

MAINAK NIRMAN PRIVATE LIMITED
173/221, BIDHAN MARKET, SILIGURI
DIST: DARJEELING, WB -734001
GST NO - 19AAECM2342J1ZF

DECLARATION

I, Mr. Vikash Goel, S/o Late Suresh Chandra Goel (bearing PAN NO – AEMPG0499K and AADHAAR NO 8725 1093 4009) Hindu by Religion, Indian by Nationality, Indian, Businessman by Occupation, Resident of 49/3 Sri Ram Colony Sen Road Ward No.10 Siliguri, Darjeeling, West Bengal – 734001, one of the directors of company “MAINAK NIRMAN PRIVATE LIMITED” and promoters of the proposed project “PRESTIGE HOME” do hereby solemnly declare I have submitted the following documents:

- Land Use Compatibility Certificate herein referred as LUCC
- L & LR herein referred as Khajna (Revenue)
- Khatian
- Conversion Certificate
- Holding Tax Receipt of Siliguri Municipal Corporation
- Land & Land Reforms And Refugee Relief & Rehabilitation Department inc challan

Therefore, I would like to declare that we have submitted LR, Khatian and other supporting documents for the said property in the name of company. So, consider that as a Mutation certificate.

The above information is true to the best of my knowledge and information.

For, MAINAK NIRMAN PRIVATE LIMITED

MAINAK NIRMAN PVT. LTD.

Vikash Goel

DIRECTOR

Mr. Vikash Goel
(Director)
(00374841)
Place: Siliguri
Date:05.04.2024



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 3557/SJDA

Date : 07-Aug-2019

To,

MAINAK NIRMAN PRIVATE LIMITED REPRESENTED BY VIKASH GOYEL,
LIMBU BASTI, SILIGURI

Sub : Land Use Compatibility Certificate

In reference to his / her application dated 10-Jul-2019(0172/SIG/PLN/SJDA/2019) on the subject quoted above, the proposed institution of Residential use/change of use of land from _____ to _____ development for land area of 3,924.68 square meters (Site Plan enclosed) at SMC C.S. / R.S. / L.R. Plot No. 5/713, 5/715(R.S.), 907(L.R.) In Sheet No. 8(R.S.), 5(L.R.) Holding No. _____ within Ward No. 43 Mouza Dabgram (Urban) JL NO. - 002(Dabgram(Urban)) under BHAKTINAGAR Police Station, he / she is hereby informed that the development / institution / charge of use of land as proposed is compatible / incompatible to the predominant Land Use of the Commercial , Industrial , Residential Zone No. 03/08/01 as per Land Use Map prepared and published by the Siliguri Jalpaiguri Development Authority under section 29(1) of the West Bengal Town & Country (Planning & Development) Act, 1979. The development charge as leviable under the said Act for the proposed development / institution / change of use of land has been paid vide money receipt No. RC/0573/2019 dated 23-Jul-2019/ no such development charge is leviable. The applicant is allowed to use a floor area not exceeding the area as per the use table mentioned in the site plan enclosed / _____ square meters as _____ out of floor area permissible under Regulation.

B.
08/08/19
Chief Executive Officer,

Siliguri Jalpaiguri Development Authority

Dated 07-Aug-2019

Memo No. 3557/SJDA

Copy forwarded to:

1. OC & SRO II, Siliguri Municipal Corporation area, L&LR Dept., Court More, Siliguri
2. BL & LRO, Matigara, Shibmandir, P.O. Kadamtala, P.S. Matigara, Dist. Darjeeling, Pin-734011
3. BL & LRO, Naxalbari, P.O. & P.S. Naxalbari, Dist. Darjeeling, Pin-734429
4. BL & LRO, Rajganj, P.O. Fatapukur (Rajganj) P.S. Rajganj, Dist. Jalpaiguri, Pin-735134
5. BL & LRO, Jalpaiguri Sadar, P.S. Jalpaiguri, Dist. Jalpaiguri, Pin-735101
6. BL & LRO, Phansidewa, P.S. Phansidewa, Dist. Darjeeling, Pin-734434
7. BL & LRO, Kharibari, P.O. Batasi, P.S. Kharibari, Dist. Darjeeling, Pin-734427

