 1 Chhataks and 17 Sq. Ft.** or more of less **5.0921 Decimals** out of their share of total land **21 Kathas 9 Chhataks and 17 Sq. Ft.** recorded in R.S. Khatian No. 5989 corresponding to L.R. Khatian No. 6319 (Land measuring 1.697 Decimals), L.R. Khatian No. 14492 (Land measuring 0.84885 Decimals), L.R. Khatian No. 14493 (Land measuring 0.84885 Decimals), L.R. Khatian No. 14283 (Land measuring 0.565 Decimals), L.R. Khatian No. 14227 (Land measuring 0.565 Decimals) and L.R. Khatian No. 14314 (Land measuring 0.565 Decimals) appertaining to and forming part of R.S. Plot No. 13259 corresponding to L.R. Plot No. 82345, situated within Mouza- Siliguri (presently Siliguri Purba), J.L. No. 110 new 92, within the Ward No. 22 of the Siliguri Municipal Corporation, P.S. Siliguri, District- Darjeeling, Pin- 734006 within the State of West Bengal to and in favour of **SMT. RANJANA CHAKRABORTY**, Wife of Sri Pankaj Chakraborty Alias Sri Dipak Kumar Chakraborty, by virtue a registered deed of Gift being No. I-1078 for the year 2025, registered at the office of the A.D.S.R. Office at Siliguri and the balance portion of land measuring **18 Kathas and 8 Chhataks**, recorded in R.S. Khatian No. 5989 corresponding to L.R. Khatian No. 6319, 14283, 14327, 14314, 14492, 14493 appertaining to and forming part of R.S. Plot No. 13259 corresponding to L.R. Plot No. 8234, situated within Mouza- Siliguri (presently Siliguri Purba), J.L. No. 110 new 92, within the Ward No. 22 of the Siliguri Municipal Corporation, P.S. Siliguri, District- Darjeeling, Pin- 734006 within the State of West Bengal remain in the custody of above said Landowners.

Apant

Thus said **1a. SMT. GITA CHAKRABORTY**, wife of Late Ashoke Chakraborty, **1b. SRI AMLAAN A CHAKRABORTY ALIAS AMLAN CHAKRABORTY**, son of Late Ashoke Chakraborty, **2. SRI PANKAJ CHAKRABORTY ALIAS SRI DIPAK KUMAR CHAKRABORTY**, Son of Late Nibaran Chakraborty, **3a. SMT. SAMAPTI**

Page 2

CHAKRABORTY, Wife of Late Ashish Chakraborty, **3b. SRI SWARNAKAMAL CHAKRABORTY**, Son of Late Ashish Chakraborty, and **3c. SMT. ANKITA CHAKRABORTY ALIAS ANKITA BANERJEE**, Daughter of Late Ashish Chakraborty are absolutely seized and jointly possessed of or otherwise well and sufficiently entitled to ALL THAT the entirety of the physical land measuring **18.5Kathas**, situated in Mouza-Siliguri, recorded in R.S. Khatian No. 5989 corresponding to L.R. Khatian No. 14492 (in the name of Smt. Gita Chakraborty), L.R. Khatian No. 14493 (in the name of Sri Amlaan A Chakraborty Alias Amlan Chakraborty), L.R. Khatian No. 6319 (in the name of Sri Pankaj Chakraborty Alias Sri Dipak Kumar Chakraborty), L.R. Khatian No. 14283 (in the name of Smt. Samapti Chakraborty), L.R. Khatian No. 14327 (in the name of Sri Swarnakamal Chakraborty) and L.R. Khatian No. 14314 (in the name of Smt. Ankita Chakraborty Alias Ankita Banerjee) appertaining to R.S. Plot No. 12382 corresponding to L.R. Plot No. 8234, J.L. No. 110, P.S. Siliguri, District-Darjeeling and they are residing there together in house building and the land is fully described in the Schedule-"A" below.

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- A. For the purpose of an integrated development of the said premises as described in Schedule-"A" below, the Owners have decided to develop the said premises by constructing multistoried building/s thereon, but not having sufficient and adequate funds, resources and expertise in the sphere of construction, they have approached the Developer herein to develop the said premises by constructing multistoried building/s thereon, to which the Developer has agreed on the terms and conditions stated hereunder.
 - B. The said premises is free from all encumbrances, charges, liens, lispens, attachments, trusts whatsoever or howsoever.
 - C. All costs, charges and expenses in connection with the preparation of the Plan or Plans for construction of the building at the said premises, getting the same approved and/or sanctioned by the competent authority and for completing the construction of the building at the said premises in accordance with the said plan

Gita Chakraborty
 Amlaan A Chakraborty
 Pranj Chakraborty
 Dipak Kumar Chakraborty
 Samapti Chakraborty
 Swarnakamal Chakraborty

Ankita Chakraborty Alias
 Ankita Banerjee

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Pragati Construction
 Ashok Mahan
 Partners

or plans with or without any modification, shall be borne and met by the Developer.

- D. The Owners have agreed to grant an exclusive right of development of the said premises described in Schedule "A" below in favour of the Developer, which they hereby do, 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.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

ARTICLE I - DEFINITIONS

In this Agreement, unless otherwise specifically mentioned.

- 1.1 Owners** shall mean the said **1a. SMT. GITA CHAKRABORTY**, wife of Late Ashoke Chakraborty, **1b. SRI AMLAAN A CHAKRABORTY ALIAS AMLAN CHAKRABORTY**, son of Late Ashoke Chakraborty, **2. SRI PANKAJ CHAKRABORTY ALIAS SRI DIPAK KUMAR CHAKRABORTY**, Son of Late Nibaran Chakraborty, **3a. SMT. SAMAPTI CHAKRABORTY**, Wife of Late Ashish Chakraborty, **3b. SRI SWARNAKAMAL CHAKRABORTY**, Son of Late Ashish Chakraborty, and **3c. SMT. ANKITA CHAKRABORTY ALIAS ANKITA BANERJEE**, Daughter of Late Ashish Chakraborty, the aforesaid persons not only as Owners but also as having whatsoever right, title or interest that they or any person claiming under, through or in trust for their may have had or have as Executor, Legatee, Trustee, Beneficiary or otherwise in respect of the Premises described in the Third Schedule hereunder written including their heirs, legal representatives, executors and assigns.

- 1.2 Developer** shall mean the said **SRI PRAGATI CONSTRUCTION**, [PAN-ABGFP3069D], having its registered office at Pradhan Nagar, P.O. & P.S. Pradhan

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Sita Chakraborty
Amloan A chakraborty
Pragati Chakraborty
Dipak Kumar Chakraborty
Somayajit Chakraborty
Sankar Chakraborty

Ankita Chakraborty
Ananta Banerjee

Pragati Constructions
Prasan

Partners

Pragati Constructions
Bhola Majumdar

Partners

Nagar, Dist.- Darjeeling, PIN-734003, represented by its Partners 1.**SRI SAURABH EIRAN**, [PAN-AAYPE6083B, AADHAR No. 5762-8857-6089], Son of Sri Suresh Agarwal, Hindu by Religion, Indian by Nationality, Business by occupation, resident of J2 Block C, Shyam Vatika, Shyam Mandir Lane, Sky View Hotel, Siliguri, P.O.- Sevoke Road, P.S.- Bhaktinagar, District- Jalpaiguri, PIN-734001 in the State of West Bengal, 2.**SRI BHOLA MAJUMDAR**, (PAN-AJPPM4043F, AADHAR No. 5479-4832-2057), Son of Sri Ramakanta Majumdar, Hindu by Religion, Indian by Nationality, Business by occupation, resident of Bhanubhakta Sarani, Pradhan Nagar, P.O. and P.S.- Pradhan Nagar, District- Darjeeling, PIN- 734003 in the State of West Bengal, its executors, representatives, administrators and assigns including its Partners at all materials times.

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- 1.3 **Premises** shall mean ALL THAT the entirety of the premises more fully and particularly described in the in Schedule "A" hereunder written.
 - 1.4 **Buildings** shall mean the multi storied buildings proposed to be constructed as "**Pragati Kutir**" on the said premises with the maximum Floor Area Ratio (FAR) available or permissible under the Rules and Regulations of the Siliguri Municipal Corporation for the time being prevailing as per the plan or plans to be sanctioned or modified or revised by the Siliguri Municipal Corporation or any other competent 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 in the building to be constructed at the said premises.
 - 1.6 **Super built-up area** shall mean the total constructed area which will include, water tanks, reservoirs, together with the width of the walls and such other

Gita Chakraborty
Ambar A Chakraborty
Pragati Chakraborty
Pratik Kumar Chakraborty
Souptik Chakraborty
Sankar Chakraborty

Ankita Chakraborty A
Ankita Banerjee

Pragati Construction
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Pragati Construction
Pragati

Partners

areas used for accommodating common services to the building to be constructed at the said Premises.

1.7 Architect shall mean any person or other association of persons, whether incorporated or not, whom the Developer may appoint from time to time as the Architect of the building to be constructed at the said premises.

1.8 The Plan shall mean the plan or plans, elevation, designs, drawings and specifications of the building as shall be sanctioned by the Siliguri Municipality Siliguri Municipal Corporation or any other competent authority including modification or variation thereof which may be made from time to time.

1.9 Saleable Area shall mean the space or spaces except the area allocated to Land owners in the building available for independent use and occupation after making due provisions of common facilities and the space required there for.

