

SL No. 1675/2022

T - 1609/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2/1311814/2022 AE 884575

Subhas Banik

Sukla Banik

Maha Sub Banik

Sukla Banik

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Sukla Banik

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT IS MADE AND EXECUTED ON THIS
THE 27th DAY OF MAY TWO THOUSAND TWENTY TWO AT SILIGURI

BY AND BETWEEN

1. SRI SUBHASH BANIK, Son of Late Jiban Krishna Banik, PAN - BPAPB2588E, Aadhaar No.6357-4666-7715, Hindu by religion, Indian by nationality, Business by occupation, resident of Netaji Subhash Road, under Ward No.17 of Siliguri Municipal Corporation, Post Office and Police Station - Siliguri, District - Darjeeling, PIN - 734001;
2. SMT MAYARANI BANIK, Wife of Late Shyam Sundar Banik, PAN - DCMPB6525G, Aadhaar No.5086-0569-8552, Hindu by religion, Indian by nationality, Housewife by occupation, resident of

NON JUDICIAL STAMP

Sl. No. 2919 Dated 24/05/22
Name Subhash Banik & others
Of Slg
Value Rs. 100 (Rupees 100)

SANDHYA SAMA GOON
GOVT. STAMP VENDOR
SILIGURI
L/NQ.-174RM OF 2015



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

27 MAY 2022

Subhash Banik
 Smt. Joychanda Banik,
 Sukla Banik,
 Mahadeb Banik,
 Suvra Banik,
 Susmita Banik,
 Smt. Joychanda Banik,
 Tiampa Munsi,
 Kuampa Bhowal,
 Bumbon Banik,
 Jaydeb Banik,
 Bumbon Banik,
 Nupur Banik

Netaji Subhash Road, under Ward No.17 of Siliguri Municipal Corporation, Post Office and Police Station - Siliguri, District - Darjeeling, PIN - 734001;

3. **SMT SUKLA BANIK**, Wife of Sri Joychanda Banik, Daughter of Late Shyam Sundar Banik, **PAN - BRAPB8758E**, **Aadhaar No.3564-1886-8853**, Hindu by religion, Indian by nationality, Housewife by occupation, resident of C/o Gautam Medical Store, Silver Jubilee Road; near Shani Mandir, under Ward No.8 of Cooch Behar Municipality, Post Office - Cooch Behar, Police Station - Kotwali, District - Cooch Behar, PIN - 736101;
4. **SRI MAHADEB BANIK**, Son of Late Shyam Sundar Banik, **PAN - AFSPB4774P**, **Aadhaar No.7442-7068-9390**, Hindu by religion, Indian by nationality, Business by occupation, resident of Netaji Subhash Road, under Ward No.17 of Siliguri Municipal Corporation, Post Office and Police Station - Siliguri, District - Darjeeling, PIN - 734001;
5. **SMT SUVRA BANIK @ SUVRA GANESH BANIK**, Wife of Sri Manik Chandra Banik, Daughter of Late Shyam Sundar Banik, **PAN - AHDPB1596L**, **Aadhaar No.9399-6422-7632**, Hindu by religion, Indian by nationality, Housewife by occupation, resident of A-1101, Suprabhat SOC, Khandelwal Marg Village Road, Post Office and Police Station - Bhandup (West), District - Mumbai, State - Maharashtra, PIN - 400078;
6. **SMT SUSMITA BANIK @ SUSMITA SEN**, Wife of Sri Arijit Sen, Daughter of Late Shyam Sundar Banik, **PAN - BCJPB0162L**, **Aadhaar No.2498-3485-1998**, Hindu by religion, Indian by nationality, Housewife by occupation, resident of 247, Nivedita Road, Post Office and Police Station - Pradhan Nagar, District - Darjeeling, PIN - 734003;
7. **SMT SHEPHALI BANIK**, Wife of Late Manoranjan Banik, **PAN - BTSPB0461Q**, **Aadhaar No.7479-4925-0749**, Hindu by religion, Indian by nationality, Housewife by occupation, resident of Netaji Subhash Road, under Ward No.17 of Siliguri Municipal Corporation, Post Office and Police Station - Siliguri, District - Darjeeling, PIN - 734001;

