

Sl no: 3055/2024

I - 2884/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 519074

Q: 2-3/40699/24
13:00
13/12/24

Pradip Chakrabarti
Pallab Bhattacharya
Shubhankar Bhattacharya

Page 1.

STHAPATYA CONSTRUCTION
PARTNER

STHAPATYA CONSTRUCTION
Subir Chakrabarti
PARTNER

DEED OF AGREEMENT FOR DEVELOPMENT

This "Memorandum of Agreement for Development" made this the

13th day of DECEMBER, 2024 at Siliguri.

(contd.to next sheet)

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

ADIL DIST. OFF. REGISTRAR
SILIGURI

13/12/2024

Pratul Chakraborty
Pallab Bhushan
Shubharthi Bhushan

STHAPATYA CONSTRUCTION
Vankar
 PARTNER

STHAPATYA CONSTRUCTION
Subir Chandra Chowdhury
 PARTNER

BETWEEN

- (1) **SRI PRATUL CHAKRABORTY** (PAN : ADIPC8899C), SON OF LATE PRAMATHA NATH CHAKRABORTY,
 (2a) **SRI PALLAB BHUSAN** (PAN : BUDPB6946C), SON OF LATE DEBENDRA CHANDRA BHUSAN,
 (2b) **SRI SHUBHARTHI BHUSAN** (PAN : ARDPB8967F), SON OF SRI PALLAB BHUSAN AND LATE BHARATI BHUSAN,

by religion Hindu, by Occupation No.1 & 2a are Retired Serviceman, No.2b is Service, by Nationality Indians, residents of 5, Maa Sarada Sarani, North Bharat Nagar, Ward No.24, Siliguri, P.O. Rabindra Sarani, Pin 734006, P.S. Siliguri, Dist. Darjeeling, hereinafter called the "**FIRST PARTY/OWNERS**" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, legal representatives, administrators and assigns) of the ONE PART.

A N D

"**STHAPATYA CONSTRUCTION**" (PAN : ACZPS8504Q), a Partnership firm, having it's office at Dr. Himangshu Gupta Path, Deshbandhu Para, Siliguri, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, represented by its Partners -(1) **SRI VASKAR BISWAS**, S/o.Late Ajit Kumar Biswas, and (2) **SRI SUBIR CHANDRA CHOWDHURY**, Son of Late Sudhir Chandra Chowdhury, Both by religion Hindu, by occupation Business, by Nationality Indians, No.1 is resident of Satyen Bose Road, Deshbandhu Para, Siliguri, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, and No.2 is resident of Dr. Himangshu Gupta Path, Deshbandhu Para, Siliguri, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, hereinafter called the "**SECOND PARTY/ DEVELOPER**" (which expression shall mean and include unless excluded by or repugnant to the context its successors, representatives and assigns) of the OTHER PART.

WHEREAS Smt. Anima Chakraborty, Wife of Late Pramatha Nath Chakraborty and her Son -Sri Pratul Chakraborty, Son of Late Pramatha Nath Chakraborty, residents of Bharat Nagar, Siliguri, P.O. Rabindra Sarani, Pin 734006, P.S. Siliguri, Dist. Darjeeling, acquired absolute ownership and actual physical possession in and over Homestead land measuring 0.085-acre in C.S./R.S. Plot/Dag No.12736, recorded in R.S. Khatian No.631 of Mouza Siliguri, J.L.No.110, revised J.L.No.88, corresponding to E.P. Plot No.171 of Prantik Pally Colony, North Bharat Nagar, situated within the jurisdiction of Police Station, Sub-division and Registry office Siliguri, Dt. Darjeeling, by virtue of a Deed of Gift, dated 10.01.1991, executed by the Sub-Divisional Officer, Siliguri, R.R.& R Department, representing the Governor of the State of West Bengal as DONOR, and registered in the office of the then Sub-Registrar, Siliguri, in Book No.I, Volume No.7, pages 141 to 144, being document No.446-for the year 1991, followed by a Deed of Rectification, dated 03.09.2007 and registered in the office of the Addl. Dist. Sub-Registrar, Siliguri, in Book No.I, being document No.93-for the year 2007, subject to a condition that prior permission shall have to be obtained from the Donor of the said Land if it is to be sold within 10-ten years from the date of the aforesaid Deed of Gift

(contd. to next sheet)

Pratul Chakraborty
Pallab Bhushan
Shubhanti Bhushan

Page 3

STHAPATYA CONSTRUCTION
PARTNER

STHAPATYA CONSTRUCTION
PARTNER

on the Ground of exceptional circumstances of hardship, and the said stipulated period has already been elapsed.