1.10 Owner's Allocation shall be

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 a] one residential Flat, being No. C-1, carpet area of **835 (Eight Hundred Thirty Five) square feet** more or less, (having super built up area **1174 sq. ft.**), flooring Tiles, situated at the **FIRST FLOOR** in building, consisting of **3 (Three) Bed Rooms, 1(One) Drawing cum Dining Room, 2(Two) Toilets, 1(One) Kitchen and 1(One) Balcony**, and one open to sky terrace at First floor at the Project known as "**Pragati Kutir**", constructed on the premises stated in the Schedule-A hereinafter written along with one car parking space (Back to Back) measuring **120 Sq. Ft.** at Ground Floor TOGETHER WITH undivided, impartible proportionate share of land underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other flats in the building allotted to **SMT. ANKITA CHAKRABORTY ALIAS ANKITA BANERJEE;**

Gita Chakraborty

Amlaan A Chakraborty

Smt. Chakraborty

Dipak Kumar Chakraborty

Samapri Chakraborty

Sankar Chakraborty

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Pragati Constructions

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b] one residential Flat, being No. B-1, carpet area of **835 (Eight Hundred Thirty Five) square feet** more or less, (having super built up area **1174 sq. ft.**), flooring Tiles, situated at the **FIRST FLOOR** in building, consisting of **3 (Three) Bed Rooms, 1(One) Drawing cum Dining Room, 2(Two) Toilets, 1(One) Kitchen and 1(One) Balcony**, at the Project known as "**Pragati Kutir**", constructed on the premises stated in the Schedule-A hereinafter written along with one car parking space (Back to Back) measuring **120 Sq. Ft.** at Ground Floor TOGETHER WITH undivided, impartible proportionate share of land underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other flats in the building allotted to **SMT. SAMAPTI CHAKRABORTY**;

c] one residential Flat, being No. B-2, carpet area of **835 (Eight Hundred Thirty Five) square feet** more or less, (having super built up area **1174 sq. ft.**), flooring Tiles, situated at the **SECOND FLOOR** in building, consisting of **3 (Three) Bed Rooms, 1(One) Drawing cum Dining Room, 2(Two) Toilets, 1(One) Kitchen and 1(One) Balcony**, at the Project known as "**Pragati Kutir**", constructed on the premises stated in the Schedule-A hereinafter written along with one car parking space (Back to Back) measuring **120 Sq. Ft.** at Ground Floor TOGETHER WITH undivided, impartible proportionate share of land underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other flats in the building jointly allotted to **SMT. GITA CHAKRABORTY**, wife of Late Ashoke Chakraborty, **1b. SRI AMLAAN A CHAKRABORTY ALIAS AMLAN CHAKRABORTY**.

d] one residential Flat, being No. C-2, carpet area of **835 (Eight Hundred Thirty Five) square feet** more or less, (having super built up area **1174 sq. ft.**), flooring Tiles, situated at the **SECOND FLOOR** in building, consisting of **3 (Three) Bed Rooms, 1(One) Drawing cum Dining Room, 2(Two) Toilets, 1(One) Kitchen and 1(One) Balcony**, at the Project known as "**Pragati Kutir**", constructed on

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Amal A Chakraborty

Bijoy Chakraborty

Dipak Kumar Chakraborty

Samaptra Chakraborty

Sankar Chakraborty

Ankur Chakraborty

Ankur Banerjee

Pragati Constructions

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Partners

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Pragati

the premises stated in the Schedule-A hereinafter written along with one car parking space (Back to Back) measuring **120 Sq. Ft.** at Ground Floor TOGETHER WITH undivided, impartible proportionate share of land underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other flats in the building jointly allotted to **SRI PANKAJ CHAKRABORTY ALIAS SRI DIPAK KUMAR CHAKRABORTY**;

e] one residential Flat, being No. D-2, carpet area of **617 (Six Hundred Seventeen) square feet** more or less, (having super built up area **868 sq. ft.**), flooring Tiles, situated at the **SECOND FLOOR** in building, consisting of **2 (Two) Bed Rooms, 1(One) Drawing cum Dining Room, 2(Two) Toilets, 1(One) Kitchen and 1(One) Balcony**, at the Project known as "**Pragati Kutir**", constructed on the premises stated in the Schedule-A hereinafter written along with one car parking space (Back to Back) measuring **120 Sq. Ft.** at Ground Floor TOGETHER WITH undivided, impartible proportionate share of land underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other flats in the building jointly allotted to **SRI PANKAJ CHAKRABORTY ALIAS SRI DIPAK KUMAR CHAKRABORTY**; and

f] **Rs. 1,71,82,011/-** (Rupees One Crore Seventy One Lakh Eighty Two Thousands and Eleven only) as sale consideration for permitting the Developer to develop the said land and commercially exploit the same.

- 1.11 Developer's Allocation Area** shall mean the entire constructed area **excluding the Owner's Allocation as mentioned in clause 1.10** in the proposed building including the share of land to be constructed on the said land by the Developer as per plan or plans to be sanctioned by the Siliguri Municipal Corporation or any other sanctioning authorities which shall absolutely belong to the Developer, it being expressly agreed that this will not prevent the Developer from entering

into any agreement for sale and transfer in respect of entire constructed area (excluding Owner's Allocation) as Developer allocation area.

1.12 Transfer with its grammatical variations and cognate expression 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 multi-storied building to purchasers thereof although the same may not amount to a transfer in law.

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, has been transferred.

1.14 Words importing singular shall include plural and vice versa.

1.15 Words importing any gender shall include all the other genders, i.e., masculine, feminine and neuter genders.

1.16 "BUILDING" shall mean residential / commercial Building or Buildings to be constructed at the said Land as per the Building plan.

1.17 "BUILDING PLAN" shall mean the plan to be sanctioned by the Siliguri Municipal Corporation /SJDA or any other competent authority and shall include all amendments and /or modifications thereof.

1.18 "COMMON AREA" shall include corridors, stairways, staircase and lift, lobbies, common entrances, exit/Gates, passage-ways, fire escapes, driveways, garden, pathways, lift, shafts/ducts, drains, sewers, pits, machine room, store room, caretaker room, electric/generator/meter or other equipment room, common toilets, water tanks/reservoirs, pumps, motors, tube-wells, pipes, swimming

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Suman

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pool, gymnasium, indoor game area, ladies and gents changing room with toilet etc., community hall, car ramps, plumbing, water filtration plant, periphery walls, parapet walls, projections, foundation, columns, supports and facilities whatsoever required for the use, enjoyment, establishments, locations, maintenance and/or management of the Building and/or Buildings and/or the common facilities or any of them as the case may be.

1.19 "CONSULTANT" shall mean any civil and electrical Engineer, any person having expertise in plumbing, sanitary etc. for the purpose of development of the said building.

1.20 "CONSTRUCTED" shall mean the space in the Building available for independent use and occupation including the space demarcated for common facilities and services as per Sanction Plan.

1.21 "OWNERS AND DEVELOPER" shall include their respective transferees/nominees.

1.22 "PROPORTION" shall mean the proportion of ratio which the super built up area of any flat or unit or floor space bears to the total super built up areas of all the flats and all the Units and all the floor spaces for the time being (excluding the areas comprising the common parts thereof) in the said building.

1.23 "SALEABLE AREA" shall mean the space or spaces in the new multistoried building complex available for independent use and occupation after making due provisions of common facilities and the space required therefore.

1.24 "SALES COLLECTIONS" shall mean and include all receipts and collection made pursuant to commercial exploitation of the said Land, including without

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Sampriti Chakraborty

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Ankita Chakraborty

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Bismit

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Mole Marfan

Partners

restriction from the sale of flats/apartments/commercial area/units constructed thereon including all receipts of whatsoever description as interest, compensation etc. less "EXEMPT RECEIPTS" i.e. funds/deposits collected from the unit purchasers of the flats/apartments/units commercial area for onward transmission to the Body of Purchasers (as defined hereinbelow), to/from the Government/statutory authorities/utility companies and funds/deposits received towards share money, development charges, common area maintenance charges, society registration charges, gas pipelines, legal charges, stamp duty, registration fees, taxes, corpus funds, deposits, GST, any other taxes that may be collected from the purchasers for payment to the Government.

The Sales Collection (less exempt receipts) arising from the commercial exploitation of the said land and other direct and/or indirect benefits attached to the same shall be shared between the Owners and the Developer in the agreed ratio and the method set out in the body of this Joint Development Agreement.

1.25 "STRUCTURAL ENGINEER" shall mean any person as may be appointed by the developer from time to time.

1.26 "SUPER BUILT UP SPACE" shall mean the aggregate area comprised in the space in the Buildings available for independent use and occupation together with the space required for corridors, lobbies, lift walls, staircases, electric, generator, meter and caretaker rooms, water tanks, swimming pool, gymnasium, indoor game area, ladies and gents changing room with toilet etc, community hall, car ramps and other common areas.

1.27 "SUPER STRUCTURES" shall mean foundation, basement, R.C.C. Columns, all slabs, beams, staircase, lift shafts, etc.

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Pankaj Chakraborty
Dipak Kumar ChakrabortySamapti Chakraborty
Swarnakamal ChakrabortyAnkita Chakraborty
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Beiman

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Anita Mukherjee

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1.28 "TRANSFER" with its grammatical variations shall include a transfer by possession and by any other means adopted for effecting what is understood as transfer of unit in a multi storied Building/s to purchasers thereto although the same may not amount to a transfer in law.

1.29 "THE SAID LAND" shall mean All that piece or parcel of land measuring **18.5Kathas**, situated in Mouza-Siliguri, recorded in R.S. Khatian No. 5989 corresponding to L.R. Khatian No. 14492 (in the name of Smt. Gita Chakraborty), L.R. Khatian No. 14493 (in the name of Sri Amlaan A Chakraborty Alias Amlaan Chakraborty), L.R. Khatian No. 6319 (in the name of Sri Pankaj Chakraborty Alias Sri Dipak Kumar Chakraborty), L.R. Khatian No. 14283 (in the name of Smt. Samapti Chakraborty), L.R. Khatian No. 14327 (in the name of Sri Swarnakamal Chakraborty) and L.R. Khatian No. 14314 (in the name of Smt. Ankita Chakraborty Alias Ankita Banerjee) appertaining to R.S. Plot No. 12382 corresponding to L.R. Plot No. 8234, J.L. No. 110, P.S. Siliguri, District-Darjeeling and the land is fully described in the Schedule-"A" below.

1.30 "UNIT" shall mean the flat and / or constructed area and / or other space/s in the Building or Buildings being constructed or intended to be constructed by the Developer and/or constructed area capable of being exclusively occupied and enjoyed independently, including common area.

Expressions imparting masculine shall include feminine and neuter gender.

Words imparting plural number shall include singular number as well and vice-versa.

The paragraphs heading of the articles do not form part of this Agreement and shall not be taken into account for construction or interpretation thereof.

