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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 019061

K 019061

Dr.
A. W.
Kumar

Tapan Nath Dey

Gangadhar

Harin Kumar

Shikha Roy Barahman

Sarmita Laha Dey Sarkar

S. R. REAL ESTATE
Sanyal Kumar
Proprietor

DEVELOPMENT AGREEMENT

Q 2001206422/24

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

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

28 MAY 2024



SL.NO. 4899 Date 15.5.2027

PURCHASER S.R. Real Estate

Full Address Siliguri

Total Value 5000

Stamp Purchased from JPG Treasury-1



STAMP VENDOR

JAYA RANI DAS

Licence No.1 of 99-2000

Addl. DSR Office, Rajganj, Jalpaiguri

K 018081



Document is not to be used for any purpose other than the purpose for which it is issued.

Adul. Dist Sub-registrar
Bhakti Nagar, Dist-Jalpaiguri

28 MAY 2026

Jagannath Dey

Jayanta De.

Manju Kar

Shikha Roy Bardhan

Sarmistha Laha Dey Sarkar

S. R. REAL ESTATE
S. R. REAL ESTATE
Proprietor

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**THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE
.28TH DAY OF THE MONTH OF MAY, 2024.**

::BETWEEN::

- 1) **SRI JAGANNATH DEY**, son of Late Jitendra Nath Dey alias Jitendra Dey and Late Aruna Bala Dey alias Aruna Dey, having I.Tax PAN No. **AMBD0700H**,
- 2) **SRI JAYANTA DE (DEY)**, son of Late Jitendra Nath De (Dey) alias Jitendra Dey and Late Aruna Bala Dey alias Aruna Dey, having I.Tax PAN No. **APFPD3746J**,
- 3) **SMT. MANJU KAR**, wife of Sri Samir Kar and daughter of Late Jitendra Nath Dey alias Jitendra Dey and Late Aruna Bala Dey alias Aruna Dey, having I.Tax PAN No. **ICQPK2736F**,
- 4) **SMT. SIKHA ROY BARDHAN ALIAS SHIKHA ROY BARDHAN**, wife of Late Subhas Roy Bardhan and daughter of Late Jitendra Nath Dey alias Jitendra Dey and Late Aruna Bala Dey alias Aruna Dey, having I.Tax PAN No. **ARWPB1711A** and
- 5) **SMT. SARMISTHA LAHA DEY SARKAR**, wife of Sri Nripendranath Laha and daughter of Late Samar Dey Sarkar and Late Anjali Dey Sarkar and grand daughter of Late Jitendra Nath Dey alias Jitendra Dey and Late Aruna Bala Dey alias Aruna Dey, having I.Tax PAN No. **BZFPS1978C**,

All are Hindu by Religion, Indian by Nationality, No. 1 and 2 are Service by Occupation, No. 3, 4 and 5 are Housewife by Occupation, No. 1 is Resident of Fani Bhushan School Road, Milan Pally, Siliguri, P.O. Siliguri Bazar, P.S. Siliguri, Pin Code-734005, District Darjeeling, West Bengal, No. 2 and 3 are Resident of Ashok Nagar, P.O. Siliguri Bazar, P.S. New Jalpaiguri, Pin Code-734007, District Jalpaiguri, West Bengal, No. 4 is Resident of House No-110/3, Raja Ram Mohan Roy Road, Near Khashikata More, East Vivekananda Pally, P.O. Rabindra Sarani, P.S. Bhaktinagar, Pin Code-734006, District Jalpaiguri, West Bengal and No. 5 is Resident of Ward No. 33, South Deshbandhupara, P.O. Siliguri Bazar, P.S. New Jalpaiguri, Pin Code-734007, District Jalpaiguri,

Jagannath Dey
Jeyanta De
Marinur

Shikha Roy Bardha
Sarmistha Laha Dey Sarkar

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West Bengal - HEREINAFTER JOINTLY and COLLECTIVELY referred to and called as the **"FIRST PARTY / LAND OWNERS"** (which expression shall mean and include their heirs, executors, administrators, legal representatives and assigns) of the **"OTHER PART"**.

AND

S. R. REAL ESTATE, a Proprietorship Concern, having I.Tax PAN :- AGSPA6989N, having its Office at Radhika Bhawan, Hill Cart Road, Sevoke More, Siliguri, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal, Represented by its **PROPRIETOR – SRI SANJIV KUMAR AGARWAL**, son of Late Manik Chand Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, Siliguri, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal -- HEREINAFTER referred to and called as the **"SECOND PARTY / DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, legal representatives, administrators and assigns) of the **"OTHER PART"**.

WHEREAS one Aruna Bala Dey Alias Aruna Dey, wife of Late Jitendra Nath Dey alias Jitendra Dey, was the sole and absolute owner of all that piece or parcel of land measuring 13 Decimal or 8 Katha more or less by virtue of purchase from Sri Rakhal Chandra Nag, son of Sri Kali Mohan Nag, vide a registered Deed of Conveyance (Sale) dated 24.04.1974, being Document No. I-3900 for the year 1974, registered in the Office of the Sadar Joint Sub Registrar Jalpaiguri.

AND WHEREAS the abovenamed Aruna Bala Dey alias Aruna Dey thereafter constructed a Tin Shed Residential Structure measuring 990 Sq.Ft. on the aforesaid land and ever since she was in exclusive and peaceful possession of

Jagannath Dey
Jayanta De

Manju Kar

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the aforesaid land measuring 13 Decimal or 8 Katha more or less together with Structure standing thereon without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the name of the abovenamed Aruna Bala Dey alias Aruna Dey in respect of her aforesaid land were duly mutated and recorded in the records of the concerned B.L. & L.R.O. Rajganj in the Record of Rights (R.O.R.) and a new **L.R. Khatian No. 693** was framed in her name under the provisions of West Bengal Land Reforms Act, 1955.