A N D

WHEREAS thereafter above named Anima Chakraborty, died intestate on 03.12.2008, leaving the following persons, as her only legal heirs, to inherit her 50% undivided share of the said land, in equal share therein, in accordance with the Provisions of the Hindu Succession Act. 1956 :-

- | | |
|----------------------------|----------------|
| (1) Sri Pratul Chakraborty | Son; |
| (2) Sri Prabir Chakraborty | Son; |
| (3) Sri Pradip Chakraborty | Son; |
| (4) Smt. Bharati Bhushan | Daughter; |
| (W/o Sri Pallab Bhushan) | |

A N D

WHEREAS thereafter above named (1) Sri Pratul Chakraborty, (2) Sri Prabir Chakraborty and (3) Sri Pradip Chakraborty, gifted their 3/4th undivided share of 50% undivided share of land measuring 0.085-acre i.e. 0.031875-acre or 1390.90-Sq.ft., to and in favour of their only Sister –Smt. Bharati Bhushan, Wife of Sri Pallab Bhushan, resident of 5, Maa Sarada Sarani, North Bharat Nagar, Ward No.24, Siliguri, P.O. Rabindra Sarani, Pin 734006, P.S. Siliguri, Dist. Darjeeling, by virtue of a Deed of Gift, executed by them, on 04.04.2018 and registered in the office of the Addl. Dist. Sub-Registrar Siliguri, in book No.I, being document No.706-for the year 2018, free from all encumbrances and charges whatsoever.

A N D

WHEREAS thereafter above named (1) Sri Pratul Chakraborty and (2) Smt. Bharati Bhushan, executed a Deed of Partition, with respect to the said total land measuring 0.085-Acre, by virtue of a Deed of Partition, executed by them, on 10.05.2018 and registered in the office of the Addl. Dist. Sub-Registrar Siliguri, in Book No.I, being document No.976-for the year 2018, free from all encumbrances and charges whatsoever.

A N D

WHEREAS the names of above named (1) Sri Pratul Chakraborty, and (2) Smt. Bharati Bhushan, are recorded in L.R. / Hal Khatian No.3172 (in the name of Sri Pratul Chakraborty, and L.R. / Hal Khatian No.3341 (in the name of Smt. Bharati Bhushan), with respect to the said land total, and identified the said land as L.R. / Hal Plot No.3754 of present Mouza Siliguri Dakshin-2, New J.L. No.93, P.S. Siliguri, Dist. Darjeeling.

(contd. to next sheet)

Pratul Chakraborty
Pallab Bhushan
Shubharthi Bhushan

A N D

STHAPATYA CONSTRUCTION
Nandini
PARTNER

STHAPATYA CONSTRUCTION
Sudhakar Chakraborty
PARTNER

WHEREAS thereafter above named (1) Sri Pratul Chakraborty, the First Party / Owner No.1 hereof, and (2) Smt. Bharati Bhushan, had entered into an Agreement for Development, with the Developer –**STHAPATYA CONSTRUCTION**, the Second Party hereof, on 01-06-2023 and the said Agreement for Development was registered in the office of the Addl. Dist. Sub-Registrar, Siliguri, being document No.I-1404-for the year 2023 and also executed a Development Power of Attorney on the same day and registered in the office of the Addl. Dist. Sub-Registrar, Siliguri, being document No.I-1406-for the year 2023.

A N D

WHEREAS thereafter above named Bharati Bhushan, died intestate on 19-05-2024, leaving the First Party / Owner Nos.2a & 2b hereof, as her only legal heirs, to inherit her 50% undivided share of the said property, in accordance with the Provisions of the Hindu Succession Act. 1956.

A N D

WHEREAS in view of the aforesaid facts, above named (1) Sri Pratul Chakraborty, (2a) Sri Pallab Bhushan and (2b) Sri Shubharthi Bhushan, the First Party / Owners hereof, became the absolute owners of said total Homestead land measuring 0.085-acre together with old house etc. standing thereon, as fully described in the **SCHEDULE "A"** appended below, and they have permanent, heritable and transferrable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS the said first party/owners again desire to develop said Schedule "A" Property with the Second party hereof. AND WHEREAS the first party/owners, being devoid of Technical, Engineering and Architectural qualifications or knowledge and particularly Finance, the first party / owner have decided to get the work of Development done by the Second Party / Developer on same terms and conditions hereinafter appearing and the Developer has also agreed to undertake the Development Works by constructing a Multi storied pucca (P+3) building on the schedule "A" Property, subject to the terms, conditions and consideration hereinafter contained.