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Amal A Chakraborty

Ananta Chakraborty
Ananta Chakraborty

Dipak Kumar Chakraborty

Sanghvi Chakraborty

Sankar Chakraborty

Ananta Chakraborty
Ananta Chakraborty

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Biran

Partners

Pragati Construction

Rupa Chakraborty

Partners

ARTICLE II - COMMENCEMENT

- 2.0 This Agreement shall be deemed to have commenced on and with effect from the date of its execution.

ARTICLE III - RIGHT, TITLE AND INDEMNITIES OF THE OWNERS

- 3.1 The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to All that the said Land and every part thereof.
- 3.2 Excepting the Owners, no other person or persons has/have any claim or interest and/or demand over and in respect of the said premises and/or any portion thereof.
- 3.3 That the entirety of the said Land is free all encumbrances, charges, liens, lispendens, attachments, trusts whatsoever or howsoever and the Owners have a marketable title in respect of the said Land. That in the event the title of the Owners to the said land is found to be defective or encumbered in any way, then the Owners shall take all necessary and effective steps to remove such defects and encumbrances and shall also remove all hurdles in the way of development so as to enable the Developer to carry on the construction work smoothly.
- 3.4 The Owners agree to keep the Developer indemnified against any claim or demand in respect of the said Land arising out of aforesaid.
- 3.5 That no suit or proceedings is pending in any court or before any other authority regarding the title or of any other nature whatsoever in respect to the said land or any part thereof and / or created third party interest therein.
- 3.6 The Owners have not entered into any agreement for sale, lease, mortgage, license, transfer or any commitment of any nature whatsoever with any person

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 Anilam A Chakraborty
 Parag Chakraborty
 Dipsakumar Chakraborty
 Sonapti Chakraborty
 Sankar Chakraborty

Ankita Chakraborty
 Ankita Banerjee

Pragati Construction
 Beiran

Partners

Pragati Construction
 Bina Nayak

Partners

for creating any right or encumbrance of any nature in respect of the said land or any part thereof nor have the Owners entered into any agreement for sale of the complex(es) or any part thereof proposed to be constructed thereon nor shall the Owners hereafter enter into any agreement, and/or commitment with any other person entitling such person to execute development of the said land or for sale of the said land or the complex(es), or any part thereof, built thereon, except as provided elsewhere in this Agreement.

- 3.7 That the Owners are in exclusive possession of the said Land.

ARTICLE IV - DEVELOPER'S RIGHTS

- 4.1 That the Owners hereby grant exclusive right to the Developer to build upon and to commercially exploit the said Land by constructing the new multistoried building complex/s on the said Land in accordance with the plan or plans to be sanctioned by the Siliguri Municipal Corporation /SJDA or any other competent authority (ies) with or without any modification and/or amendment thereto made or caused to be made hereto.
- 4.2 That 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 on behalf of the Owners and shall be signed by the Owners and / or the Developer (through the duly authorized representative in that behalf) and submitted by the Developer at the Developer own costs and expenses.

ARTICLE VI - CONSTRUCTION AND CONSIDERATION

- 5.1 In consideration of the Owners' allowing the Developer to develop the said Land the Owners shall be entitled for -

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Anilam A Chakraborty

Bijoy Chakraborty

Dipak Kumar Chakraborty

Samapti Chakraborty

Sankar Chakraborty

Ankita Chakraborty

Ankita Banerjee

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Suman

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Bhola Nath

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a] one residential Flat, being No. C-1, carpet area of **835 (Eight Hundred Thirty Five) square feet** more or less, (having super built up area **1174 sq. ft.**), flooring Tiles, situated at the **FIRST FLOOR** in building, consisting of **3 (Three) Bed Rooms, 1(One) Drawing cum Dining Room, 2(Two) Toilets, 1(One) Kitchen and 1(One) Balcony**, and one open to sky terrace at First floor at the Project known as "**Pragati Kutir**", constructed on the premises stated in the Schedule-A hereinafter written along with one car parking space (Back to Back) measuring **120 Sq. Ft.** at Ground Floor TOGETHER WITH undivided, impartible proportionate share of land underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other flats in the building allotted to **SMT. ANKITA CHAKRABORTY ALIAS ANKITA BANERJEE;**

b] one residential Flat, being No. B-1, carpet area of **835 (Eight Hundred Thirty Five) square feet** more or less, (having super built up area **1174 sq. ft.**), flooring Tiles, situated at the **FIRST FLOOR** in building, consisting of **3 (Three) Bed Rooms, 1(One) Drawing cum Dining Room, 2(Two) Toilets, 1(One) Kitchen and 1(One) Balcony**, at the Project known as "**Pragati Kutir**", constructed on the premises stated in the Schedule-A hereinafter written along with one car parking space (Back to Back) measuring **120 Sq. Ft.** at Ground Floor TOGETHER WITH undivided, impartible proportionate share of land underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other flats in the building allotted to **SMT. SAMAPTI CHAKRABORTY;**

c] one residential Flat, being No. B-2, carpet area of **835 (Eight Hundred Thirty Five) square feet** more or less, (having super built up area **1174 sq. ft.**), flooring Tiles, situated at the **SECOND FLOOR** in building, consisting of **3 (Three) Bed Rooms, 1(One) Drawing cum Dining Room, 2(Two) Toilets, 1(One) Kitchen and 1(One) Balcony**, at the Project known as "**Pragati Kutir**", constructed on the premises stated in the Schedule-A hereinafter written along with one car parking

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Amlaan A Chakraborty

Pankaj Chakraborty

Dipak Kumar Chakraborty

Sanjeeti Chakraborty

Sunanda Chakraborty

Ankita Chatterjee

Ankita Banerjee

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space (Back to Back) measuring **120 Sq. Ft.** at Ground Floor TOGETHER WITH undivided, impartible proportionate share of land underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other flats in the building jointly allotted to **SMT. GITA CHAKRABORTY**, wife of Late Ashoke Chakraborty, **1b. SRI AMLAAN A CHAKRABORTY ALIAS AMLAN CHAKRABORTY**,

d] one residential Flat, being No. C-2, carpet area of 835 (Eight Hundred Thirty Five) square feet more or less, (having super built up area 1174 sq. ft.), flooring Tiles, situated at the SECOND FLOOR in building, consisting of 3 (Three) Bed Rooms, 1(One) Drawing cum Dining Room, 2(Two) Toilets, 1(One) Kitchen and 1(One) Balcony, at the Project known as "Pragati Kutir", constructed on the premises stated in the Schedule-A hereinafter written along with one car parking space (Back to Back) measuring 120 Sq. Ft. at Ground Floor TOGETHER WITH undivided, impartible proportionate share of land underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other flats in the building jointly allotted to **SRI PANKAJ CHAKRABORTY ALIAS SRI DIPAK KUMAR CHAKRABORTY;**

e] one residential Flat, being No. D-2, carpet area of 617 (Six Hundred Seventeen) square feet more or less, (having super built up area 868 sq. ft.), flooring Tiles, situated at the SECOND FLOOR in building, consisting of 2 (Two) Bed Rooms, 1(One) Drawing cum Dining Room, 2(Two) Toilets, 1(One) Kitchen and 1(One) Balcony, at the Project known as "Pragati Kutir", constructed on the premises stated in the Schedule-A hereinafter written along with one car parking space (Back to Back) measuring 120 Sq. Ft. at Ground Floor TOGETHER WITH undivided, impartible proportionate share of land underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other flats in the building jointly

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allotted to SRI PANKAJ CHAKRABORTY ALIAS SRI DIPAK KUMAR CHAKRABORTY; and

[f] **Rs. 1,71,82,011/-** (Rupees One Crore Seventy One Lakh Eighty Two Thousands and Eleven only) as sale consideration for permitting the Developer to develop the said land and commercially exploit the same as sale consideration of the total saleable area (excluding the Owner's allocation) in the proposed multistoried building complex as per the plan or plans to be sanctioned by the Siliguri Municipal Corporation/SJDA or any other concerned authority (ies) for the proposed multistoried building complex to be constructed at the said Land. The said amount which will be transferred as sale consideration of the total saleable area shall be subject to deduction of tax at source as per applicable provisions under the Income Tax Act, 1961, and subject to applicable taxes including GST, if any, in accordance with prevailing laws.

5.2 All costs, charges, expenses and outgoings for construction, erection and completion of the Building/Buildings with amenities and facilities as specified herein shall be borne and paid by the Developer without any claim for cost escalation.

5.3 That the Owners shall not be earmarked and / or allocated any demarcated area in the multistoried building complex being their share of respective allocated area. That the TOTAL SALEABLE AREA (Developer's Allocation area) generated after the development of the said Land shall be at the disposal of the Developer who shall receive entire advances and sale consideration on the total saleable area from the intending buyers and allocate and earmark the saleable area to the intending buyers at the highest prevailing market rates. It is further provided that the Owners shall not be entitled to stake claim in any part(s) or portion(s) of the proposed multistoried building complex as being absolute Ownership of Developer allocation and the TOTAL SALEABLE AREA (Developer's Allocation

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Parvati Chakraborty
D. Dipak Kumar Chakraborty
Sanapti Chakraborty
Sankar Chakraborty

Ankita Chakraborty A
Ankita Banerjee

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Pragati Construction
M. K. Nigam

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area) generated from the development of the said Land shall be at the disposal of the Developer who shall dispose off the same at the highest market rates to the intending buyers.

5.4 The Developer hereby undertakes to sign all agreements, documents, conveyances as Confirming Party for all sales.

5.5 Similarly the Owners hereby expressly covenant that they shall execute and register sale deed in favour of the Developer in respect of developer's share in the said land / premises as Developer's consideration as and when required by the Developer for undertaking the development of the said Land after payment of entire consideration of **Rs. 1,71,82,011/-** (Rupees One Crore Seventy One Lakh Eighty Two Thousands and Eleven only) to the Landowners along with delivery of constructed area as allotted to land owners.

5.6 It is expressly agreed between the parties that out of the total sale proceeds to be received from the prospective buyers, the sale proceeds shall be hold by the Developer only.

5.7 That the Land owners shall deliver the peaceful, clear and vacant possession of the below Schedule "A" property to the Developer within the month of May, 2025.