SUDHI VINAYAK CONSTRUCTION

 Proprietor

Subhas Banik

Sukla Banik

Mahadeb Banik

Suvra Banik

Susoma Banik

Tumpa Munsi

Tumpa Munsi

Rumpa Bhowal

Bumba Banik

Joydeb Banik

Basudeb Banik

Nupur Banik

8. **SMT TUMPA MUNSI**, Wife of Manirujjaman Sk., Daughter of Late Manoranjan Banik, **PAN - CHJPM2258J, Aadhaar No.8247-2845-8606**, Hindu by religion, Indian by nationality, Housewife by occupation, resident of Arambagh, Post Office and Police Station - Arambagh, District - Hooghly, PIN - 712601;
9. **SMT RUMPA BHOWAL**, Wife of Sri Animesh Bhowal, Daughter of Late Manoranjan Banik, **PAN - FQYPB7210L, Aadhaar No.5811-5462-4629**, Hindu by religion, Indian by nationality, Housewife by occupation, resident of Banarhat Tea Garden, Adharshapally, 1 No. Colony, Post Office and Police Station - Banarhat, District - Jalpaiguri, PIN - 735202;
10. **SRI BUMBA BANIK**, Son of Late Manoranjan Banik, **PAN - BORPB6495Q, Aadhaar No.9004-9240-2216**, Hindu by religion, Indian by nationality, Business by occupation, resident of Netaji Subhash Road, under Ward No.17 of Siliguri Municipal Corporation, Post Office and Police Station - Siliguri, District - Darjeeling, PIN - 734001;
11. **SRI JOYDEB BANIK**, Son of Late Nitai Chandra Banik, **PAN - EFCPB5156P, Aadhaar No.3777-5071-1432**, Hindu by religion, Indian by nationality, Business by occupation, resident of Netaji Subhash Road, under Ward No.17 of Siliguri Municipal Corporation, Post Office and Police Station - Siliguri, District - Darjeeling, PIN - 734001;
12. **SRI BASUDEB BANIK**, Son of Late Nitai Chandra Banik, **PAN - FDCPB0955H, Aadhaar No.2229-2985-3274**, Hindu by religion, Indian by nationality, Business by occupation, resident of Netaji Subhash Road, under Ward No.17 of Siliguri Municipal Corporation, Post Office and Police Station - Siliguri, District - Darjeeling, PIN - 734001;
13. **SMT NUPUR BANIK**, Wife of Sri Naresh Chandra Banik, Daughter of Late Nitai Chandra Banik, **PAN - ANOPB3036A, Aadhaar No.2169-3843-2051**, Hindu by religion, Indian by nationality, Housewife by occupation, resident of Dangapara, Pundapara Kalibari, Ward No.14 of Jalpaiguri Municipality, Post Office, Police Station & District - Jalpaiguri, PIN - 735132

SIDDHI VINAYAK CONSTRUCTION

[Signature]

Proprietor

Subhas. Banik
 Srinandan Banik,
 Sukla Banik.
 Mahadeb Banik.
 Savita Banik
 Susmita Banik
 Sotorn Banik
 Tumpa Munsi
 Ranpa Bhowal
 Bumba Banik
 Pat Deb Banik
 Basu Banik
 Nupur Banik

----- hereinafter called the "Land Owners/ First Party"
 (which expression shall mean and include unless, excluded
 by or repugnant to the context their legal heirs,
 executors, successors, legal representatives,
 administrators and assigns) of the ONE PART.

AND

SIDDHI VINAYAK CONSTRUCTION (PAN - AEWPM1693K), a
 proprietorship firm having its registered office at Mukunda
 Das Road, Milanpally, Post Office - Siliguri Bazar, Police
 Station - Siliguri, District - Darjeeling, PIN - 734005,
 represented by its sole proprietor **SRI ABHIJIT MODAK**, Son
 of Sri Abani Mohan Modak, Aadhaar No. 4702-2794-6928, Hindu
 by religion, Indian by nationality, Business by occupation,
 resident of Mukunda Das Road, Milanpally, Post Office -
 Siliguri Bazar, Police Station - Siliguri, District -
 Darjeeling, PIN - 734005 ----- hereinafter called the
 "Builder & Developer/ Second Party" (which expression shall
 mean and include unless excluded by or repugnant to the
 context its successors-in-interest, administrators, legal
 representatives, and permitted assigns) of the OTHER PART.