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

ARTICLE-1

OBJECT

The object behind this Agreement is to construct and/or caused to be constructed a Multi storied pucca (P+3) building with all modern amenities therein on the said Schedule "A" land, and in the process to generate fund which will meet all costs of
(contd. to next sheet)

Subir Chatterjee
Pallab Bhargava
Shubhanti Bhargava

STHAPATYA CONSTRUCTION
Subir Chatterjee
 PARTNER

STHAPATYA CONSTRUCTION
Subir Chatterjee
 PARTNER

construction, all expenses and/or remuneration, incidental expenses thereto, the owner, being devoid of technical know-how capability and finances as well, have engaged the Developer. It being expressly declared by the first party/owners understand by the Developer that all the Development costs shall be borne by the Developer.

ARTICLE-II. TITLE AND INDEMNITY BY THE OWNER.

1. The first party/owners hereby declare that they have good right and title in the said land of Schedule "A" below and have full power to enter into this Agreement for Development.

2. The first party/owners declare that the said property of schedule "A" is free from all encumbrances and charges or claims whatsoever and the entire property is in exclusive possession of the first party/owners and the first party/owners hereby undertake to indemnify the Developer from and against any such encumbrances, charges or claims whatsoever.

3. The first party/owners also undertake that the Developer shall be entitled to construct and complete the building upon the land of Schedule "A" as agreed between the parties hereto, to enter into an agreement/s with intending transferee/s and/or purchaser/s for the Flat & Garage and proportionate undivided share of land to the developer's allocation, to receive money from them or any of them. The first party/owners undertake to indemnify the Developer from and against all losses and damages and costs, charges, expenses, suffered or incurred as a result of any breach of this undertaking.

4. Upon the execution of these presents, the first party / owners shall deliver to the Developer all original copies of document of title and other necessary papers relating to the said Schedule "A" Property.

ARTICLE-II. TITLE & INDEMNITY BY THE DEVELOPER

1. The Developer will be solely and fully responsible for proper and legal construction of the said project in the said Schedule "A" Property in accordance with the sanctioned joint Building Plan passed by the Siliguri Municipal Corporation.

2. The Developer shall deliver to the first party / owners all necessary attested xerox copies of documents and papers relating to this Agreement.

3. The Developer shall keep the first party/owners indemnified from and against all actions, suits, proceedings, costs, charges and expenses because of any wrongful or illegal construction or Deviation of the sanctioned plan or non-compliance of any Rules regarding the Building construction or arising out of negligence and error of the Developer and/or its men or Agents.

Shubhant Bhojra
Pallab Bhuiyan
Shubhant Bhojra

STHAPATYA CONSTRUCTION
Ambar
 PARTNER

STHAPATYA CONSTRUCTION
Sudhakar Chatterjee
 PARTNER

ARTICLE-III.

DEVELOPMENT RIGHT

1. The first party/owners grant exclusive right to the developer to develop the said property in such manner as the Developer deem fit and proper but in consistence of the provisions contained herein and in accordance with the sanctioned Plan and the specification of Municipal Corporation, Siliguri.

2. The first party/owners shall from time to time and at any time submit and/or join with the Developer in submitting the Building Plan and shall sign all such papers, documents etc. required to be signed. Developer shall be able to change the Building Plan as shall be required by the Municipal Corporation, Siliguri or any other Govt. Authority as aforesaid to comply with the aforesaid permission, clearance or approval to be submitted in the name of the first party/owners and at the cost of the Developer.

3. That first party / owners shall execute a Registered Development Power of Attorney/s in favour of the Developer, authorizing the Developer to carry out all sort of Development works of the said premises and/or to construct the building according to sanctioned Plan including the Drawing of the Plan and to sign the said Plan for and on behalf of the first party/owners and also to obtain necessary sanction from the Siliguri Municipal Corporation and the said Development power of Attorney shall remain in force until and unless the Project of Building as aforesaid is completed & different Flats/shop rooms/garages are disposed and/or transferred to and in favour of different purchaser/s person/s, except owners' allocation.

4. That simultaneously with the execution of these presents, Developer shall have the constructive possession of the said premises with a view and views and purposes envisaged herein.

ARTICLE-IV.

BUILDING AND CONSTRUCTION

UPON the construction of the Building, the Developer under the strength of the said Registered Development Power of Attorney shall be entitled to convey, transfer and sale different Flats & garages or premises except Owners' allocation to the intending purchaser/s together with the proportionate undivided share or interest in the land within the area of the Developer's allocation as per sanctioned Plan. It being distinctly understood by and between the parties hereto that while executing and registering such Deed or Document of Transfer the owners will not accept or claim any consideration whatsoever.

ARTICLE-V.