5.8 Save and expect the Owners' share of **Rs. 1,71,82,011/-** (Rupees One Crore Seventy One Lakh Eighty Two Thousands and Eleven only) and the Constructed area as mentioned as Owner's allocation as mentioned herein above, the Owners shall not be entitled to any other consideration or constructed area in the new building complex and/or any other or further sum of money as or towards consideration or otherwise.

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- 5.9 The Developer by the consent of the Owners from time to time can appoint Consultant for the development of the said Land at the fees, costs, charges and expenses to be paid by the Developer. The Developer shall keep the Owners harmless and indemnified against the same.

ARTICLE VII - PROCEDURE

- 6.1 The Owners shall have handover all the original title deeds and other documents to the Developer, simultaneously with the execution of this agreement and the same shall be retained by the Developer until completion of the entire project. Provided however the Owners or their nominee or nominees shall have the right of inspection of the original documents and/or title deeds from the Developer.
- 6.2 That the Owners shall grant to the Developer of their nominated person(s) as per the desire of the Developer a General Power of Attorney as may be required for the purpose of obtaining sanction of plan and all necessary permission and sanction from different authorities in connection with the construction of the new building complex at the said Land and also for pursuing and following up the matter with the Siliguri Municipal Corporation and any other authorities and for all other matters concerning or related to development of the said Land by constructing a multistoried building complex therein and also for entered into agreement to sale and transfer of entire constructed area to the intending purchaser/s which shall remain in full force until completion of the entire project.

ARTICLE VIII - SPACE ALLOCATION

- 7.1 That immediately after obtaining sanction of plan of the new building complex at the said premises, the Developer shall be entitled for entire constructed area, subject to the modification and variations as may be permitted by the Siliguri Municipal Corporation, and the entire constructed area shall go to the share of

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Raj Chakraborty

Dipak Kumar Chakraborty

Samarpti Chakraborty

Sankar Chakraborty

Anur Chakraborty

Ankur Banerjee

Pragati Constructions

Biran

Partners

Pragati Constructions

Shoke Mahanta

Partners

Apur

Gita Chakraborty

Anilam A Chakraborty

Sankar Chakraborty

Dipak Kumar Chakraborty

Sanghvi Chakraborty

Sankar Chakraborty

Ankita Chakraborty

Ankita Banerjee

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the Developer in consideration of its having undertaken the construction of the new building complex at its own cost.

- 7.2 Subject as aforesaid, the common portion of the said new building complex and open space (excluding the entire roof and parking space of the new building complex) shall belong to the Developer totally.
- 7.3 That insofar as necessary all dealings by the Developer in respect of the building complex including agreements for sale or transfer concerning space allocation shall be in the name of the Developer for which purpose the Owners undertakes to give the Developer an Irrevocable General Power of Attorney in a form and manner required by the Developer.
- 7.4 That the Owners shall execute Deeds of Conveyance in favor of such purchaser of the units or in favour of any co-operative society or company or association of purchasers of units or saleable space through their attorney as mentioned in clause 7.3 herein above 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 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 purchasers of the flats as may be agreed upon by and between the Developer and the purchasers of flats.

ARTICLE IX - BUILDING

- 8.1 That the Developer shall at its own costs construct and complete the new Building Complex at the said premises in accordance with the sanctioned plan and conforming to such specifications as are mentioned in the "THIRD SCHEDULE" hereunder written and any amendment thereto or modification thereof made or caused to be made by the Developer and as may be

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Anil Kumar Chakrabarti

Pragati Chakrabarti

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Sanjiv Chakrabarti

Sundar Chakrabarti

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recommended by the Architect from time to time. The building complex shall be of commercial type having elevations and features permissible under the rules and regulations applicable to the said premises as may be approved by the Siliguri Municipal Corporation/SJDA or any other competent authority.

- 8.2 Subject as aforesaid, the decision of the Developer regarding the quality of the materials and the specifications as stated in the Third Schedule shall be final and binding upon the parties hereto.
- 8.3 That the Developer shall install in the said Building at its own costs pump-operated deep tube-well, water storage tanks, overhead reservoirs, electric wiring and installations and other facilities as are required to be provided in the new building constructed for sale of shops/flats herein on Owners ship basis and as mutually agreed.
- 8.4 That the Developer shall be authorized in the name of the Owners insofar as is necessary to apply for and obtain allocation of building materials allocable to the Owners for the construction for the building and to similarly apply for and obtain temporary and permanent connection of water, electricity connection, drainage, sewerage to the new building and other inputs and facilities required for the construction and enjoyment of the buildings for which purpose the Owners shall execute power of attorney in favour of the aforesaid Developer and other authorities as shall be required by the Developer. All costs charges and expenses therefore shall be borne and met by the Developer.
- 8.5 All costs, charges and expenses including architects fees during the construction of the building at the said premises shall be borne by the Developer and the Owners shall bear no responsibility in this context, provided that the Owners

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Amiaan A Chakraborty
Parag Construction
@ Pankaj Kumar Chakraborty
Sanjiv Chakraborty
Sankar Chakraborty

Ankur Chakraborty
Alankar Chakraborty

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Rajesh Kumar
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shall perform all the obligations required of them under this agreement in a diligent and sincere manner.

ARTICLE X – COMMON RESTRICTIONS

- 9.1 That neither party shall use or permit to be used in the Building or any portion thereof for carrying on any illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance, annoyance or hazard to the other Purchasers/occupiers of the apartments or the building.
- 9.2 That neither party shall make any structural alteration without the previous consent of the other. PROVIDED HOWEVER such alteration shall always be made with the approval of the appropriate authority as may be required for the purpose.
- 9.3 That both parties shall abide by all statutory rules and regulations, by-laws etc. as the case may be and shall be responsible for any deviation, violation and/or breach of any of these said laws, byelaws, rules and regulations.
- 9.4 That the Developer hereby declares that to keep at all times the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in the building in perfect working condition and repair so as not to cause any damage to the building or any other space or accommodation therein and shall keep the either of them and/or the occupiers of the building indemnified from and against the consequences of any breach arising there from.
- 9.5 That neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the Building or any part thereof and shall keep the other occupiers of the said Building harmless and indemnified from and against the consequences of any breach.

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9.6 That articles of display or otherwise shall not be kept by the either party in the corridors or other places of common use in the building so as to cause hindrance in any manner in the free movement of users in the corridors and other places of common use in the Building Complex.

9.7 That neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the Building or in the compounds, corridors or any other portion or portions of the Building.

9.8 That as on the date of making over possession of the land to the Developer the municipal rates and taxes as also other outgoings in respect of the said Land shall be borne and paid by the Owners only and thereafter all outstanding dues on account of municipal rates and taxes as also other outgoings shall remain the liability of the Developer.

ARTICLE XI - OWNERS' OBLIGATIONS

10.1 The Owners shall not do any act, deed or thing whereby the Developer shall be prevented from construction and completion of the said new building complex on the said premises and from selling the saleable area in the new building complex.

10.2 The Owners hereby agree and covenants with the Developer not to cause any interference or hindrance in the construction of the new building complex at the said premises by the Developer or by his acts, commissions or omissions do anything so as to delay and/or render the construction thereof impossible.

10.3 The Owners hereby agree and covenants with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling and/or disposing of any part of the new Building Complex.

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Anilam A Chakraborty
Ranjay Chakraborty
Dipak Kumar Chakraborty
Sanapti Chakraborty
Sankul Chakraborty

Ankita Chakraborty
Ankita Banerjee

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Sera

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Rajendra Meheria

Partners

10.4 The Owners hereby agrees and covenants with the Developer not to let out, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction.

10.5 The Owners will remain bound for registration of several Conveyances in favour of the prospective buyers of saleable area and other Units and in all such Conveyances and the Developer shall join as Confirming Party, PROVIDED HOWEVER that the Owners as Vendor in all such Conveyance shall not claim and/or be entitled to receive any amount being the proportionate land value.

10.6 To remain bound to execute all agreements for sale or transfer concerning the said building complex and shall remain bound to execute a general power of attorney empowering the Developer or Developer agent to execute all such agreements for sale or transfer for and on behalf of the Owners concerning the building complex at the said premises.

10.7 The Owners hereby agree and covenants with the Developer not to transfer and/or assign the benefits of this Agreement or any portion thereof without the consent in writing of the Developer.

10.8 That in case the landowners fails to handover the vacant land to the Developer or any dispute arise from the part of Landowners during the construction period, then the Landowners shall be liable to pay interest @ 12 % per annum on the entire amount as paid to the land owners and invested and deposited in the land and the Landowners shall refund the amount within the 90days from the date of serve of notice by Developer.

Amal

Gita Chakrabarty

Amal A Chakrabarty

Pragati Chakrabarty

Dipak Kumar Chakrabarty

Sanjay Chakrabarty

Sankar Chakrabarty

Anita Chakrabarty

Anita Chakrabarty

Pragati Construction

Pragati Construction

Partners

Pragati Construction

M. K. Chakrabarty

Partners

- 10.9 The Owners hereby agrees and covenants with the Developer to transfer and / or assign.

ARTICLE XII – DEVELOPER'S OBLIGATIONS

- 11.1 The Developer hereby agree and covenants with the Owners complete the construction of the new Building complex at the said premises within 48 (Forty Eight) months from the date of sanctioning of the plan.
- 11.2 The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions or rules applicable to construction of the said building.
- 11.3 The Developer hereby agree and covenants with the Owners to keep the Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer actions with regard to the Development of the said Land and/or in the matter of construction of the said Building and/or for any defect therein.
- 11.4 The Developer hereby agree and covenants with the Owners that if the Developer fails to complete the construction of the Owners allocation of the building complex at the said premises within the time specified in clause 11.1 hereinabove in that event the Developer shall be afforded a further period of six months to complete such construction. If, however, the Developer is unable to complete the construction of the new building complex at the said Land within the extended period, the parties would be entitled to repudiate the present agreement. However in such an event, the Developer shall be entitled to seek payment of the cost of the construction up to the extent undertaken by him along with refund of any amount, due if any.