AND WHEREAS the abovenamed Aruna Bala Dey alias Aruna Dey thereafter died intestate leaving behind the following legal heirs namely;

- | | | |
|--|---|----------------------------------|
| (1) Sri Jagannath Dey | - | Son; |
| (2) Sri Jayanta De (Dey) | - | Son; |
| (3) Smt. Manju Kar | - | Daughter; |
| (4) Smt. Sikha Roy Bardhan alias
Shikha Roy Bardhan | - | Daughter and; |
| (5) Anjali Dey Sarkar | - | Daughter (now deceased) and they |
- all jointly inherited the aforesaid property of their land measuring 13 Decimal or 8 Katha more or less together with old Tin Shed Structure standing thereon, each of them having 1/5th undivided share, as per the Hindu Succession Act, 1956.

AND WHEREAS the abovenamed Anjali Dey Sarkar, wife of Late Samar Dey, thereafter also died intestate leaving behind her daughter namely Smt. Sarmistha Laha Dey Sarkar to inherit her aforesaid 1/5th undivided share in the aforesaid property being land measuring 13 Decimal or 8 Katha more or less together with old Tin Shed Structure standing thereon.

AND WHEREAS the abovenamed (1) Sri Jagannath Dey, (2) Sri Jayanta De (Dey), (3) Smt. Manju Kar, (4) Smt. Sikha Roy Bardhan alias Shikha Roy Bardhan and (5) Smt. Sarmistha Laha Dey Sarkar (the First Party/ Landowners herein) became the co-owners (each having 1/5th undivided share)

Tapanmth Dey
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Shikha Roy Bardhan
Sarmistha Laba Dey Sarkar

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of the abovenamed land measuring 13 Decimal or 8 Katha more or less together with old tin shed structure standing thereon respectively free from all charges and encumbrances whatsoever and the said land together with structure is more particularly described in the **SCHEDULE-"A"** given hereunder.

AND WHEREAS the First Party being desirous of constructing a multistoried building complex on their aforesaid land measuring 13 Decimal or 8 Katha more or less, more particularly described in the Schedule-"A" given hereunder, but are not in a position to put their contemplation and scheme into action due to paucity of fund and experience and as such have approached the bonafide Developer/Promoter or the Second Party herein to construct/promote/develop such multistoried building complex on their below Schedule-"A" land in consideration of allocations in the said multistoried building complex, as mentioned herein, to be constructed on the below mentioned Schedule-"A" land of the First Party.

AND WHEREAS the Second Party has accepted the offer of the First Party to construct/promote/develop a multistoried building complex on the below Schedule -"A" land under certain terms and conditions mentioned hereunder.

AND WHEREAS in consideration of the aforesaid offer and the acceptance by the Parties herein and to avoid future disputes and misunderstandings the Parties hereby mutually agree to the following terms and conditions appearing hereunder.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

1. **THAT** the Second Party will construct/promote/develop a Multistoried Building on the land mentioned in the Schedule-"A" given hereinbelow, as per plans, elevations, designs, drawings and specifications approved by the appropriate authority/ies.
2. **THAT** the Second Party will construct the proposed multistoried building the plan prepared for which will be approved by the appropriate authority.

Jayamthi Dey
Jayanta D.

Manju Kar

Shikha Roy Bardhan
Sarmistha Laha Dey Sarkar

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Sangham Kumar
Proprietor

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3. **THAT** the Second Party will get the plans, elevations, designs, drawings and specifications approved from the appropriate authority at its own cost.
4. **THAT** the First Party undertakes to signify their consents to the plans, elevations, designs, drawings, specifications, etc. as proposed by the Second Party and to sign it and all other incidental and necessary papers for approval of the L.U.C.C. and Building Plan.
5. **THAT** in case some adjustments have to be made in the construction of the building due to the direction of the concerned authority then both the Parties shall be bound to accept it.
6. (a) **THAT** the First Party hereby declares that the below Schedule-"A" land is free from all encumbrances, charges, liens, lispendences, acquisition, requisitions, claims and demands whatsoever or howsoever.

(b) **THAT** the First Party have not entered into any binding contract with any other person whatsoever to sale or to transfer otherwise said land conveyed by these presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof and there is no legal heirs dispute at the date of these presents.

(c) **THAT** the First Party also declare that there is no impediment whatsoever which may prevent the Second Party from construction on the below Schedule-"A" land.

(d) **THAT** in the event the title of the First Party to the said land is found to be defective or encumbered in any way, then the First Party shall take all necessary and effective steps to remove such defects and encumbrance and shall also remove all hurdles in the way of development so as to enable the Second Party to carry on the construction work smoothly.

Tapanmatta Dey
Gangadhar De

Manju Kar

Shikha Roy Bardhan

Sarmistha Laha Dey Sarkar

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Sanjiv Kumar
Proprietor

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7. **THAT** the First Party shall be entitled to the Constructed Areas in the proposed Multistoried Building to be constructed on the below Schedule-“A” land which is more particularly described in the **SCHEDULE-“B”** below (hereinafter referred to as the **FIRST PARTY/ LAND OWNERS’ ALLOCATION**).
8. **THAT** the Second Party shall be entitled to the remaining Constructed Areas in the proposed Multistoried Building to be constructed on the below Schedule-“A” land (apart from the First Party/Landowners’ Allocation mentioned in Schedule “B”) which is more particularly described in the **SCHEDULE-“C”** below (hereinafter referred to as the **SECOND PARTY/ DEVELOPER’S ALLOCATION**).
9. **THAT** the Second Party shall demolish the existing old Tin Shed Residential Structure measuring 990 Sq.Ft. having cemented flooring standing on the below Schedule land at its own costs and responsibility and shall remove the debris therefrom.
10. **THAT** the Second Party shall be entitled to realise and receive any advances, sale consideration, premium, rent, lease premium, lease rent or in other form from any intending Parties/Purchaser/s or from any bank or any other institutions of their behalf against sale, lease, tenancy, etc., in respect of the said Developer’s Allocation mentioned in the Schedule “C” below.
11. **THAT** the Second Party shall be at liberty to occupy, sale, gift, mortgage, exchange or let-out, transfer, assign or otherwise alienate and also to enter any agreement/s for sale, exchange or let-out, lease out or transfer and/or assign the Developer’s Allocation mentioned in the Schedule “C” below in the said building wholly or in part/s or in separate unit/s of different specifications to any person or party upon the terms and conditions as per its choice and convenience, in the manner the Second Party likes or prefers at any point of time after execution of this Agreement.