CONSIDERATION

The Developer shall construct the Multi storied pucca (P+3) building etc. on the said Schedule-A Property as per Sanctioned building Plan totally with its own fund, and shall convey, sell and transfer the Flats & garages falling in the developer's allocation by virtue of said Registered Development Power of Attorney and receive the amount of

(contd. to next sheet)

Pratibha Chavhan
Rajesh Chavhan
Shubhrajit Chavhan

STHANAYIA CONSTRUCTION
Numbi
PARTNER

STHANAYIA CONSTRUCTION
Sudhakar Chavhan
PARTNER

consideration in full from the intending purchaser/s and/or transferee/s thereof, to adjust all cost and expense of the said Building etc. and to gain profit for its works and in consideration thereof the developer shall claim no further amount from the first party/owners -who also shall not claim any other amount or benefit excepting the owners' allocation as mentioned in the Schedule-B hereunder.

ARTICLE-VI.

AUTHORITIES.

1. The owners shall be at liberty and entitled to transfer or otherwise dispose of or deal with the said owners' allocation in their absolute discretion.
2. On requisition by the Developer, the owners shall sign and execute all necessary papers, petitions, plan and document to implement the true meaning of these presents.

ARTICLE-VII.

DEFAULT.

The Developer shall complete the project within 24-Months approx. from the date of sanctioned building plan. The time will be extended for further 6-six months approx. if not completed within the said Period. Time is the essence of this contract subject to the exigencies arising out of circumstances beyond the Developer's control.

This agreement has been entered into by the parties herein as "PRINCIPAL TO PRINCIPAL" basis and each party shall keep other party indemnified in respect of any breach of the covenants herein contained.

ARTICLE-VIII.

RULES & REGULATIONS

1. The owners and the developer shall abide by all Laws, Bye-laws, Rules and Regulations of the Government, Local Bodies and Authorities and shall attend to answer and be answerable for any deviation, violation and for breach of any of the said Laws, Bye-laws, Rules and Regulations etc.
2. Not to do any act, deed or thing, for which the party hereto may be exposed to any penal consequences.
3. Not to do any act or action which would hamper the right of the respective parties.

ARTICLE-IX.

TAXES.

1. All rent (Khajna), electric bill charges, taxes and out-goings in respect of the said premises shall be the liability of the owners upto the date of delivery of possession to the developer. Thereafter, the developer will bear the said rates and electrical bill

(contd. to next sheet)

Subhendu
Pallab Bhunia
Shubhankar Bhunia

STHAPATYA CONSTRUCTION
PARTNER

STHAPATYA CONSTRUCTION
PARTNER

charges, taxes etc. upto the date of delivery of possession to the owners and other Transferees of the said building in the said premises and from the date of delivery of possession to the owners and the transferees, who shall be liable for such taxes and charges according to the proportionate area of the respective flats till Mutation and thereafter.

2. That the service tax / GST and all other tax/s as presently imposed and to be imposed in future by the Government on the Owners' allocation shall be paid by the First Party / owners hereof.

ARTICLE-X.

MISCELLANEOUS

1. Any notice to be given by either party to the other party shall be without prejudice to any other mode of service be deemed to have been delivered or served if delivered by hand or by registered post at the addresses mentioned herein.

2. The developer will also have the control and right to commercially exploit the developer's allocation and to sell, transfer and convey other flats and garages within its allocation on such terms and conditions as the developer think fit and proper.

3. The owners will have only the exclusive right to the Flats & garage allotted to them as owners' allocation free from all costs and charges.

4. That the First Party / Owners, shall pay all the charges for obtaining their new electricity connection from the W.B.S.E.D.C.L. in their owners Allocation Property, as per Quotation and Norms given by the W.B.S.E.D.C.L, including proportionate cost of transformer.

5. That in consideration of the right and authority given to the developer by the owners, the developer will construct the flat & garage as per the specification contained in Schedule-B below.

6. That the existing house shall be demolished by the Second Party / Developer at its own cost and the Second Party / Developer shall be entitled to appropriate all the materials of the said old house for its benefit and clean the garbage from the land.

7. That whatever structures and buildings are to be constructed on the land described in the Schedule-A below and flat & garage must be constructed with standard materials and according to the sanctioned Plan and Specifications annexed.

8. That the developer will pay a sum of Rs.8,000/00 (Rupees Eight Thousand) only PER MONTH to the First Party / Land owners for the rented house from the date of handing over the physical possession of land to the developer until the possession / allotment of the property are given to the owners.