Chief Executive Officer,
Siliguri Jalpaiguri Development Authority



খাজনার দাখিলা এবং বিবিধ তলব
প্রকার অংশ

১। জেলার নাম	২। থানার নাম ও তৌজি নং	৩। সার্কেলের নাম ও তহশীল ব্লক নং	৪। ডুমিসহায়কের রসিদ নং
৫। মৌজার নাম ও জে.এল. নং	৬। অমাবন্দী নং	৭। খতিয়ান নং	৮। দাগ নং
৯। জমির পরিমাণ	১০। প্রকার নাম ও পিতা/স্বামীর নাম ও সাকিন		
১১। কাহার দ্বারা (খাজনা) দাখিল হইয়াছে			

৫ম জে.এল. নং
৬। অমাবন্দী নং
৭। খতিয়ান নং
৮। দাগ নং
৯। জমির পরিমাণ

নগর খাজনা	সার চার্জ	পথ কর	পূর্ত কর	শিক্ষা কর	বিবিধ	স্থানীয় কর্মসংস্থান আইনে দেয়	মোট
১২	১৩	১৪	১৫	১৬	১৭	১৮	১৯

RR- 853052
Dt- 16-05-19
১৪২৫৮৫১০

পত্রিতমঃ ডুমিসহায়কের আর্ডিনেন্স ৪(ক), ৪(খ), ৪(গ)।
যে ক্ষেত্রে মৌজার কোন স্থল খেতাজ প্রকৃতি
বা অন্য কোন প্রকারে ভেঙে পড়েছে তাহলে
মৌজার আয়তনের ১০ শতাংশ পর্যন্ত
খাজনা সাময়িক ভাবে উল্লেখ্য করিতে হবে।
খাজনা বাবদ লাইসেন্স ফি
সংক্রান্ত বিবরণ লিখিতে হইবে।

খাজনা	ডিম সনের পূর্বকার	ডুমিসহায়কের সনের বাকি	ডুমিসহায়কের সনের বাকি	হাল সনের	হাল	সুদ	মোট
সার চার্জ	২০	২১	২২	২৩	২৪	২৫	২৬
পথ কর							
পূর্ত কর							
শিক্ষা কর							
অন্যান্য							
(ক) সার চার্জ	১০১০	০৬৫৫	২৫৪৭	২০৪৭	২০৪৭	২০৪৭	১০১০
(খ) সেস	১২	১১০	১১০	১১০	১১০	১১০	১১০
মোট	১০২২	০৭৬৫	২৬৫৭	২১৫৭	২১৫৭	২১৫৭	১০২২
বাদ মিনাহ							

মোট আদায় (কথায়)
আদায়কারী কর্মচারীর সই ও তারিখ



Land & Land Reforms And Refugee Relief & Rehabilitation Department
Application by the Raiyat for online payment of Land Revenue

Application No : REVE2024070103927

Application Date : 19/03/2024

Dated:-19/03/2024 , 17:31:51 pm

Name of the District : JALPAIGURI
Name of the Block : RAJGANJ
Name of the Police Station : Rajganj
Name of the Mouza : Dabgram Sheet No- 5
Jurisdiction List No.(JLNO) : 2
Name of the Applicant : MAINAK NIRMAN PRIVATE LIMITED

Plot Schedule :

Khatian No.	Plot No.	Classification	Share	Share Area(Acre)	Land Used for
1831	907	Dahala	2872	0.9700	Bastu

I, Shri./Smt. MAINAK NIRMAN PRIVATE LIMITED s/o or d/o or w/o BIKASH GOYAL self / on behalf of raiyat do hereby declare that particulars of land held & used by me as above, which is neither vested nor acquired.