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- 11.5** That the Developer shall punctually and regularly pay the said rates and taxes to the concerned authorities and keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default made by Developer.
- 11.6** That the Developer shall be responsible for payment of all Municipal and Property taxes, rates, duties and other public outgoings and impositions whatsoever, payable in respect of its respective allocations, PROVIDED THAT the said rates to be apportioned pro rata with reference to the saleable space in the building.
- 11.7** That the Developer shall pay **Rs. 1,71,82,011/-** (Rupees One Crore Seventy One Lakh Eighty Two Thousands and Eleven only) (including the TDS, deducted @10%) as Landowners share amount to **1a. SMT. GITA CHAKRABORTY**, wife of Late Ashoke Chakraborty and **1b. SRI AMLAAN A CHAKRABORTY ALIAS AMLAN CHAKRABORTY**, **2.SRI PANKAJ CHAKRABORTY ALIAS SRI DIPAK KUMAR CHAKRABORTY**, **3a.SMT. SAMAPTI CHAKRABORTY**, **3b. SRI SWARNAKAMAL CHAKRABORTY** and **3c. SMT. ANKITA CHAKRABORTY ALIAS ANKITA BANERJEE** as per following Schedule after deducting of TDS amount as applicable as per the provision of Income Tax Act. out of which Rs. 64,00,000/- (Rupees Sixty Four Lacs) has already been paid to land owners by developer and the details of payment (already paid and to be paid) is as follows

Month	Smt. Gita Chakraborty (Vendor No. 1a)	Sri Amlaan A Chakraborty Alias Amlan Chakraborty (Vendor No. 1b)	Sri Pankaj Chakraborty Alias Sri Dipak Kumar Chakraborty (Vendor No. 2)	Smt. SAMAPTI Chakraborty (Vendor No. 3a)	Sri Swarnakamal Chakraborty (Vendor No. 3b)	Smt. Ankita Chakraborty Alias Ankita Banerjee (Vendor No. 3c)
Already Paid	2,00,000.00	2,00,000.00	10,00,000.00	3,33,334.00	3,33,333.00	3,33,334.00
Already Paid	7,50,000.00	7,50,000.00	5,00,000.00	NIL	NIL	NIL
May, 2025	NIL	NIL	NIL	NIL	NIL	NIL
June, 2025	2,00,000.00	2,00,000.00	1,00,000.00	1,00,000.00	166666	1,00,000.00

Lita Chakraborty
 Anilash Chakraborty
 Anurag Chakraborty
 @Dilip Kumar Chakraborty
 Samapti Chakraborty
 Sumit Chakraborty
 Ankita Chakraborty A
 Ankita Banerjee
 Pragati Construction
 Pragati Construction
 M. A. Nigam
 Partners

July, 2025	NIL	NIL	NIL	NIL	NIL	NIL
August, 2025	2,00,000.00	2,00,000.00	1,50,000.00	NIL	333333	NIL
September, 2025	NIL	NIL	NIL	NIL	NIL	NIL
October, 2025	NIL	NIL	NIL	NIL	NIL	NIL
November, 2025	1,50,000.00	1,50,000.00	2,00,000.00	1,00,000.00	2,50,000.00	1,00,000.00
December, 2025	1,00,000.00	1,00,000.00	2,00,000.00	NIL	3,33,333.00	NIL
January, 2026	NIL	NIL	NIL	NIL	NIL	NIL
February, 2026	1,00,000.00	1,00,000.00	1,50,000.00	1,40,000.00	3,00,000.00	1,40,000.00
March, 2026	NIL	NIL	NIL	NIL	NIL	NIL
April, 2026	1,67,000.00	1,67,000.00	1,50,000.00	1,00,000.00	3,33,333.00	1,00,000.00
May, 2026	NIL	NIL	NIL	NIL	NIL	NIL
June, 2026	3,00,000.00	3,00,000.00	2,84,000.00	NIL	3,61,333.00	NIL
July, 2026	NIL	NIL	NIL	NIL	NIL	NIL
August, 2026	4,00,000.00	4,00,000.00	1,00,000.00	1,00,000.00	5,66,666.00	1,00,000.00
September, 2026	NIL	NIL	NIL	NIL	NIL	NIL
October, 2026	6,00,000.00	6,00,000.00	2,00,000.00	NIL	7,33,333.00	NIL
November, 2026	6,00,000.00	6,00,000.00	2,00,000.00	1,11,340.00	7,33,333.00	1,11,340.00
TOTAL	37,67,000.00	37,67,000.00	32,34,000.00	9,84,674.00	44,44,663.00	9,84,674.00

11.8 That if the Developer fails to pay the installment for consecutive two installments as mentioned herein under, then the Developer shall be liable to pay interest @ 12% Per Annum on the due or pending amount.

11.9 That the Developer also covenants that if they unable to pay the installments in future as mentioned herein above, the Developer shall be liable for compensation of Rs. 20,00,000/- (Twenty lacs) and the landowners shall repay back the entire amount as deposited by the Developer as on the day after deducting the amount of Rs. 20,00,000/- (Twenty lacs) and the amount shall be paid by Landowners to the Purchaser within 90days from the date of notice served by Landowners.

Gita Chakraborty -

Amban A Chakraborty

Pragati Chakraborty
@Dipak Kumar ChakrabortySourabh Chakraborty
Sourabh ChakrabortyAnkita Chakraborty
Ankita Banerjee

Pragati Constructions

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Pragati Constructions

Pragati

Partners

ARTICLE XIV - MUTUAL COVENANTS AND INDEMNITIES

- 12.1 The Owners hereby agrees and covenants that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer and the Owners shall mutually sell or dispose of the saleable area.
- 12.2 To Owners and the Developer hereby declare that they have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between them or as a Joint Venture in any manner nor shall the parties hereto constitute an Association of persons.
- 12.3 The Owners shall do or execute or cause to be done or execute all such further deeds, matters and things not herein specified as may be required to be done by the Developer and for which the Developer may need the authority of the Owners, including any such additional Power of Attorney and/or authorization as may be required for the purpose PROVIDED that all such acts deeds matters and thing shall not in any way infringe on the rights of the Owners and/or go against the spirit of these presents.
- 12.4 The Owners shall not be liable for any Income-Tax, Wealth-Tax, GST, or any other taxes in respect of the Developer allocation which shall be the liability of the Developer who shall keep the Owned indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 12.5 Any notice required to be given by either of the parties to the either of them shall without prejudice to any other mode of service available be deemed to have been served if delivered by hand and duly acknowledged or sent by prepaid registered

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Gita Chakraborty
Anilam A Chakraborty
Anupam Chakraborty
Anupam Chakraborty
Anupam Chakraborty
Anupam Chakraborty

Anupam Chakraborty
Anupam Chakraborty

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Pragati Construction

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Partners

post with acknowledgement due to the last known or recorded address of the party concerned.

12.6 The Developer and the Owners shall mutually frame Scheme for the management and administration of the said Building complex and/or common parts thereof and agree to abide by all the Rules and Regulations to be framed by any Society/Association and/or any other Organization who will be in charge of such management of the affairs of the Building complex and/or common parts thereof.

12.7 The name of the Building shall be as decided by mutual consent of the parties.

12.8 As and from the date of completion of the Building complex, the Developer and the Owners and/or its transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes payable in respect of their respective spaces.

Anupam

ARTICLE XV - LIQUIDATED DAMAGES & PENALTY

13.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the Force Majeure conditions i.e. flood earthquake riot war storm tempest civil commotion strike, epidemic/pandemic and/or any other act or commission beyond the control of the parties hereto and if the construction work stopped for any unavoidable circumstances then the scheduled payment shall also be stopped and the same shall be resumed without any interest as soon as the construction work to be start.

13.2 If due to any willful act on the part of the Developer the construction and completion of the building is delayed then in that event the Developer shall be

Gita Chakraborty

Amlaan A Chakraborty

Pankaj Chakraborty

Dipak Kumar Chakraborty

Samapti Chakraborty

Swarnakamal Chakraborty

Ankita Chakraborty

Ankita Banerjee

Pragati Construction

Biswan

Pragati Construction

Mile Mayhem

Partners

liable to such loss or damages to the Owners as shall be determined by the Arbitrators to be appointed by both the parties in accordance with the Arbitration and Conciliation Act, 1996.

- 13.3** In the event of the Owners committing breach or any of the terms and conditions herein contained or delaying in delivery of possession of the said, Land as hereinbefore stated, the Developer shall be entitled to payments of and the Owners shall be liable to pay such losses and compensation as shall be determined by the Arbitrators so appointed provided however if such delay shall continue for a period of 6(six) months then in that event in addition to any other right, which the Developer may have against the Owners, the Developer shall be entitled to sue the Owners for specific performance of this Agreement or to rescind this Agreement and claim refund of all the money paid and/or incurred by the Developer and such losses and damages which the Developer may suffer.

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ARTICLE XVIII - JURISDICTION

- 14.0** The Courts at Siliguri alone shall have jurisdiction to entertain, try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

SCHEDULE-A

THE ENTIRE LANDED PROPERTY ON WHICH THE BUILDING/S WILL BE CONSTRUCTED

All that piece or parcel of land measuring **18 Kathas 8 Chhatask** or more or less **30.525 Decimals** recorded in R.S. Khatian No. 5989 corresponding to L.R. Khatian No. 14492 (in the name of Smt. Gita Chakraborty), L.R. Khatian No. 14493 (in the name of Sri Amlaan A Chakraborty Alias Amlan Chakraborty), L.R. Khatian No. 6319 (in the name of Sri Pankaj Chakraborty Alias Sri Dipak Kumar Chakraborty), L.R. Khatian No. 14283 (in the name of Smt. Samapti Chakraborty), L.R. Khatian No. 14327 (in the name of Sri Swarnakamal Chakraborty) and L.R. Khatian No. 14314 (in the name of Smt. Ankita

Gita Chakraborty
Anil Kumar Chakraborty
Ranjana Chakraborty
Dipak Kumar Chakraborty
Sumanpreet Chakraborty
Sumanpreet Chakraborty

Ankita Chakraborty
Ankita Banerjee

Pragati Construction
Partner
Pragati Construction

Pragati Construction
Partners
Pragati Construction

Chakraborty Alias Ankita Banerjee), appertaining to and forming part of R.S. Plot No. 13259 corresponding to L.R. Plot No. 82345, situated within Mouza- Siliguri (presently Siliguri Purba), J.L. No. 110 new 92, within the Ward No. 22 of the Siliguri Municipal Corporation, Rathkhola, P.S. Siliguri, District- Darjeeling, Pin- 734006 within the State of West Bengal.