9. The owners have also agreed with the developer that they shall have no claim or right in the premises of the project and the developer shall has the absolute authority to transfer, sell and convey the flat, garage etc. in the premises and building to be constructed on the said land on the strength of said Registered Development Power of

(contd. to next sheet)

Pradip Chakraborty
 Pallab Bhattacharya
 Shubhankar Bhattacharya

STHAPATYA CONSTRUCTION
 PARTNER
 Namish

STHAPATYA CONSTRUCTION
 PARTNER
 Subir Chatterjee

Attorney or Attorneys executed by the owners/first party to and in favour of the Developer.

10. That the successors of the respective parties will follow the terms and condition of this agreement, and binding upon them as per Law.

11. The owners will execute Sale Deed/s to the intending purchaser/s as per intimation of the Developer for its allocation.

:SCHEDULE "A" ABOVE REFERRED TO:

All that piece or parcel of Homestead land measuring 0.085-Zero point zero eight five acre, together with 30-years old Tin shed house (Cemented Floor) measuring 600-Sq.ft. approx. standing thereon, in R.S. Plot / Dag No.12736 (Twelve thousand seven hundred thirty six), recorded in R.S. Khatian No.631 (Six hundred thirty one), Corresponding to L.R. Plot / Dag No.3754, recorded in L.R. / Hal Khatian Nos.3172 & 3341, of Mouza Siliguri, J.L. No.110, present Mouza Siliguri Dakshin-2, J.L.No.93, Corresponding to E.P.Plot No.171, identified as Holding No.555/1239/351/43 of Ward No.24 of the Siliguri Municipal Corporation, situated at North Bharat Nagar, Siliguri, within the jurisdiction of Police Station, Sub-Division and Registry office Siliguri, Paragana Baikunthapur, Touzi No.3(ja), Dt. Darjeeling.

The said property is presently butted and bounded as follows:

On the North : Land with house of Sri Pradip Chakraborty;
 On the South : Land with house of Niharika Mitra;
 On the East : 19-feet 09-inches wide Siliguri Municipal Corporation Road;
 On the West : Land with house of Smt. Kaberi Dutta;

SCHEDULE "B" ABOVE REFERRED TO (OWNERS ALLOCATION)

(I) ALL THAT PIECE OR PARCEL OF :

One Flat measuring 702-Sq.ft. approx (i.e. 843-Sq.ft. approx. including super built up area) in the Front Side (Northern Portion) of the First Floor, One Flat measuring 1121-Sq.ft. approx (i.e. 1345-Sq.ft. approx. including super built up area) in the Front Side (Southern Portion) of the Second Floor, and One Flat measuring 730-Sq.ft. approx (i.e. 876-Sq.ft. approx. including super built up area) in the Front Side (Northern Portion) of the Third Floor (as shown in the enclosed maps or Plans), and 2-nos Parking space in the Ground Floor to be allotted in favour of the First Party / Owners hereof, in all respect according to sanctioned building plan of the Siliguri Municipal Corporation, Siliguri, together with undivided proportionate share of land and with the following specifications:-

(contd. to next sheet)

Sub: Chintan
 Pallab Bhattacharya
 Shabbir Bhatia

STHAPATYA CONSTRUCTION

Partner

STHAPATYA CONSTRUCTION

Partner

a) FLOOR:

All floor of the Owners allocated area shall be made of Tiles, Bathroom & Kitchen's floor will be marble. The floor of the Parking space will be PCC casting.

b) DOORS & WINDOWS:

All window shall be made with iron frame covered by glass and all doors and other door frames will be made with Sal wood (4" X 3"), leaf will be made of ply board (flush type), leaf of main door will be made with Panisaj wood. Bathroom door shall be provided of plastic.

c) PLUMBING WORKS:

All water pipe lines inside of the Toilet, Kitchen & Dining Space will be concealed and all fittings, like stop cock, bib cock, pillar cock and one shower of standard make will be provided.

d) ELECTRICAL WORKS:

All electrical lines inside the building will be concealed. The Electrical main line will be installed in a common space of the proposed Building and all co-owners will get their separate line from the said common spaces.

e) NUMBER OF POINTS:

i) BED ROOM:

One fan point, one tube point, one bracket point, one night (foot) lamp point, one socket point.

ii) DRAWING / DINING:

Two fan points, two tube points, one bracket point, one TV point, one Freeze point and one Basin light point.

iii) KITCHEN:

One light point, one exhaust fan point, one 5-amp plug point.

iv) TOILET:

One light point, one exhaust fan point, one geyser point.

v) BALCONY: One light point.

f) COLOUR:

Colouring for all interior walls and ceiling of the flat will be finished with lime punning / wall putty with water primer.

g) SANITARY:

1-One Indian and 1-One Western Type Toilets in each flat, Pan Orrisa type white coloured pan/white Commode with flush shower, tap shall be provided.