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Jeyanthi de

Marjia Karz

Shikha Roy Bardhan

Sarmistha Laha Dey Sarkar

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12. **THAT** the First Party shall execute all necessary papers and documents from time to time as may be required by the Second Party for construction of the said building and transfer of the title of the total constructed areas in favour of the intending Purchaser/s as the case may be.
13. **THAT** the First Party shall handover the possession of the below mentioned Schedule-"A" land to the Second Party for the purpose of construction of the said building on execution of these present and the Second Party shall use the said land for the purpose of construction. The Second Party may store the building materials as per requirement, keep the guard/chowkidar or any other staff or may take other security measures but shall not use the same for any illegal or immoral purpose.
14. **THAT** the First Party shall also handover their original Title Deeds and Documents of the below Schedule-"A" land to the Second Party and the Second Party shall return and handover the said original Title Deeds and Documents to the First Party after completion of the said building.
15. **THAT** the First Party also undertake to execute a registered Power of Attorney in favour of the Second Party for executing any document/s for passing of the L.U.C.C., Building Plan, payment of taxes and all related words and for construction of the said building and for occupation, sale, gift, mortgage, let-out, lease-out, exchange or transfer otherwise the Developer's Allocation mentioned in the Schedule "C" below in the said building.
16. **THAT** the First Party shall have no claim or objection in respect of the Second Party/ Developer's Allocation mentioned in the Schedule "C" below and the Second Party, as Attorney by virtue of a registered General Power of Attorney as mentioned herein, can sign, execute and register on behalf of the First Party any kind of Deed/s or Document/s, Deeds of Conveyance, Sale Deed/s, Mortgage/s, Settlement/s, Exchange/s, Rectification/s, Declaration/s, Lease, Gift/s, Partition/s, Agreement/s for Sale, Agreement/s, Affidavits, undertakings, indemnities and other

Joginmath Dey
Jeyjenti de

Manju war

Shikha Roy Bardhan
Sarmistha Laha Dey Sarkar

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Srinivas Kumar
Proprietor

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documents or otherwise in favour of person or persons as and when required by the Second Party to effect the deed or deeds more perfectly and effectively in respect of the Developer's Allocation mentioned in the Schedule "C" below.

17. **THAT** the Second Party shall have no claim or objection in respect of the First Party/ Landowner's Allocation mentioned in the Schedule "B" below and the Second Party can deal with their Schedule "B" Allocation in any manner as mentioned herein.
18. **THAT** all the costs of transfer of title, i.e., stamp duty, registration fee, etc. shall be borne by the intending Purchaser/s or as agreed amongst the Parties thereof.
19. **THAT** the Second Party may enter into any agreement of amalgamation with the owner/s of the land adjacent at own discretion and on such terms and conditions as it deem fit and proper and the First Party shall have no objection in this regard and not be entitled to object or claim any such benefit whatsoever out of the said amalgamation and or any sort of right, title or interest over the said extended/amalgamated portion/s.
20. **THAT** articles of display or otherwise shall not be kept by the either Party in any place of common use in the building so as to cause hindrance in any manner in the free movement of users of places of common use in the building.
21. **THAT** all taxes and dues including that of land revenue if any payable by the First Party relating to the period prior to the execution of these presents/commencement of the construction of the building shall be paid by the First Party.
22. **THAT** both the Parties herein shall bear their respective proportionate charges in respect of their respective Allocations for the electricity transformer expenses including lift and fire incurred by the Second Party.

Tapan Chandra
Sengupta & Co

Manjiv Kumar

Shikha Roy Bardhan
Sarmistha Laha Dey Sarkar

S. R. REAL ESTATE

Manjiv Kumar
Proprietor

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23. **THAT** both the Parties herein shall bear their respective proportionate statutory impositions and/or tax liabilities. The capital gain, wealth tax, gst, income tax and/or any other taxes that may arise due to the development of the property shall be borne by the Parties in proportion to their respective allocations in the said building.
24. **THAT** the Second Party shall construct the said building at its own cost and engaging direct labourers or through the contractor/s of its choice as per approved plan and the Second Party shall construct the said building with standard materials and in accordance with the rules and guidelines of the other concerned authorities and if any violation is made then the Second Party will be responsible.
25. **THAT** the Second Party shall complete the construction within 4 (four) years from the date of approval/passing of the building plan provided however in case of delay in the construction due to any act of God or force majeure or pandemic or non availability of materials or anything beyond the control of the Second Party, then the time shall be mutually extended. However in case of any abnormal delay other than the act of God or force majeure or pandemic or non availability of materials or anything beyond the control of the Second Party, then the Second Party shall be liable to pay interest at the rate of prevailing bank rate of interest to the First Party on such amount as may then have been realised by them by transferring their allocation in the said building.
26. **THAT** the Second Party may advertise in the media and/or publish brochure, etc., for sale of its allocation in the said building and the cost shall be borne by the Second Party.
27. **THAT** the First Party will not object, stop and/or obstruct the construction work. If the construction is stopped/delayed due to the First Party inspite of Second Party eagerness to complete the construction the First Party shall adequately compensate the Second Party.

Jagan Nath Dey

Jeyanthi De

Mooinu kar

Shikha Roy Borthakur

Saemistha Laha Dey Sarkar

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Srinivas Kumar

Proprietor

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28. **THAT** if for any reason any losses are incurred and damages cause or suffered on account of negligence of the Second Party or its sub-contractors, agents, engineers, architect, labour, etc. in connection with the construction of the said building including super structure, the Second Party shall be responsible thereof and shall keep the First Party indemnified against such damages.
29. **THAT** it is agreed and recorded that the Parties hereto shall mutually indemnify and keep indemnified each other against all actions, losses, claims, damages, that will be incurred or suffered by the Parties hereto on account of or arising out of any breach of any of the terms or any law, rules and regulations or otherwise howsoever.
30. **THAT** the First Party further agrees that neither the powers and authorities as given hereinabove to the Second Party nor the Power of Attorney executed in favour of the Second Party can be rescinded or cancelled during the pendency or continuance and till the time this Agreement is in force until and unless the Second Party acts against the interest of the First Party or the Second Party defies the contents of this Agreement.
31. **THAT** in case of death of the First Party, then in that event their respective successors/heirs will remain bound to execute the Sale Deed/s in favour of prospective Purchaser/s to be selected by the Second Party in respect of the Developer's Allocation and also remain bound to execute a registered Power of Attorney authorising the same power in favour of the Second Party.
32. **THAT** the Parties hereby declare that they have entered into this Agreement purely as a Joint Venture 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.