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The said land is butted and bounded as follows:-

North : Land of Akshay Kutir;
South : Land & House of Siddhi Roy & Others;
East : 25 feet wide Matangini Hajra Road;
West : Land of Ranjana Chakraborty & Others.

LAND OWNERS' ALLOCATION AREA

a] One residential Flat, being No. C-1, carpet area of 835 (Eight Hundred Thirty Five) square feet more or less, (having super built up area 1174 sq. ft.), flooring Tiles, situated at the **FIRST FLOOR** in building, consisting of 3 (Three) Bed Rooms, 1(One) Drawing cum Dining Room, 2(Two) Toilets, 1(One) Kitchen and 1(One) Balcony, and one open to sky terrace at First floor at the Project known as "Pragati Kutir", constructed on the premises stated in the Schedule-A hereinafter written along with one car parking space (Back to Back) measuring 120 Sq. Ft. at Ground Floor TOGETHER WITH undivided, impartible proportionate share of land as mentioned in **Schedule- A** underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other flats in the building allotted to **SMT. ANKITA CHAKRABORTY ALIAS ANKITA BANERJEE;**

b] One residential Flat, being No. B-1, carpet area of 835 (Eight Hundred Thirty Five) square feet more or less, (having super built up area 1174 sq. ft.), flooring Tiles, situated at the **FIRST FLOOR** in building, consisting of 3 (Three) Bed Rooms, 1(One) Drawing cum Dining Room, 2(Two) Toilets, 1(One) Kitchen and 1(One) Balcony, at

Apant

Gita Chakraborty
 Amlaan A Chakraborty
 Pratik Chakraborty
 Dipak Kumar Chakraborty
 Samapti Chakraborty
 Sundar Chakraborty

Ankita Chakraborty
 Ankita Banerjee

Pragati Constructions
 Biswas

Pragati Constructions
 Ashoke Mahanta

Partners

the Project known as "Pragati Kutir", constructed on the premises stated in the Schedule-A hereinafter written along with one car parking space (Back to Back) measuring **120 Sq. Ft.** at Ground Floor TOGETHER WITH undivided, impartible proportionate share of land **Schedule- A** underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other flats in the building allotted to **SMT. SAMAPTI CHAKRABORTY**;

c] One residential Flat, being No. B-2, carpet area of **835 (Eight Hundred Thirty Five) square feet** more or less, (having super built up area **1174 sq. ft.**), flooring Tiles, situated at the **SECOND FLOOR** in building, consisting of **3 (Three) Bed Rooms, 1(One) Drawing cum Dining Room, 2(Two) Toilets, 1(One) Kitchen and 1(One) Balcony**, at the Project known as "Pragati Kutir", constructed on the premises stated in the Schedule-A hereinafter written along with one car parking space (Back to Back) measuring **120 Sq. Ft.** at Ground Floor TOGETHER WITH undivided, impartible proportionate share of land **Schedule- A** underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other flats in the building jointly allotted to **SMT. GITA CHAKRABORTY**, wife of Late Ashoke Chakraborty, **1b. SRI AMLAAN A CHAKRABORTY ALIAS AMLAN CHAKRABORTY**.

d] One residential Flat, being No. C-2, carpet area of **835 (Eight Hundred Thirty Five) square feet** more or less, (having super built up area **1174 sq. ft.**), flooring Tiles, situated at the **SECOND FLOOR** in building, consisting of **3 (Three) Bed Rooms, 1(One) Drawing cum Dining Room, 2(Two) Toilets, 1(One) Kitchen and 1(One) Balcony**, at the Project known as "Pragati Kutir", constructed on the premises stated in the Schedule-A hereinafter written along with one car parking space (Back to Back) measuring **120 Sq. Ft.** at Ground Floor TOGETHER WITH undivided, impartible proportionate share of land **Schedule- A** underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities

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Gita Chakraborty
 Anjan A Chakraborty
 Pragy Chakraborty
 Dipak Kumar Chakraborty
 Sanjay Chakraborty
 Sumit Chakraborty

Ankita Chakraborty
 Ankita Banerjee

Pragati Construction
 Beem

Pragati Construction
 Shikha Mishra
 Partners

and amenities attached to and available with all other flats in the building jointly allotted to **SRI PANKAJ CHAKRABORTY ALIAS SRI DIPAK KUMAR CHAKRABORTY:**

e] One residential Flat, being No. D-2, carpet area of **617 (Six Hundred Seventeen) square feet** more or less, (having super built up area **868 sq. ft.**), flooring Tiles, situated at the **SECOND FLOOR** in building, consisting of **2 (Two) Bed Rooms, 1(One) Drawing cum Dining Room, 2(Two) Toilets, 1(One) Kitchen and 1(One) Balcony**, at the Project known as "**Pragati Kutir**", constructed on the premises stated in the Schedule-A hereinafter written along with one car parking space (Back to Back) measuring **120 Sq. Ft.** at Ground Floor TOGETHER WITH undivided, impartible proportionate share of land **Schedule- A** underneath the said Block TOGETHER WITH all other easement and common rights over common passages and common facilities and amenities attached to and available with all other flats in the building jointly allotted to **SRI PANKAJ CHAKRABORTY ALIAS SRI DIPAK KUMAR CHAKRABORTY:**

DEVELOPER'S ALLOCATION AREA

Developer's Allocation Area shall be entire constructed area (Flat/Garage/Commercial unit) **excluding the Owner's Allocation** as mentioned herein above in the proposed building including the share of land to be constructed on the said land by the Developer as per plan or plans to be sanctioned by the Siliguri Municipal Corporation or any other sanctioning authorities which shall absolutely belong to the Developer, it being expressly agreed that the Land owners will not prevent the Developer from entering into any agreement for sale and transfer in respect of entire constructed area (excluding Owner's Allocation) as Developer allocation area.

Gita Chakraborty

Amal A Chakraborty

Pratik Chakraborty

Dipak Kumar Chakraborty

Sangeeta Chakraborty

Santosh Chakraborty

Ankita Chakraborty

Ankita Banerjee

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Pragati Construction

Pragati Construction

Partners

SPECIFICATIONS IN RESPECT OF THE FLATS OF THE BUILDING

1. Hall Kitchen and Bathroom: Tiles (price not exceeding Rs 40/- per sq ft)
2. Kitchen slab Granite Price not exceeding Rs 90/- Per Sq Ft.
3. Bathroom wall: Covered with tiles upto 6 feet height.
4. Flooring or other rooms: Tiles (2 X 2 - in size) and Hall Tile (4 X 2- in size);
5. Main door of flat: Hard Wood door duly polished or Flush Doors with Maika Pasting.
6. Interior doors of flat: 32 mm Flush Doors; with Laminate pasting on both side. 7. Bathroom doors: Plastic Doors.
8. Windows shall have Iron Grill & Balcony shall have half steel/iron grill as per the designs:
9. Doors shall have wooden frame (Chowkath); 5 X 2.5 Size Saal wood or UPVC Door Frame
10. Windows: Aluminium fabricated windows.
11. Modular Switches and Sockets (MK Ivory)/Hevalls/Logus/Philips/Goldmedal series or any other brand as per market availability.
12. Finolex/Mescab/Anchor/Gloster/Hevalls Wires as per market availability.
13. Bathroom taps of Jaquar/somany Series or any equivalent brand.
14. Exterior of the building/s to be painted by ICI/Nerolac/Asian.
15. Walls: Brick built; cement plastered walls with coat of JK putty in interior.
16. Electrical points in all rooms with concealed wiring of ISI quality materials. Cher works at the cost of Owners.

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Gita Chakraborty

Amalou A Chakraborty

Pragati Chakraborty

Dipak Kumar Chakraborty

Santipati Chakraborty

Sundaram Chakraborty

Ankita Chakraborty

Ankita Banerjee

Pragati Construction

Biran

Pragati Construction

Shoke Maitra

SPECIFICATION IN RESPECT OF BUILDING/S
(To be constructed in First Schedule land)

1. Standard specifications as aforesaid.
2. Layout of flats as per approved plan and special requirements at extra cost.
3. Boring 4 INCHES-- for common use.
4. Main gate and sub-gate: Decorated.
5. Staircase: Marble slabs with STEEL railings.
6. Lift with ADC Facility;
7. Water tank: Three tanks' of 2000 liters. Each in fixed location above top terrace/ roof.
8. Electricity meter: Common to be installed by developer. Separate to be installed by subsequent allottees/purchasers at own cost at specified portion.
9. Steel rods: ISI/Super/SMB/Durgapur,
10. Cement: Lafarge/Double Bull/Birla/Dalmia/JSW or any other equivalent brand as per market availability.
11. Sand and Stone: Balasan or as per market availability.
12. All flats measurement inclusive of 20% share of super structure.
13. Finishing of boundary walls on all four sides.
14. The name of the building/s " **Pragati Kutir** " in stainless steel letters of English script to be fixed in frontal face of building/s.

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe their respective hands and seals to these presents on the day month and year first above written.

WITNESSES:

1. Rubel Chakraborty
(RUBEL CHAKRABORTY)
Son of Ranjan Chakraborty
12/1 Matangini Hazra Road, Rathkhola,
P.O. Rabindra Sarani, P.S. Siliguri,
District-Darjeeling, PIN-734006,
within the State of West Bengal

Gita Chakraborty

Amlaan A Chakraborty
Pankaj Chakraborty
@ Difa Kumar Chakraborty
Samapti Chakraborty
Suman Chakraborty
Ankita Chakraborty Alias
Ankita Banerjee

2. Samrat Mukherjee
S/o. late. Anup Mukherjee.
Pratichi Apartment, Netaji Subhash
Road, Subhash Pally, Ward No:-20,
Siliguri- 734001

Signature of Land Owners

Pragati Construction
Pragati

Pragati Construction
Pragati
Partners

Signature of the Developer

Drafted, read over and explained by
me to the parties and computerized in
my chamber

Amit Paul

AMIT PAUL
Advocate, Siliguri
ENRL No. WB 688/2004

10Rs.