Pratul Chandra
Pallab Bhuiyan
Shubhanti Bhuiyan

STHAPATYA CONSTRUCTION
Pallab Bhuiyan
 PARTNER

STHAPATYA CONSTRUCTION
Shubhanti Bhuiyan
 PARTNER

h) OTHER FACILITIES :

i) Second Party will provide one Granite Stone Gas Slab in the Kitchen and Glazed tiles will be fitted at the back of kitchen platform up to the height of 18" inches from Gas Slab.

ii) Glazed tiles will be provided at the inside wall of the Toilet up to the height of 7' feet from floor level.

It may be mentioned herein that all the above fittings shall be of standard quality with ISI approved.

The project of the entire building including the owners' allocation will have to be completed by the developer in all respect without fittings and fixtures with running water system including common Pump-set & Water tank to the flats.

Apartment Name will be "SANTOSH BHAWAN".

DEVELOPER'S ALLOCATION

ALL THAT PIECE OR PARCEL OF remaining flat/s in the First Floor, Second Floor and Third Floor and remaining usable parking space in the Ground Floor, as shown in the enclosed maps or Plans (except owners allocation) of the building to be constructed in the Schedule-A land, by the Developer according to the sanctioned building plan of the Siliguri Municipal Corporation, together with undivided proportionate share of land.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands this day, month and year first above written.

WITNESSES :

- 1) *Partha Guha*
Late/ R. V. Guha
PO/PS, Siliguri Bazar
Dist - Darjeeling
- 2) *Krishna Barman*
S/O LT. Ramesh Barman
Shastri Nagar, Siliguri

Pratul Chandra

Pallab Bhuiyan
Shubhanti Bhuiyan
 PARTNER

Signature of the owners.

STHAPATYA CONSTRUCTION
Vamshi
 PARTNER

STHAPATYA CONSTRUCTION
Sukhi Choudhary
 PARTNER

Seal & Signature of the Developer

Drafted by me :
Sisir Kumar Das
 (SISIR KUMAR DAS)
 Advocate, Siliguri.
 Regn. No. WB/352/1988.



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

Pratik Bhandari

Signature.



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

Pallab Bhushan

Signature.



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

Shubhantti Bhujum

Signature.

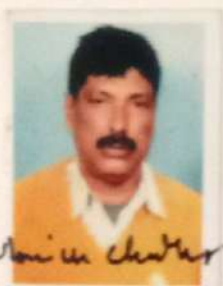


V. Anand

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

V. Anand

Signature.



Srinivas Chatterjee

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

Srinivas Chatterjee

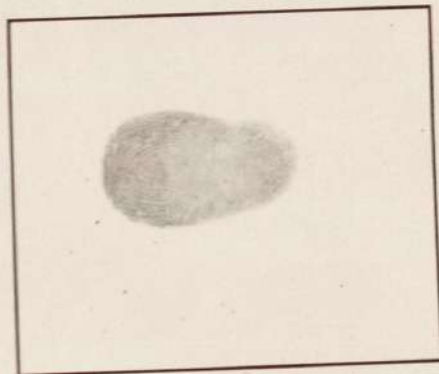
Signature.

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Partha Gouda

Signature of Identifier

Major Information of the Deed

Deed No :	I-0402-02884/2024	Date of Registration	13/12/2024
Query No / Year	0402-2003140699/2024	Office where deed is registered	
Query Date	11/12/2024 10:14:29 AM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	S DAS HAKIM PARA, SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832068257, 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. 89,10,576/-		
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 :

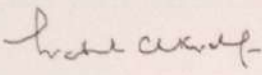
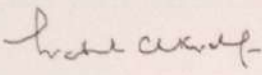
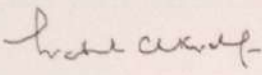
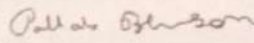
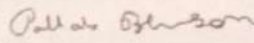
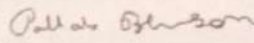
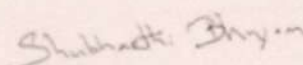
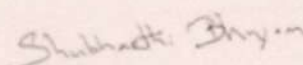
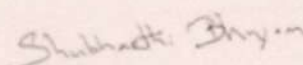
District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: NORTH BHARAT NAGAR WARD NO.24, Mouza: Siliguri, Ward No: 27 JI No: 88, Pin Code : 734005

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-12736	RS-631	Bastu	Bastu	0.085 Acre	87,57,576/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
Grand Total :				8.5Dec	0/-	87,57,576/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	0/-	1,53,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		600 sq ft	0/-	1,53,000/-	