Jagannath Das

Jayanta De

Manju Kar

Shikha Roy Bardhan

Sarmistha Laha Dey Sarker

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Srijan Kumar
Proprietor

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33. **THAT** in case of any changes in Government policies, rules, laws effecting the construction work the effect shall be borne by both the Parties herein.
34. **THAT** any notice required to be given by either of the Parties to the other 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 post with acknowledgement due to the last known or recorded address of the Party concerned.
35. **THAT** the Parties are entitled to use Specific Performance of Contract against each other to execute the terms and conditions of this Agreement.
36. **THAT** any further matter arising out of this Agreement which has not been specifically clarified shall be mutually dealt with and decided.
37. **THAT** in case of any dispute arising out of this Agreement or with respect to the interpretation of any terms and conditions recorded herein or with respect to the working of this Agreement or any other matter, it shall be referred to the Arbitrators under the provisions of the Arbitration and Conciliation Act, 1996 and if the matter is not settled then the Parties hereto may approach the competent Court of Law at Siliguri/Jalpaiguri.

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Jaganmoh Dey

Jayantra De

Manjivkar

Shikha Roy Bardhan

Sarmistha Laha Dey Sarkar

S. R. REAL ESTATE

Sangita Kumar
Proprietor

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SCHEDULE - "A"
(DESCRIPTION OF THE LAND)

All that piece and parcel of **LAND** measuring **13 DECIMAL OR 8 KATHA** more or less together with old **Tin Shed Residential Structure** measuring about **990 Sq.Ft.** having cemented flooring about forty years old standing thereon, situated within **MOUZA DABGRAM**, appertaining to and forming part of **R.S. PLOT No. 135** corresponding to **L.R. PLOT No. 15**, Recorded in **R.S. KHATIAN No. 815** corresponding to **L.R. KHATIAN No. 693**, **R.S. SHEET No. 15**, **L.R. SHEET No. 164**, **J.L. No. 2**, Pargana Baikunthapur, within the limits of **WARD No. 33** of Siliguri Municipal Corporation, **Ashok Nagar**, Police Station New Jalpaiguri, District Jalpaiguri, in the State of West Bengal.

The said land with structure standing thereon is butted and bounded as follows:-

By North ... 17'-8" to 20'-4" wide Road,

By South ... Land and House of Usha Das and Others,

By East ... Land and House of Dipankar Sarkar and Others and Dutta Villa,

By West ... Land and House of Balaram Paul and Others.

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Jagannath Dey

Jayanta De.

Manju Kar

Shikha Roy Bardhan

Sarmistha Laha Dey Sarkar

S. R. REAL ESTATE

S. R. Roy
Proprietor

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SCHEDULE - "B"
(BEING FIRST PARTY / LANDOWNERS' ALLOCATION)

ALL that the following Residential Flats, Parking Spaces, Units of the proposed Multistoried Building subject to their registered Partition Deed/Gift Deed/s i.e.;

Sri Jagannath Dey	One Residential measuring about 700 Sq.Ft. (Super built up area) at First Floor (back side) and one Covered Parking Space.
Sri Jayanta De (Dey)	One Residential Flat measuring about 700 Sq.Ft. (Super built up area) at Second Floor (back side) One Residential Flat measuring about 700 Sq.Ft. (Super built up area) at Third Floor (back side) and one Covered Parking Space.
Smt. Manju Kar	One Residential Flat measuring about 450 Sq.Ft. (Super built up area) at First Floor (back side) and one Parking Space.
Smt. Sikha Roy Bardhan alias Shikha Roy Bardhan	One Residential Flat measuring about 450 Sq.Ft. (Super built up area) at Second Floor (back side) and one Parking Space.
Smt. Sarmistha Laha Dey Sarkar	One Residential Flat measuring about 450 Sq.Ft. (Super built up area) at Third Floor (back side).

Together with proportionate undivided share in the Schedule-"A" land on which the proposed building is to be constructed.

SCHEDULE - "C"
(BEING SECOND PARTY / DEVELOPER'S ALLOCATION)

ALL Other Residential Flats, Parking Spaces, Units of the proposed Multistoried Building, save those mentioned in Schedule "B" above, Together

Jagannath Dey

Jayanta De.

Manju Kar

Shikha Roy Bardhan

Sarmistha Laha Dey Sarkar

S. R. REAL ESTATE

- Jagannath Dey -
Proprietor

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SCHEDULE - "B"
(BEING FIRST PARTY / LANDOWNERS' ALLOCATION)

ALL that the following Residential Flats, Parking Spaces, Units of the proposed Multistoried Building subject to their registered Partition Deed/Gift Deed/s i.e.;

Sri Jagannath Dey	One Residential measuring about 700 Sq.Ft. (Super built up area) at First Floor (back side) and one Covered Parking Space.
Sri Jayanta De (Dey)	One Residential Flat measuring about 700 Sq.Ft. (Super built up area) at Second Floor (back side) One Residential Flat measuring about 700 Sq.Ft. (Super built up area) at Third Floor (back side) and one Covered Parking Space.
Smt. Manju Kar	One Residential Flat measuring about 450 Sq.Ft. (Super built up area) at First Floor (back side) and one Parking Space.
Smt. Sikha Roy Bardhan alias Shikha Roy Bardhan	One Residential Flat measuring about 450 Sq.Ft. (Super built up area) at Second Floor (back side) and one Parking Space.
Smt. Sarmistha Laha Dey Sarkar	One Residential Flat measuring about 450 Sq.Ft. (Super built up area) at Third Floor (back side).

Together with proportionate undivided share in the Schedule-"A" land on which the proposed building is to be constructed.