IN THE COURT OF THE Ld. EXECUTIVE MAGISTRATE AT SILIGURI
AFFIDAVIT

I, Sri Pankaj Chakraborty, Son of Late Nibaran Chakraborty, aged about 49 years, Hindu by religion, residing at Rathkhola, P.O. Rabindra Sarani, P.S. Siliguri, District Darjeeling, do hereby solemnly affirm and declare as follows :-

1. That my original and actual and good name is PANKAJ CHAKRABORTY and my nick name is DIPAK KUMAR CHAKRABORTY.
2. That due to mistake my Nick name DIPAK KUMAR CHAKRABORTY recorded in the Deed of Sale being No.2590 registered at Siliguri Sub-Registry Office on 30/8/57.
3. That I myself 'PANKAJ CHAKRABORTY' and 'DIPAK KUMAR CHAKRABORTY' is same one and identical person.
4. That I swearing this affidavit for the aforesaid purpose.

That the above statement made by me, are true to the best of my knowledge and belief and I sign this affidavit on this the 5th day of April, 2005 at Siliguri.

AFFIDAVIT.
solemnly affirmed before me
by Pankaj Chakraborty
Identified by D. Chakraborty Adv. Sg.
This... 5th April 05 at AM
1.03 PM

Executive Magistrate,
Siliguri

Pankaj Chakraborty
Declarant,

Identified by me,
Advocate/Siliguri

Pankaj Chakraborty
@ Dipak Kumar Chakraborty

NAME OF THE LAND DEVELOPERS.:-**SRI PRAGATI CONSTRUCTION.**

REGISTERED OFFICE AT PRADHAN NAGAR,

P.O. & P.S. PRADHAN NAGAR,

DIST. DARJEELING, PIN NO. 734003

REPRESENTED BY ITS PARTNERS. :-

1) SRI SAURABH EIRAN.

2) SRI BHOLA MAJUMDER.

NAME OF THE LAND OWNERS. :-

1a) SMT. GITA CHAKRABORTY.

W/O. LATE ASHOKE CHAKRABORTY.

1b) SRI AMLAAN A CHAKRABORTY @ AMLAN CHAKRABORTY.

S/O. LATE ASHOKE CHAKRABORTY.

2) SRI PANKAJ CHAKRABORTY @ SRI DIPAK KUMAR CHAKRABORTY.

S/O. LATE NIBARAN CHAKRABORTY.

3a) SMT. SAMAPTI CHAKRABORTY.

W/O. LATE ASHISH CHAKRABORTY.

3b) SRI SWARNAKAMAL.

S/O. LATE ASHISH CHAKRABORTY.

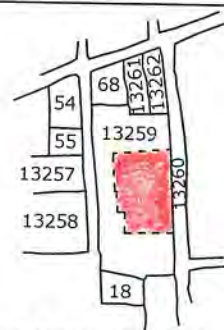
3c) SMT. ANKITA CHAKRABORTY, @ ANKITA BANERJEE.

D/O. LATE ASHISH CHAKRABORTY.

ALL RESIDENT OF 12/1, MATANGINI HAZRA ROAD,

RATHKHOLA, P.O. RABINDRA SARANI,

P.S. SILIGURI, DIST. DARJEELING, PIN NO. 734006

**LAND AREA. :- 18.0 KATHA
8.0 CHATTAK**PART TRACE MAP OF MOUZA. SILIGURI, J. L. NO. 110(88),
SHEET NO. 19, P.S. SILIGURI, DIST. DARJEELING,
SCALE.:- 16" = 1 MILE, PROPOSED PLOT SHOWN.**LAND SCHEDULE. :-**

MOUZA. :- R.S. SILIGURI.

L.R. SILIGURI PURBA

J. L. NO. :- R.S. 110(88), L.R. 92/88

SHEET NO. :- R.S. 19, L.R. 17

KHATIAN NO.:- R.S. 5989,

L.R. 14492, 14493, 6319,
14283 & 14327, 14314

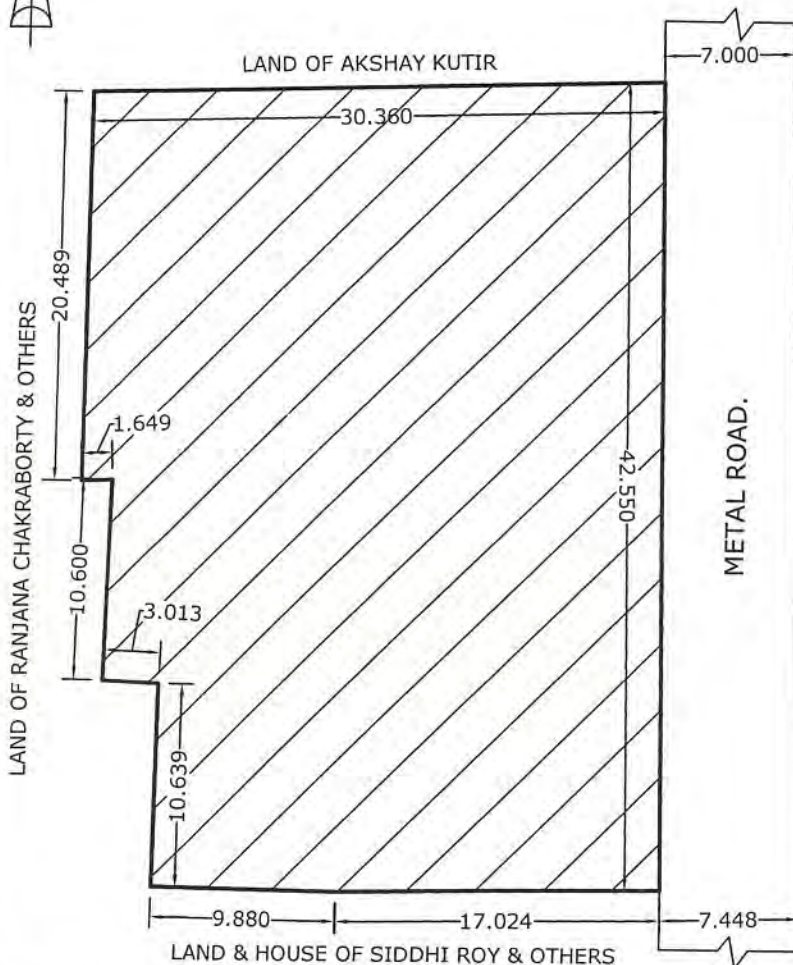
PLOT NO. :- R.S. 13259, L.R. 8234

WARD NO. :- 22 (SMC)

P.O. :- RABINDRA SARANI.

P.S. :- SILIGURI.

DIST. :- DARJEELING.



SITE PLAN.

SCALE. :- 1:400

PROPOSED PLOT SHOWN.

Gita ChakrabortyAmlaan A ChakrabortyPankaj Chakraborty
@ Dipak Kumar ChakrabortySamapti ChakrabortySundarlal ChoudharyAnkita Chakraborty Alamy Ankita Banerjee

SIGNATURE OF THE VENDORS

DRAWN BY. :-

H. Acharya
21/05/25

M. Acharya

Surveyor

Regd. No. 15414/1

Siliguri, Darjeeling

Finger Prints of SMT. GITA CHAKRABORTY (LAND OWNER)



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

Gita Chakraborty

Signature

Finger Prints of SRI AMLAAN A CHAKRABORTY ALIAS AMLAN CHAKRABORTY (LAND OWNER)



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

Amlaan A Chakraborty

Signature

Finger Prints of SRI PANKAJ CHAKRABORTY ALIAS

SRI DIPAK KUMAR CHAKRABORTY (LAND OWNER)



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

*Pankaj Chakraborty
@ Dipak Kumar Chakraborty*

Signature

Finger Prints of SMT. SAMAPTI CHAKRABORTY (LAND OWNER)



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

Samapti Chakraborty

Signature

Finger Prints of SRI SWARNAKAMAL CHAKRABORTY (LAND OWNER)



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

Swarnakamal Chakraborty

Signature

Finger Prints of SMT. ANKITA CHAKRABORTY ALIAS ANKITA BANERJEE (LAND OWNER)



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

Ankita Chakraborty Alias Ankita Banerjee

Signature

Finger Prints of SRI SAURABH EIRAN (DEVELOPER)
(PARTNER OF PRAGATI CONSTRUCTION)



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

Pragati Constructions

Saurabh Eiran

Partners

Signature

Finger Prints of SRI BHOLA MAJUMDAR (DEVELOPER)
(PARTNER OF PRAGATI CONSTRUCTION)



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

Pragati Constructions

Bhola Majumdar

Partners

Signature

Finger Prints of SRI RUBEL CHAKRABORTY (IDENTIFIER)



	Thumb
Left Hand	

Rubel Chakraborty
Signature

Major Information of the Deed

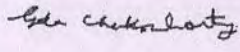
Deed No :	I-0402-01278/2025	Date of Registration	29/05/2025
Query No / Year	0402-2001328736/2025	Office where deed is registered	
Query Date	14/05/2025 5:41:46 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	AMIT PAUL HAKIMPARA, SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 7908222985, 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 : 1,71,82,011/-]		
Set Forth value	Market Value		
	Rs. 3,88,49,992/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 80,021/- (Article:48(g))	Rs. 4,00,041/- (Article:E, E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

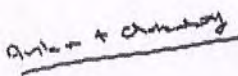
District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: RATH KHOLA, Road Zone : (WARD NO.22 -- WARD NO.22) , Mouza: Siliguri, JI No: 88, Pin Code : 734006

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-13259	RS-5989	Bastu	Bastu	18 Katha 8 Chatak		3,88,49,992/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
Grand Total :					30.525Dec	0 /-	388,49,992 /-	

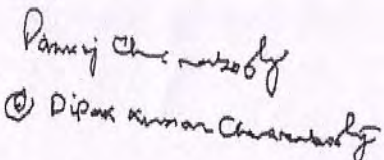
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Gita Chakraborty Wife of Late Ashok Chakraborty Executed by: Self, Date of Execution: 15/05/2025 , Admitted by: Self, Date of Admission: 15/05/2025 ,Place : Office		 Captured	
		15/05/2025	LTI 15/05/2025	15/05/2025