Land Lord 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 PRATUL CHAKRABORTY (Presentant) Son of Late PRAMATHA NATH CHAKRABORTY Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office </td> <td>  13/12/2024 </td> <td>  Captured 13/12/2024 </td> <td>  13/12/2024 </td> </tr> </tbody> </table> S, MAA SARADA SARANI, NORTH BHARAT NAGAR, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.: ADxxxxxx9C, Aadhaar No: 89xxxxxxxx4083, Status :Individual, Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Shri PRATUL CHAKRABORTY (Presentant) Son of Late PRAMATHA NATH CHAKRABORTY Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office	 13/12/2024	 Captured 13/12/2024	 13/12/2024
Name	Photo	Finger Print	Signature						
Shri PRATUL CHAKRABORTY (Presentant) Son of Late PRAMATHA NATH CHAKRABORTY Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office	 13/12/2024	 Captured 13/12/2024	 13/12/2024						
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 PALLAB BHUSAN Son of Late DEBENDRA CHANDRA BHUSAN Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office </td> <td>  13/12/2024 </td> <td>  Captured 13/12/2024 </td> <td>  13/12/2024 </td> </tr> </tbody> </table> S, MAA SARADA SARANI, NORTH BHARAT NAGAR, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX1 , PAN No.: BUxxxxxx6C, Aadhaar No: 71xxxxxxxx4256, Status :Individual, Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Shri PALLAB BHUSAN Son of Late DEBENDRA CHANDRA BHUSAN Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office	 13/12/2024	 Captured 13/12/2024	 13/12/2024
Name	Photo	Finger Print	Signature						
Shri PALLAB BHUSAN Son of Late DEBENDRA CHANDRA BHUSAN Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office	 13/12/2024	 Captured 13/12/2024	 13/12/2024						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri SHUBHARTHI BHUSAN Son of Shri PALLAB BHUSAN Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office </td> <td>  13/12/2024 </td> <td>  Captured 13/12/2024 </td> <td>  13/12/2024 </td> </tr> </tbody> </table> S, MAA SARADA SARANI, NORTH BHARAT NAGAR, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX6 , PAN No.: ARxxxxxx7F, Aadhaar No: 51xxxxxxxx7655, Status :Individual, Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Shri SHUBHARTHI BHUSAN Son of Shri PALLAB BHUSAN Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office	 13/12/2024	 Captured 13/12/2024	 13/12/2024
Name	Photo	Finger Print	Signature						
Shri SHUBHARTHI BHUSAN Son of Shri PALLAB BHUSAN Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office	 13/12/2024	 Captured 13/12/2024	 13/12/2024						

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	STHAPATYA CONSTRUCTION DR. HIMANGSHU GUPTA PATH, DESHBANDHUPARA, SILIGURI, City - Siliguri Mc, P.O - SILIGURI TOWN, P.S - Siliguri, District - Darjeeling, West Bengal, India, PIN - 734004 Date of Incorporation: XX-XX-2006 , PAN No - ACxxxxxx4Q, Aadhaar No Not Provided by UIDAI, Status - Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri VASKAR BISWAS Son of Late AJIT KUMAR BISWAS Date of Execution - 13/12/2024, , Admitted by: Self, Date of Admission: 13/12/2024, Place of Admission of Execution: Office	 Dec 13 2024 1:00PM	 Captured L/F 13/12/2024	 13/12/2024
SATYEN BOSE ROAD, DESHBANDHUPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S.-Siliguri, District-Darjeeling, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , Aadhaar No: 95xxxxxxxx8851 Status : Representative, Representative of : STHAPATYA CONSTRUCTION (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Shri SUBIR CHANDRA CHOWDHURY Son of Late SUDHIR CHANDRA CHOWDHURY Date of Execution - 13/12/2024, , Admitted by: Self, Date of Admission: 13/12/2024, Place of Admission of Execution: Office	 Dec 13 2024 1:07PM	 Captured L/F 13/12/2024	 13/12/2024
DR. HIMANGSHU GUPTA PATH, DESHBANDHUPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S.-Siliguri, District-Darjeeling, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , Aadhaar No: 97xxxxxxxx8988 Status : Representative, Representative of : STHAPATYA CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri PARTHA GUHA Son of Late RADINDRA NARAYAN GUHA BASUPARA, SILIGURI, City - Siliguri Mc, P.O - SILIGURI TOWN, P.S - Siliguri, District - Darjeeling, West Bengal, India, PIN - 734004		 Captured	
13/12/2024	13/12/2024	13/12/2024	
Identifier Of Shri PRATUL CHAKRABORTY, Shri VASKAR BISWAS, Shri SUBIR CHANDRA CHOWDHURY, Shri PALLAB BHUSAN, Shri SHUBHARTHI BHUSAN			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri PRATUL CHAKRABORTY	STHAPATYA CONSTRUCTION-4.25 Dec
2	Shri PALLAB BHUSAN	STHAPATYA CONSTRUCTION-2.125 Dec
3	Shri SHUBHARTHI BHUSAN	STHAPATYA CONSTRUCTION-2.125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri PRATUL CHAKRABORTY	STHAPATYA CONSTRUCTION-300.00000000 Sq Ft
2	Shri PALLAB BHUSAN	STHAPATYA CONSTRUCTION-150.00000000 Sq Ft
3	Shri SHUBHARTHI BHUSAN	STHAPATYA CONSTRUCTION-150.00000000 Sq Ft