SCHEDULE - "C"
(BEING SECOND PARTY / DEVELOPER'S ALLOCATION)

ALL Other Residential Flats, Parking Spaces, Units of the proposed Multistoried Building, save those mentioned in Schedule "B" above, Together

Jaganmoh Das

Jayanta Das

Manju Kar

Shikha Roy Bardhan

Sarmistha Lahar Dey Sarkar

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Sanjay Kumar

Proprietor

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with proportionate undivided share in the Schedule-"A" land on which the proposed building is to be constructed.

SCHEDULE-"D"
SPECIFICATION OF THE PROPOSED BUILDING

Foundation	Earthquake resistant RCC frame super structure with red bricks.
Doors/Windows	Natural Anodised Sliding, Aluminium windows fitted with grills. WPVC door frames, Water resistant flush doors with standard fittings.
Flooring	Vitrified tiles in Drawing, Dining and Bedroom. Anti-skid tiles in toilet.
Wall Finish	Interior- Wall putty, Exterior-Painted with good quality exterior paint.
Kitchen	Anti-skid Ceramic tiles in floor, Granite counter top with stainless steel sink and Ceramic tiles upto 2feet above counter.
Toilet	CP fittings of jaquar, hindware or equivalent brand; wall hung EWC; Wash Basin and High quality ceramic tiles upto door height.
Elevator	One automatic elevator.
Electrical wiring	/ Concealed wiring with fire resistant ISI grade copper conductors having provision for adequate points and TV sockets in Drawing and Master bedroom. A.C points in master bedroom, protective M.C.B's and elegant modular switches of reputed brand.
Packages	Internal upgradation available on request at extra cost.

IN WITNESSES WHEREOF the First Party herein and the Signatory of the Second Party hereto in good health and conscious mind have put their respective seal and signatures on this **DEVELOPMENT AGREEMENT** on the day, month and year first above written.

WITNESSES:-

1. Tyotirmoy Dey
S/O Shri Jayanta Dey
Ashok Nagar,
SILIGURI
P/O Siliguri Bazar
P/S Bhakti Nagar
Dist: Jalpaiguri
ward No: 33
West Bengal

2. Ronak Aggarwal
S/O: Sanjay Kumar Aggarwal
Hillview Road,
Siliguri
Dist: Darjeeling

The contents of this document have been gone through and understood personally by all the Parties herein.

Tyotirmoy Dey
Jayanta Dey

Manjiv Kar
Shikha Roy Bardhan

Sarmistha Laha Dey Sarkar

FIRST PARTY / LANDOWNER

S. R. REAL ESTATE

Sanjay Kumar
Proprietor

SECOND PARTY / DEVELOPER

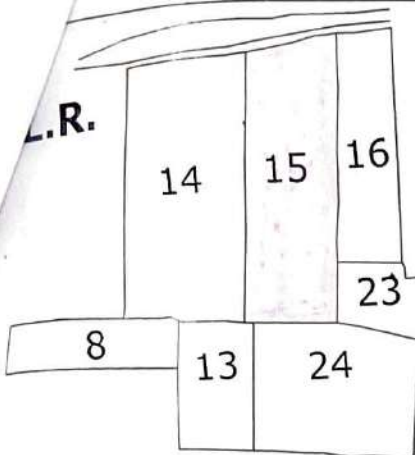
Drafted as per instructions of the parties, readover and explained to the parties and printed in my office.

Nikunj Saraf

NIKUNJ SARAF

Advocate :: Siliguri

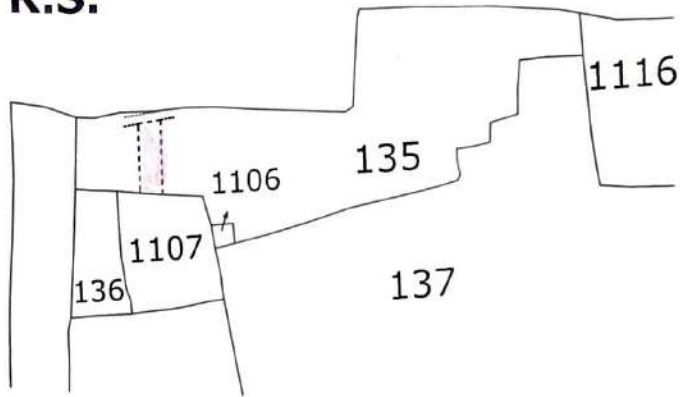
Regn. No. WB/1287/2008.



PART TRACE MAP OF MOUZA. DABGRAM, J.L. NO. 2, SHEET NO. 164 (L.R.), P.S. NEW JALPAIGURI, DIST. JALPAIGURI. SCALE :- 64" = 1 MILE, PROPOSED PLOT SHOWN.



R.S.



PART TRACE MAP OF MOUZA. DABGRAM, J.L. NO. 2, SHEET NO. 15 (R.S.), P.S. NEW JALPAIGURI, DIST. JALPAIGURI. SCALE :- 16" = 1 MILE, PROPOSED PLOT SHOWN.

NAME OF LAND OWNERS"