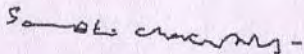
Matangini Hajra Road, Rathkhola, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX6 , PAN No.: agxxxxxx1d, Aadhaar No: 47xxxxxxxx3777, Status :Individual, Executed by: Self, Date of Execution: 15/05/2025 , Admitted by: Self, Date of Admission: 15/05/2025 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr Amlaan A Chakraborty, (Alias: Mr Amlan Chakraborty) (Presentant) Son of Late Ashok Chakraborty Executed by: Self, Date of Execution: 15/05/2025 , Admitted by: Self, Date of Admission: 15/05/2025 ,Place : Office		 Captured	
	15/05/2025	15/05/2025	15/05/2025	

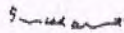
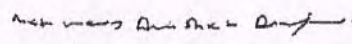
Matangini Hazra Sarani, Rathkhola, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX6 , PAN No.: agxxxxxx0c, Aadhaar No: 21xxxxxxxx3202, Status :Individual, Executed by: Self, Date of Execution: 15/05/2025 , Admitted by: Self, Date of Admission: 15/05/2025 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mr Pankaj Chakraborty, (Alias: Mr Dipak Kumar Chakraborty) Son of Late Nibaran Chakraborty Executed by: Self, Date of Execution: 15/05/2025 , Admitted by: Self, Date of Admission: 15/05/2025 ,Place : Office		 Captured	
	15/05/2025	15/05/2025	15/05/2025	

Matangini Hajra Sarani, Rathkhola, 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-1XX6 , PAN No.: abxxxxxx8p, Aadhaar No: 43xxxxxxxx3636, Status :Individual, Executed by: Self, Date of Execution: 15/05/2025 , Admitted by: Self, Date of Admission: 15/05/2025 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Mrs Samapti Chakraborty Wife of Late Ashish Chakraborty Executed by: Self, Date of Execution: 15/05/2025 , Admitted by: Self, Date of Admission: 15/05/2025 ,Place : Office		 Captured	
	15/05/2025	15/05/2025	15/05/2025	

Matangini Hazra Road, Rathkhola, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX2 , PAN No.: bcxxxxxx6m, Aadhaar No: 70xxxxxxxx2366, Status :Individual, Executed by: Self, Date of Execution: 15/05/2025 , Admitted by: Self, Date of Admission: 15/05/2025 ,Place : Office

5	Name Mr Swarnakamal Chakraborty Son of Late Asish Chakraborty Executed by: Self, Date of Execution: 15/05/2025 , Admitted by: Self, Date of Admission: 15/05/2025 ,Place : Office	Photo  15/05/2025	Finger Print  Captured LTI 15/05/2025	Signature  15/05/2025
Matangini Hazra Road, Rathkhola, 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.: aixxxxxx5f, Aadhaar No: 85xxxxxxxx2485, Status :Individual, Executed by: Self, Date of Execution: 15/05/2025 , Admitted by: Self, Date of Admission: 15/05/2025 ,Place : Office				
6	Name Mrs Ankita Chakraborty Daughter of Late Ashish Chakraborty Executed by: Self, Date of Execution: 15/05/2025 , Admitted by: Self, Date of Admission: 15/05/2025 ,Place : Office	Photo  21/05/2025	Finger Print  Captured LTI 21/05/2025	Signature  21/05/2025
Matangini Hazra Road, Rathkhola, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX3 , PAN No.: axxxxxxx7e, Aadhaar No: 98xxxxxxxx8229, Status :Individual, Executed by: Self, Date of Execution: 15/05/2025 , Admitted by: Self, Date of Admission: 15/05/2025 ,Place : Office				

Developer Details :

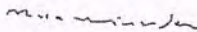
SI No	Name,Address,Photo,Finger print and Signature
1	Pragati Constructions Pradhan Nagar, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 Date of Incorporation:XX-XX-2XX4 , PAN No.: abxxxxxx9d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature				
1	<table border="1"> <tr> <td> Name Mr Saurabh Eiran Son of Mr Suresh Agarwal Date of Execution - 15/05/2025, , Admitted by: Self, Date of Admission: 15/05/2025, Place of Admission of Execution: Office </td> <td> Photo  May 21 2025 12:18PM </td> <td> Finger Print  Captured LTI 21/05/2025 </td> <td> Signature  21/05/2025 </td> </tr> </table>	Name Mr Saurabh Eiran Son of Mr Suresh Agarwal Date of Execution - 15/05/2025, , Admitted by: Self, Date of Admission: 15/05/2025, Place of Admission of Execution: Office	Photo  May 21 2025 12:18PM	Finger Print  Captured LTI 21/05/2025	Signature  21/05/2025
Name Mr Saurabh Eiran Son of Mr Suresh Agarwal Date of Execution - 15/05/2025, , Admitted by: Self, Date of Admission: 15/05/2025, Place of Admission of Execution: Office	Photo  May 21 2025 12:18PM	Finger Print  Captured LTI 21/05/2025	Signature  21/05/2025		

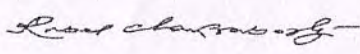
Shyam Vatika, Shyam Mandir Lane, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: aaxxxxxx3b, Aadhaar No: 57xxxxxxx6089 Status : Representative, Representative of : Pragati Constructions (as partner)

2

Name	Photo	Finger Print	Signature
Mr BHOLA MAJUMDAR Son of Mr RAMAKANTA MAJUMDAR Date of Execution - 15/05/2025, , Admitted by: Self, Date of Admission: 15/05/2025, Place of Admission of Execution: Office		 Captured	
May 21 2025 12:19PM	LTI 21/05/2025	21/05/2025	

Bhanubhakta Sarani, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AJxxxxxx3F, Aadhaar No: 54xxxxxxx2057 Status : Representative, Representative of : Pragati Constructions (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rubel Chakraborty Son of Ranjan Chakraborty Matangini Hazra Road, Rathkhola, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006		 Captured	
21/05/2025	21/05/2025	21/05/2025	

Identifier Of Mrs Gita Chakraborty, Mr Amlaan A Chakraborty, Mr Pankaj Chakraborty, Mrs Samapti Chakraborty, Mr Swarnakamal Chakraborty, Mrs Ankita Chakraborty, Mr Saurabh Eiran, Mr BHOLA MAJUMDAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Gita Chakraborty	Pragati Constructions-5.08852 Dec
2	Mr Amlaan A Chakraborty	Pragati Constructions-5.08852 Dec
3	Mr Pankaj Chakraborty	Pragati Constructions-10.174 Dec
4	Mrs Samapti Chakraborty	Pragati Constructions-3.39133 Dec
5	Mr Swarnakamal Chakraborty	Pragati Constructions-3.39133 Dec
6	Mrs Ankita Chakraborty	Pragati Constructions-3.39133 Dec

Endorsement For Deed Number : I - 040201278 / 2025

On 15-05-2025

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

Presented for registration at 12:27 hrs on 15-05-2025, at the Office of the A.D.S.R. SILIGURI by Mr Amlaan A Chakraborty Alias Mr Amlan Chakraborty, 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 3,88,49,992/-

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

Execution is admitted on 15/05/2025 by 1. Mrs Gita Chakraborty, Wife of Late Ashok Chakraborty, Matangini Hajra Road, Rathkhola, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession House wife, 2. Mr Amlaan A Chakraborty, Alias Mr Amlan Chakraborty, Son of Late Ashok Chakraborty, Matangini Hazra Sarani, Rathkhola, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 3. Mr Pankaj Chakraborty, Alias Mr Dipak Kumar Chakraborty, Son of Late Nibaran Chakraborty, Matangini Hajra Sarani, Rathkhola, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 4. Mrs Samapti Chakraborty, Wife of Late Ashish Chakraborty, Matangini Hazra Road, Rathkhola, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession House wife, 5. Mr Swarnakamal Chakraborty, Son of Late Asish Chakraborty, Matangini Hazra Road, Rathkhola, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 6. Mrs Ankita Chakraborty, Daughter of Late Ashish Chakraborty, Matangini Hazra Road, Rathkhola, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession House wife

Indetified by Mr Rubel Chakraborty, , Son of Ranjan Chakraborty, Matangini Hazra Road, Rathkhola, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

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

Execution is admitted on 15-05-2025 by Mr Saurabh Eiran, partner, Pragati Constructions (Partnership Firm), Pradhan Nagar, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003

Indetified by Mr Rubel Chakraborty, , Son of Ranjan Chakraborty, Matangini Hazra Road, Rathkhola, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

Execution is admitted on 15-05-2025 by Mr BHOLA MAJUMDAR, partner, Pragati Constructions (Partnership Firm), Pradhan Nagar, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003

Indetified by Mr Rubel Chakraborty, , Son of Ranjan Chakraborty, Matangini Hazra Road, Rathkhola, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business



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

On 21-05-2025

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,71,841.00/- (B = Rs 1,71,820.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 4,00,041/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 14/05/2025 6:06PM with Govt. Ref. No: 192025260063384898 on 14-05-2025, Amount Rs: 4,00,041/-, Bank: SBI EPay (SBlePay), Ref. No. 7616948706127 on 14-05-2025, Head of Account 0030-03-104-001-16

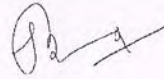
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 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 4041, Amount: Rs.5,000.00/-, Date of Purchase: 22/04/2025, Vendor name: S S Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/05/2025 6:06PM with Govt. Ref. No: 192025260063384898 on 14-05-2025, Amount Rs: 70,021/-, Bank: SBI EPay (SBlePay), Ref. No. 7616948706127 on 14-05-2025, 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

On 29-05-2025

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

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

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/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 4041, Amount: Rs.5,000.00/-, Date of Purchase: 22/04/2025, Vendor name: S S Roy



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 33009 to 33062

being No 040201278 for the year 2025.



Digitally signed by JIWAN LIMBU
Date: 2025.05.30 13:42:11 +05:30
Reason: Digital Signing of Deed.

(Jiwan Limbu) 30/05/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.