I paid land revenue of above mentioned lands upto : 1429

Last Revenue Receipt number : REVREC2022070110440

Total land held by me & my family is : 0.97 Acre

The particulars contained here in above are true to the best of my information and belief.

Date:

Name:

Assessment and demand of Land Revenue

As per the declaration of the applicant and provisions of Sec. 23 of WBLR Act, the land revenue including cess and surcharge assessed for the revenue year (1430 to 1430) is the sum of Rs.:3920/- (Three Thousand Nine Hundred Twenty) only falls due on 1st Baisakh, 1430 BS with arrear (if any).

In addition to this, you have to pay a sum of Rs.: 0/- (Zero) only being interest on arrear of revenue under Rule 303 of WBLR Manual. As such, in total you have to pay Rs.:3920/- (Three Thousand Nine Hundred Twenty) only.

You are requested to pay the above sum of money within 30th day of Chaitra, 1430 BS.

Block Land & Land Reforms Officer
(RAJGANJ)



FORM No. 10

SILIGURI MUNICIPAL CORPORATION

Receipt Book No.

RECEIPT FORM (Duplicate to be filled up by carbon process)

RECEIPT No. 23509

Holding No. W/100fc/11

Name of the Street Prakash Nagar

Ward No. 43

Name of the Assessee Mainak Nirman Pvt. Ltd.

Receive the sum of Rupees One Thousand Seven Hundred Four Only. (in words)

on account of Municipal Property Tax / Surcharge as detailed below :-

	Old Arrear		Arrear		Current Year 20 23 2024 March								Total Amount		
	Period	Amount		Period	Amount		1st Quarter		2nd. Quarter		3rd. Quarter			4th. Quarter	
		Rs.	P.		Rs.	P.	Amount		Amount		Amount			Amount	
Old arrear					442	50	442	50	442	50	442	50			
Less rebate															
TOTAL															
Property Tax															
Less rebate															
TOTAL							420	50	420	50	420	50	420	50	1704 200
Surcharges															
Less rebate															
TOTAL															
Interest															
Warrent fee															
Total Amount															1704 200

KGuzhik Dal
Signature of the
Collecting sarker /
Authorised person.

15/07
2023



[Signature]
Signature of the
Commissioner
Siliguri Municipal Corporation.

জেলা- জলপাইগুড়ি খতিয়ান নং- ১৮৩১

[০৭০১৪০৫]



মৌজা- ডাৰখাম সিট
নং-৫

জে.এল.নং- ২

থানা- রাজগঞ্জ

(১) রাজস্ব- ৩৮৮.০০ টাকা

(২) জমির পরিমাণ(এ)- ০.৯৭

(৩) মোট দাগের সংখ্যা- ১

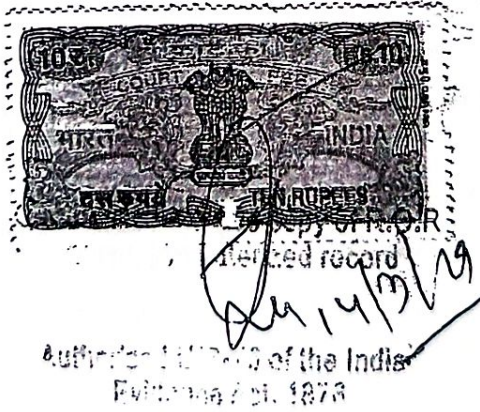
	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	মৈনাক নির্মান প্রাঃ লিঃ	রায়ত	
ঠিকানা-	বিকাশ গোয়েল প্রকাশ নগর		