- 1) **SRI JAGANNATH DEY**, SON OF LATE JITENDRA NATH DEY ALIAS JITENDRA DEY AND LATE ARUNA BALA DEY ALIAS ARUNA DEY,
- 2) **SRI JAYANTA DE (DEY)**, SON OF LATE JITENDRA NATH DE (DEY) ALIAS JITENDRA DEY AND LATE ARUNA BALA DEY ALIAS ARUNA DEY,
- 3) **SMT. MANJU KAR**, WIFE OF SRI SAMIR KAR AND DAUGHTER OF LATE JITENDRA NATH DEY ALIAS JITENDRA DEY AND LATE ARUNA BALA DEY ALIAS ARUNA DEY,
- 4) **SMT. SIKHA ROY BARDHAN ALIAS SHIKHA ROY BARDHAN**, WIFE OF LATE SUBHAS ROY BARDHAN AND DAUGHTER OF LATE JITENDRA NATH DEY ALIAS JITENDRA DEY AND LATE ARUNA BALA DEY ALIAS ARUNA DEY,
- 5) **SMT. SARMISTHA LAHA DEY SARKAR**, WIFE OF SRI NRIPENDRANATH LAHA AND DAUGHTER OF LATE SAMAR DEY SARKAR AND LATE ANJALI DEY SARKAR AND GRAND DAUGHTER OF LATE JITENDRA NATH DEY ALIAS JITENDRA DEY AND LATE ARUNA BALA DEY ALIAS ARUNA DEY, AND, NO. 2 AND 3 ARE RESIDENT OF ASHOK NAGAR, P.O. SILIGURI BAZAR, P.S. NEW JALPAIGURI,, PIN CODE-734007, DISTRICT JALPAIGURI, WEST BENGAL, NO. 4 IS RESIDENT OF HOUSE NO-110/3, RAJA RAM MOHAN ROY ROAD, NEAR KHASHIKATA MORE, EAST VIVEKANANDA PALLY, P.O. RABINDRA SARANI, P.S. BHAKTINAGAR, PIN CODE-734006, DISTRICT JALPAIGURI, WEST BENGAL AND NO. 5 IS RESIDENT OF WARD NO. 33, SOUTH DESHBANDHUPARA, P.O. SILIGURI BAZAR, P.S. NEW JALPAIGURI, PIN CODE-734007, DISTRICT JALPAIGURI, WEST BENGAL. NO. 1 IS RESIDENT OF FAN BHUSHAN SCHOOL ROAD, MILAN PALLY, SILIGURI, P.O. SILIGURI BAZAR, P.S. SILIGURI, DIST. DARJEELING.

NAME OF DEVELOPER

S.R. REAL ESTATE, A PROPRIETORSHIP CONCERN, HAVING ITS OFFICE AT RADHIKA BHAWAN, HILL CART ROAD, SEVOKE MORE, SILIGURI, P.O. AND P.S. SILIGURI, PIN CODE-734001, DISTRICT DARJEELING, REPRESENTED BY ITS PROPRIETOR -

SRI SANJIV KUMAR AGARWAL, SON OF LATE MANIK CHAND AGARWAL, RESIDENT OF SEVOKE ROAD, SILIGURI, P.O. AND P.S. SILIGURI, PIN CODE-734001, DISTRICT DARJEELING, WEST BENGAL.

Jagannath Dey

Jayanta de.

Manju kar

Shikha Roy Bardhan

Sarmistha Laha Dey Sarkar

SIGNATURE OF LAND OWNER

S. R. REAL ESTATE
Sanju Kumar
Proprietor

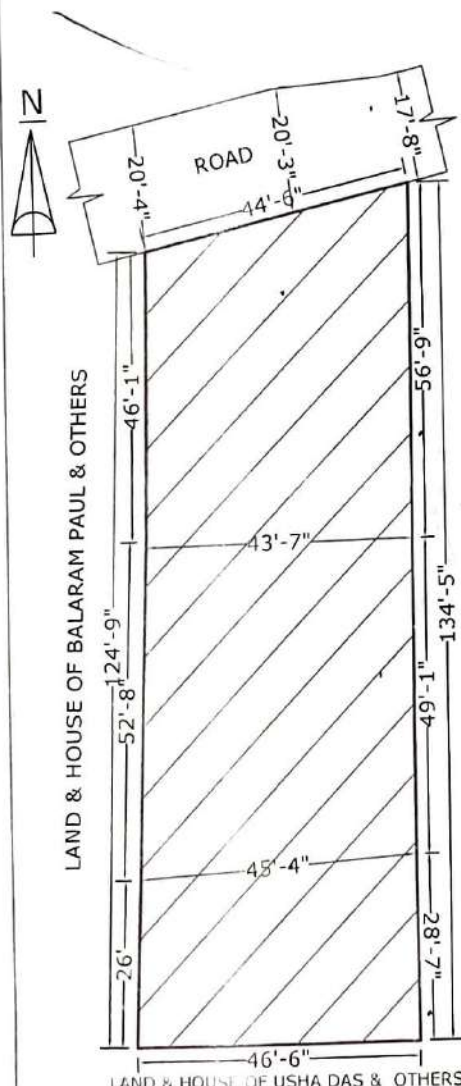
SIGNATURE OF DEVELOPER.

DRAWN BY.:
M. Acharya
(SURVEYOR)
Regd No 3895/75
Subhaspally, Siliguri

LAND SCHEDULE.:-

MOUZA. :- DABGRAM
J.L. NO. :- 2
SHEET NO. :- 15 (R.S.), 164 (L.R.)
KHATIAN NO. :- 815 (R.S.) 693 (L.R.)
PLOT NO. :- 135 (R.S.), 15 (L.R.)
P.S. :- NEW JALPAIGURI
WARD. NO. :- 33(SMC)
DIST. :- JALPAIGURI

LAND AREA :- 13 DECIMAL. OR 8.00 KATHA TOGETHER WITH OLD TIN SHED RESIDENTIAL STRUCTURE MEASURING 990.00 SFT STANDING THEREON.














SITE PLAN
SCALE :- 1" = 30'-0"
PROPOSED PLOT SHOWN

DUTTA VILLA

LAND & HOUSE OF
DIPANKAR SARKAR & OTHERS

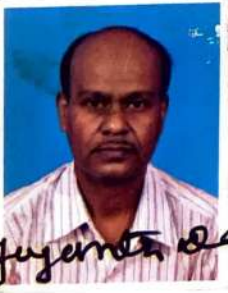










LAND & HOUSE OF BALARAM PAUL & OTHERS

LAND & HOUSE OF USHA DAS & OTHERS

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












N

Jagannath Day
SIGNATURE












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

✓












Jayaram Reddy
SIGNATURE

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					












Masnu kar
SIGNATURE

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Shikha Roy Bardham
SIGNATURE

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <p>Sarmistha Laha Dey Sarkar</p>	LEFT HAND					
	RIGHT HAND					

Sarmistha Laha Dey Sarkar
SIGNATURE

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

S. R. REAL ESTATE

S. R. Real Estate

 SIGNATURE Proprietor

WITNESS / IDENTIFIER

	<p>LEFT THUMB IMPRESSION</p>	
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Jyoti Kumar Dey