Endorsement For Deed Number : I - 040202884 / 2024

On 13-12-2024

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 13:00 hrs on 13-12-2024, at the Office of the A.D.S.R. SILIGURI by Shri PRATUL 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 89,10,576/-

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

Execution is admitted on 13/12/2024 by 1. Shri PRATUL CHAKRABORTY, Son of Late PRAMATHA NATH CHAKRABORTY, 5, MAA SARADA SARANI, NORTH BHARAT NAGAR, P.O: RABINDRA SARANI, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Retired Person, 2. Shri PALLAB BHUSAN, Son of Late DEBENDRA CHANDRA BHUSAN, 5, MAA SARADA SARANI, NORTH BHARAT NAGAR, P.O: RABINDRA SARANI, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Retired Person, 3. Shri SHUBHARTHI BHUSAN, Son of Shri PALLAB BHUSAN, 5, MAA SARADA SARANI, NORTH BHARAT NAGAR, P.O: RABINDRA SARANI, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Service Indetified by Shri PARTHA GUHA, Son of Late RABINDRA NARAYAN GUHA, BABUPARA, SILIGURI, P.O: SILIGURI TOWN, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

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

Execution is admitted on 13-12-2024 by Shri VASKAR BISWAS, PARTNER, STHAPATYA CONSTRUCTION (Partnership Firm), DR. HIMANGSHU GUPTA PATH, DESHBANDHUPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004

Indetified by Shri PARTHA GUHA, Son of Late RABINDRA NARAYAN GUHA, BABUPARA, SILIGURI, P.O: SILIGURI TOWN, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

Execution is admitted on 13-12-2024 by Shri SUBIR CHANDRA CHOWDHURY, PARTNER, STHAPATYA CONSTRUCTION (Partnership Firm), DR. HIMANGSHU GUPTA PATH, DESHBANDHUPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004

Indetified by Shri PARTHA GUHA, Son of Late RABINDRA NARAYAN GUHA, BABUPARA, SILIGURI, P.O: SILIGURI TOWN, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

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 12/12/2024 9:53PM with Govt. Ref. No: 192024250313995658 on 12-12-2024, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No: 1906607752827 on 12-12-2024, 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 1,000.00/-, by online = Rs 9,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 859, Amount: Rs.1,000.00/-, Date of Purchase: 12/12/2024, Vendor name: R Yadav

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/12/2024 9:53PM with Govt. Ref. No: 192024250313995658 on 12-12-2024, Amount Rs: 9,020/-, Bank: SBI EPay (SBlePay), Ref. No. 1906607752827 on 12-12-2024, Head of Account 0030-02-103-003-02

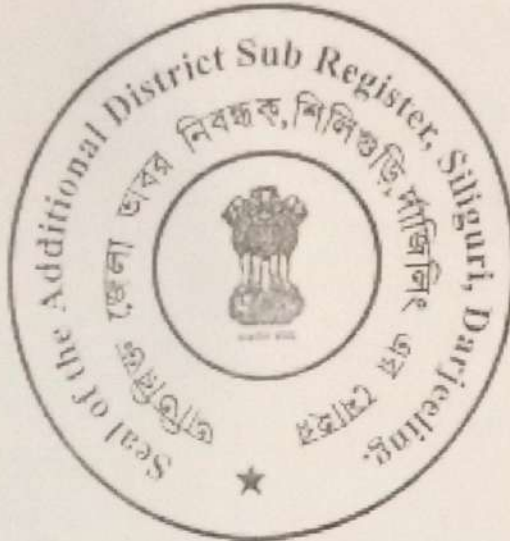

Zojila Dolkar Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2025, Page from 1013 to 1034

being No 040202884 for the year 2024.



Digitally signed by Lakpa Bittu Tamang
Date: 2025.01.09 15:53:27 +05:30
Reason: Digital Signing of Deed.

(LAKPA BITTU TAMANG) 09/01/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.