WHEREAS by virtue of a Deed of Sale registered at the
 office of the Sub Registrar, Siliguri being recorded in
 Book No. I, being No. 4126 for the year 1971, Sri Shyam
 Sundar Banik, Sri Subhash Chandra Banik, Sri Nitai Chandra
 Banik and Sri Manoranjan Banik, all Sons of Sri Jiban
 Krishna Banik had jointly acquired a piece and parcel of
 land measuring 0.135 Acre, appertaining to and forming
 part of R.S. Plot No. 6868, recorded in R.S. Khatian No.
 4021, Mouza - Siliguri, J.L. No. 110 (88), Police Station -
 Siliguri, District - Darjeeling from Sri Ajit Kumar
 Dasgupta, Son of Late Priyonath Dasgupta morefully
 described in Schedule "A" of this Agreement, appearing
 hereinafter and forming a part and parcel of this Agreement
 (hereinafter referred to as "**Property**").

Subhas Banik

Sri Shyam Sundar Banik
Sukla Banik

Mahadeb Banik

Suvra Banik

Susmita Banik

Smt Shephali Banik

Tumpa Munsu

Rumpa Bhowal

Bumba Banik

Jaydeb Banik

Basudeb Banik

Nupur Banik

AND WHEREAS being owners in such possession of the Property the above named Sri Shyam Sundar Banik, Sri Subhash Chandra Banik, Sri Nitai Chandra Banik and Sri Manoranjan Banik have jointly constructed a tin shed wooden structure upon aforesaid Property.

AND WHEREAS being owner in such possession of the aforesaid Property, the above named Manoranjan Banik died intestate on 02.10.2007 leaving behind his wife Smt Shephali Banik, his daughters namely Smt Tumpa Munsu & Smt Rumpa Bhowal and his son Sri Bumba Banik as his only legal heirs and successors to equally inherit the aforesaid Property acquired by him during his life time.

AND WHEREAS being owner in such possession of the aforesaid Property, the above named Shyam Sundar Banik died intestate on 21.12.2020 leaving behind his wife Smt Mayarani Banik, his daughters namely Smt Sukla Banik, Smt Suvra Ganesh Banik & Smt Susmita Sen and his son Sri Mahadeb Banik as his only legal heirs and successors to equally inherit the aforesaid Property acquired by him during his life time.

AND WHEREAS being joint owner in such possession the above named Nitai Chandra Banik died intestate on 17.05.2021 leaving behind his two sons namely Sri Joydeb Banik & Sri Basudeb Banik and his daughter Smt Nupur Banik as his only legal heirs and successors to inherit his undivided share upon aforesaid property acquired during his life time.

AND WHEREAS being joint owners in such possession of the undivided shares in the aforesaid Property, the above named Sri Subhash Chandra Banik, Smt Shephali Banik, Smt Tumpa Munsu, Smt Rumpa Bhowal, Smt Mayarani Banik, Smt Sukla Banik, Sri Mahadeb Banik, Smt Suvra Banik & Suvra

SIDDHI VINAYAK CONSTRUCTIO

Handwritten signature

Subhan Banik

Smt. Joydeb Banik,
Sukla Banik

Mahadeb Banik

Surra Banik

Susmita Banik

Kotratia Para

Tumpa Munsi

Deompa Bhoosal

Bumbar Banik

Taty deb Banik

Basu tes Banik

Nupur Banik

Ganesh Banik, Smt Susmita Banik @ Susmita Sen, Sri Joydeb Banik, Sri Basudeb Banik and Smt Nupur Banik (i.e. the First Party herein) have desired to enter into a joint venture to construct a multi storied building upon aforesaid Property after dismantling the existing structure standing thereon.

AND WHEREAS the Builder & Developer/ Second Party having previous experience in construction/ building works has approached the Land Owners/ First Party to appoint the Second Party as 'Builder & Developer' to construct the proposed multi storied building and the Land Owners/First Party have accepted the proposal of the Builder & Developer/ Second Party on the terms and conditions contained in this Agreement.

NOW THIS AGREEMENT WITNESSETH THAT IN PURSUANCE OF THE AFORESAID OFFER AND ACCEPTANCES AND IN CONSIDERATION OF THE FOREGOING AND THE RESPECTIVE REPRESENTATIONS, WARRANTIES, COVENANTS AND AGREEMENTS SET FORTH HEREIN, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT, ADEQUACY AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, BOTH THE PARTIES HAVE ENTERED INTO THIS AGREEMENT ON THE FOLLOWING TERMS AND CONDITIONS: -

ARTICLE: I - DEFINITION

- 1) That the word "Property" shall mean all that demarcated piece or parcel of land as described in the Schedule - "A" below.
- 2) That the word "Building" shall mean multi storied building or any other building to be approved by the Siliguri Municipal Corporation to be constructed by the Builder & Developer/ Second Party on the Property.