SIGNATURE

भारतीय गैर न्यायिक

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रुपये

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TEN
RUPEES

Rs.10

INDIA

INDIA NON JUDICIAL



93AB 066772
WEST BENGAL
BEFORE THE LD. EXECUTIVE MAGISTRATE AT JALPAIGURI
AFFIDAVIT

I, SRI JAYANTA DE (DEY), son of Late Jitendra Nath De (Dey) alias Jitendra Dey and Late Aruna Bala Dey alias Aruna Dey, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Ashok Nagar, P.O. Siliguri Bazar, P.S. New Jalpaiguri, District Jalpaiguri, West Bengal - do hereby solemnly AFFIRM and DECLARE as follows:-

- 1) That my father Jitendra Nath Dey alias Jitendra Dey and mother Aruna Bala Dey alias Aruna Dey died intestate leaving behind the following five legal heirs namely:-
- | | |
|---|----------------------------|
| (1) Sri Jagannath Dey | - Son; |
| (2) Sri Jayanta De (Dey) (myself) | - Son; |
| (3) Smt. Manju Kar | - Daughter; |
| (4) Smt. Sikha Roy Bardhan alias Shikha Roy Bardhan | - Daughter and; |
| (5) Anjali Dey Sarkar | - Daughter (now deceased). |
- 2) That thereafter my abovenamed sister Anjali Dey Sarkar, wife of Late Samar Dey, also died intestate leaving behind her daughter as her only legal heir namely Smt. Sarmistha Laha Dey Sarkar.
- 3) That there are no other legal heirs or successors of the above deceased Late Jitendra Nath Dey alias Jitendra Dey and Late Aruna Bala Dey alias Aruna Dey and Late Anjali Dey Sarkar, save and except as mentioned herein above.

That the statements made above are true to the best of my knowledge and belief and nothing is concealed herein. If the statement is found to be false then I shall be liable to be punished u/s. 193 of I.P.C. and I sign this Affidavit on this the 17th day of May, 2024 at Jalpaiguri.

Executive Magistrate
Jalpaiguri



DECLARANT

Identified by me

Advocate
Jalpaiguri

Major Information of the Deed

Deed No :	I-0711-03498/2024	Date of Registration	28/05/2024
Query No / Year	0711-2001206422/2024	Office where deed is registered	
Query Date	14/05/2024 4:35:00 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	N S Associate Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 8637372499, 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]		
Set Forth value	Market Value		
	Rs. 94,25,341/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



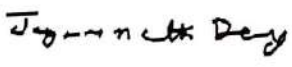


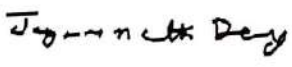


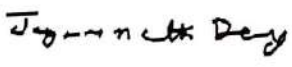


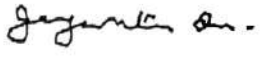


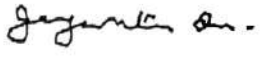


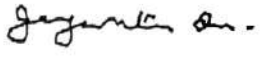


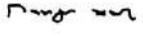


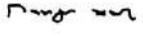


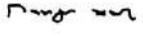
District: Jalpaiguri, P.S:- New Jalpaiguri, Municipality: SILIGURI MC, Road: Ashoke Nagar Ward no 31, Mouza: Dabgram Sheet No - 15, , Ward No: 33 JI No: 2, Pin Code : 734005



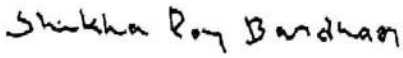


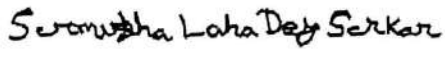
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-135	RS-815	Bastu	Bastu	13 Dec		92,18,184/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road,
Grand Total :					13Dec	0 /-	92,18,184 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	990 Sq Ft.	0/-	2,07,157/-	Structure Type: Structure
Gr. Floor, Area of floor : 990 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		990 sq ft	0 /-	2,07,157 /-	

Land Lord Details :










SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Shri Jagannath Dey (Presentant) Son of Late Jitendra Nath Dey Alias Jitendra Dey Executed by: Self, Date of Execution: 28/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office </td><td>  28/05/2024 </td><td>  Captured LTI 28/05/2024 </td><td>  28/05/2024 </td></tr> </tbody> </table> <p>Fani Bhushan School Road, Milan Pally, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: amxxxxxx0h, Aadhaar No: 52xxxxxxxx6174, Status :Individual, Executed by: Self, Date of Execution: 28/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Shri Jagannath Dey (Presentant) Son of Late Jitendra Nath Dey Alias Jitendra Dey Executed by: Self, Date of Execution: 28/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office	 28/05/2024	 Captured LTI 28/05/2024	 28/05/2024
Name	Photo	Finger Print	Signature						
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2	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Shri Jayanta De, (Alias: Jayanta Dey) Son of Late Jitendra Nath Dey Alias Jitendra Dey Executed by: Self, Date of Execution: 28/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office </td><td>  28/05/2024 </td><td>  Captured LTI 28/05/2024 </td><td>  28/05/2024 </td></tr> </tbody> </table> <p>Ashok Nagar, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734007 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: apxxxxxx6j, Aadhaar No: 20xxxxxxxx0260, Status :Individual, Executed by: Self, Date of Execution: 28/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Shri Jayanta De, (Alias: Jayanta Dey) Son of Late Jitendra Nath Dey Alias Jitendra Dey Executed by: Self, Date of Execution: 28/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office	 28/05/2024	 Captured LTI 28/05/2024	 28/05/2024
Name	Photo	Finger Print	Signature						
Shri Jayanta De, (Alias: Jayanta Dey) Son of Late Jitendra Nath Dey Alias Jitendra Dey Executed by: Self, Date of Execution: 28/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office	 28/05/2024	 Captured LTI 28/05/2024	 28/05/2024						
3	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Smt Manju Kar Wife of Shri Samir Kar Executed by: Self, Date of Execution: 28/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office </td><td>  28/05/2024 </td><td>  Captured LTI 28/05/2024 </td><td>  28/05/2024 </td></tr> </tbody> </table> <p>Ashok Nagar, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734007 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: icxxxxxx6f, Aadhaar No: 72xxxxxxxx8209, Status :Individual, Executed by: Self, Date of Execution: 28/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Smt Manju Kar Wife of Shri Samir Kar Executed by: Self, Date of Execution: 28/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office	 28/05/2024	 Captured LTI 28/05/2024	 28/05/2024
Name	Photo	Finger Print	Signature						
Smt Manju Kar Wife of Shri Samir Kar Executed by: Self, Date of Execution: 28/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office	 28/05/2024	 Captured LTI 28/05/2024	 28/05/2024						