(৭) অগ্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমাণ	একর	হেক্টর
১০৭	দহলা		৩.৩৯	০.২৮৭২	০.৯৭		

obj No ১৯৯/২০১৩

মোট দাগের সংখ্যা- এক মাত্র

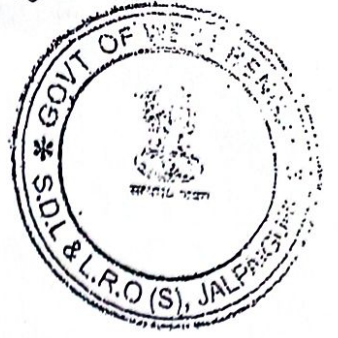


Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 , Copy No.:9362

Government of West Bengal

Office of the Sub-Divisional Land & Land Reforms Officer

সদর জলপাইগুড়ি



To

সৈন্যক নির্মাণ প্রাঃ লিঃ

পিতা/স্বামীর নাম: বিকাশ গোস্বামী

প্রকাশ নগর

P.S.: রাজগঞ্জ

District: জলপাইগুড়ি

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 26/03/2019

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 14/05/2019 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2019/0701/344)

Mouza With JL No. & PS	Khatian No. (LR)	Plot No.	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
ডাৰগ্রাম সিট নং-5, 2, রাজগঞ্জ	1831	907	0.9700	দহলা	হাউসিং কমপ্লেক্স

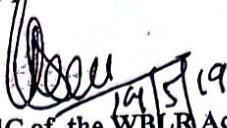
Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.


Sub-Divisional Land & Land
Reforms Officer
Sadar Jalpaiguri

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in-the Kolkata Gazette, Extraordinary.


Collector u/s 4C of the WBLR Act, 1955

Sub-Divisional Land & Land Reforms Officer
Sub-Divisional Land & Land Reforms Officer
Sadar Jalpaiguri

Dated: 14/05/2019

Memo:

- (i) The BL&LRO, রাজগঞ্জ for information and taking necessary action.
- (ii) The RI, of the ডাৰগাম - 1 for information and taking necessary action.
- (iii) Office copy of the certificate to be kept with the relevent case Record

Sub-Divisional Land & Land Reforms Officer



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



200320242043198648

GRIPS Payment Detail

GRIPS Payment ID:	200320242043198648	Payment Init. Date:	20/03/2024 13:00:55
Total Amount:	3920	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	2091527093617	BRN Date:	20/03/2024 13:02:30
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: MAINAK NIRMAN PRIVATE LIMITED
Mobile: 8619427935

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240431986498	Land & Land Reforms and Refugee Relief & Rehabilitation	3920
Total			3920

IN WORDS: THREE THOUSAND NINE HUNDRED TWENTY ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





Govt. of West Bengal
Land & Land Reforms and Refugee
Relief & Rehabilitation
GRIPS eChallan



192023240431986498

GRN Details

GRN:	192023240431986498	Payment Mode:	SBI Epay
GRN Date:	20/03/2024 13:00:55	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2091527093617	BRN Date:	20/03/2024 13:02:30
Gateway Ref ID:	444651447730	Method:	State Bank of India UPI
GRIPS Payment ID:	200320242043198648	Payment Init. Date:	20/03/2024 13:00:55
Payment Status:	Successful	Payment Ref. No:	REVE2024070103927

Depositor Details

Depositor's Name:	MAINAK NIRMAN PRIVATE LIMITED
Address:	
Mobile:	8619427935
Email:	puchuroy917@gmail.com
Period From (dd/mm/yyyy):	20/03/2024
Period To (dd/mm/yyyy):	20/03/2024
Payment Ref ID:	REVE2024070103927
Dept Ref ID/DRN:	0512024070108249

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	REVE2024070103927	Deposition of Land Revenue-Land Revenue	0029-00-101-001-03	3408
2	REVE2024070103927	Surcharge on Land revenue/Rural Employment	0029-00-101-007-04	512
Total				3920

IN WORDS: THREE THOUSAND NINE HUNDRED TWENTY ONLY.