	Name	Photo	Finger Print	Signature
4	Smt Sikha Roy Bardhan, (Alias: Shikha Roy Bardhan) Wife of Late Subhas Roy Bardhan Executed by: Self, Date of Execution: 28/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office	 28/05/2024	 LTI 28/05/2024 Captured	 28/05/2024
Raja Ram Mohan Roy Road, Near Khashikata More, East Vivekananda Pally, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: arxxxxx1a, Aadhaar No: 54xxxxxxxx4446, Status :Individual, Executed by: Self, Date of Execution: 28/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office				
5	Smt Sarmistha Laha Dey Sarkar Wife of Shri Nripendranath Laha Executed by: Self, Date of Execution: 28/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office	 28/05/2024	 LTI 28/05/2024 Captured	 28/05/2024
Ward No. 33, South Deshbandhupara, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734007 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: bzx xxxxxx8c, Aadhaar No: 87xxxxxxxx5625, Status :Individual, Executed by: Self, Date of Execution: 28/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S. R. Real Estate Radhika Bhawan, Hill Cart Road, Sevoke More, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001 Date of Incorporation:XX-XX-1XX6 , PAN No.:: agxxxxxx9n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Sanjiv Kumar Agarwal Son of Late Manik Chand Agarwal Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office </td> <td>  May 28 2024 1:40PM </td> <td>  Captured LTI 28/05/2024 </td> <td>  28/05/2024 </td> </tr> </tbody> </table> <p>Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: agxxxxxx9n, Aadhaar No: 33xxxxxxxx7471 Status : Representative, Representative of : S. R. Real Estate (as Proprietor)</p>	Name	Photo	Finger Print	Signature	Shri Sanjiv Kumar Agarwal Son of Late Manik Chand Agarwal Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 1:40PM	 Captured LTI 28/05/2024	 28/05/2024
Name	Photo	Finger Print	Signature						
Shri Sanjiv Kumar Agarwal Son of Late Manik Chand Agarwal Date of Execution - 28/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 1:40PM	 Captured LTI 28/05/2024	 28/05/2024						

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Jyotirmoy Dey Son of Shri Jayanta Dey Ashok Nagar, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001	 28/05/2024	 Captured 28/05/2024	 28/05/2024

Identifier Of Shri Jagannath Dey, Shri Jayanta De, Smt Manju Kar, Smt Sikha Roy Bardhan, Smt Sarmistha Laha Dey Sarkar, Shri Sanjiv Kumar Agarwal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Jagannath Dey	S. R. Real Estate-2.6 Dec
2	Shri Jayanta De	S. R. Real Estate-2.6 Dec
3	Smt Manju Kar	S. R. Real Estate-2.6 Dec
4	Smt Sikha Roy Bardhan	S. R. Real Estate-2.6 Dec
5	Smt Sarmistha Laha Dey Sarkar	S. R. Real Estate-2.6 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Jagannath Dey	S. R. Real Estate-198.00000000 Sq Ft
2	Shri Jayanta De	S. R. Real Estate-198.00000000 Sq Ft
3	Smt Manju Kar	S. R. Real Estate-198.00000000 Sq Ft
4	Smt Sikha Roy Bardhan	S. R. Real Estate-198.00000000 Sq Ft
5	Smt Sarmistha Laha Dey Sarkar	S. R. Real Estate-198.00000000 Sq Ft

Endorsement For Deed Number : I - 071103498 / 2024

On 28-05-2024

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

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

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

Presented for registration at 13:20 hrs on 28-05-2024, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Jagannath Dey , 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 94,25,341/-

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

Execution is admitted on 28/05/2024 by 1. Shri Jagannath Dey, Son of Late Jitendra Nath Dey Alias Jitendra Dey, Fani Bhushan School Road, Milan Pally, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Service, 2. Shri Jayanta De, Alias Jayanta Dey, Son of Late Jitendra Nath Dey Alias Jitendra Dey, Ashok Nagar, P.O: Siliguri Bazar, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession Service, 3. Smt Manju Kar, Wife of Shri Samir Kar, Ashok Nagar, P.O: Siliguri Bazar, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession House wife, 4. Smt Sikha Roy Bardhan, Alias Shikha Roy Bardhan, Wife of Late Subhas Roy Bardhan, Raja Ram Mohan Roy Road, Near Khashikata More, East Vivekananda Pally, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession House wife, 5. Smt Sarmistha Laha Dey Sarkar, Wife of Shri Nripendranath Laha, Ward No. 33, South Deshbandhupara, P.O: Siliguri Bazar, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession House wife

Indetified by Shri Jyotirmoy Dey, , Son of Shri Jayanta Dey, Ashok Nagar, P.O: Siliguri Bazar, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

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

Execution is admitted on 28-05-2024 by Shri Sanjiv Kumar Agarwal, Proprietor, S. R. Real Estate (Sole Proprietoship), Radhika Bhawan, Hill Cart Road, Sevoke More, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Shri Jyotirmoy Dey, , Son of Shri Jayanta Dey, Ashok Nagar, P.O: Siliguri Bazar, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/05/2024 9:49AM with Govt. Ref. No: 192024250059680528 on 28-05-2024, Amount Rs: 21/-, Bank: SBI
EPay (SBlePay), Ref. No. 9144271090938 on 28-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 4849, Amount: Rs.5,000.00/-, Date of Purchase: 15/05/2024, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/05/2024 9:49AM with Govt. Ref. No: 192024250059680528 on 28-05-2024, Amount Rs: 5,020/-, Bank:
SBI EPay (SBlePay), Ref. No. 9144271090938 on 28-05-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0711-2024, Page from 74127 to 74159
being No 071103498 for the year 2024.



BW

Digitally signed by BISWARUP GOSWAMI
Date: 2024.05.31 15:01:12 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 31/05/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.