SDDHI VINAYAK CONSTRUCTION

[Signature]

Sudhar Banik

Sudhar Banik
Sukla Banik
Mahadib Banik
Suvra Banik

Susanta Banik

- 15/12/2018

Tumpa Muni

Puampa Bhawal

Bumbar Banik

Tat deb Banik

Basa per Banik

Nupur Banik

- 3) That the word "**Building Plan**" shall mean the mutually agreed plan including renewal, revised and/ or modified for the construction of the Building on the Property duly approved/ sanctioned by the Siliguri Municipal Corporation.
- 4) That the word "**Built up Area**" shall mean in relation to a flat the covered area of the flat (including the area of bathroom, balconies, etc., appurtenant thereto), in relation to any other constructed area shall mean the covered area of the other constructed area and also the thickness of the walls (external and internal), the columns or pillars therein, provided that if any wall column or pillar be common between the two flats/ other constructed area then $\frac{1}{2}$ (one-half) of the area under such wall, column or pillar shall be included in such flat/ other constructed area.
- 5) That the word "**Super Built Area**" shall mean that the same shall be computed by adding an agreed fixed percentage of 20% (twenty percent) to the Built up Area of the said flat.
- 6) That the word "**Common Areas & Facilities**" shall mean and include corridors, stair-ways, passage ways, pump room, overhead water tank, underground water reservoir, water pump and motor, roof, terrace and other amenities and facilities as more particularly mentioned in Article XI of this Agreement.
- 7) That the word "**Consent**" shall mean the planning permission sanctions and all other consents, licenses, permissions and approvals (whether statutory or otherwise) necessary or required for development of the Property.

UDHI VINAYAK CONSTRUCTION

Pranjoy

Sukhas Barik

Savitri Barik

Sukla Barik

Mahadeb Barik

Savitri Barik

Susmita Barik

Savitri Barik

Tumpa Muni

Rumpa Bhowal

Bumba Barik

Tat Deb Barik

Basu Deb Barik

Nrupur Barik

- 8) That the word "**Development**" shall mean all demolition and clearance operations on the Property and all excavation and other construction/ reconstruction/ renovation work and all associated drainage and infrastructure works for the development of the Property in accordance with the Plan, which also includes the modifications, alternations, constructions to be made on the Property as may be mutually agreed by the Parties.
- 9) That the word "**Completion/ Completed/ Complete**" shall mean the completion of the Building and made fit for habitation and certified so by the Architect and the relevant authorities.

ARTICLE: II - RIGHTS & OBLIGATION OF THE LAND OWNERS/FIRST PARTY

Pursuant to this Agreement and subject to the obligations stated hereunder including but not limited to the timely payment/ delivery of the Total Consideration by the Developer & Builder/ Second Parties, the Land Owners/ First Parties hereby appoint the Builder & Developer/ Second Parties as the exclusive developer for the purpose of undertaking the Development of the Property and agree to be bound by the following:

1. That the Land Owners/ First Party shall vacate the Property and handover the same in vacant condition to the Builder & Developer/ Second Party, free from all encumbrances and hindrance within 30 (Thirty) days upon intimation of the Builder & Developer/ Second Party.
2. The Land Owners/ First Party shall at the time of execution of this Agreement, also execute a registered mutually agreed General Power of Attorney ("**POA**") authorizing the Builder & Developers/ Second Party

Syphon Barik

Syphon Barik

Sukla Barik

Mahadeb Barik

Susmita Barik

Susmita Barik

Tumpa Muni

Tumpa Muni

Pampa Bhowal

Bumba Barik

Taldeb Barik

Besun Deb Barik

Mupur Barik

empowering its sole proprietor to do all acts, deeds in relation to the construction of the proposed building upon the Property and to prepare agreements with intending Third Party buyer or buyers of respective flats from the Developer's Allocation and thereafter present before the appropriate authority for registration of the Sale Deed of the said flats from the Developer's Allocation in favour of such Third Party buyer/s. In case of death of any of the Land Owners/ First Party their legal heir/s shall be bound to execute another General Power of Attorney on the above terms and conditions to perform the part of this Agreement and the cost for executing of the POA shall be borne by the First Party.

3. That the First Party shall sign on the mutually agreed petition, deeds/ instruments and documents which shall/may be required by the Second Party from time to time for smooth running of construction works. The Second Party shall provide the Plan to the First Party for confirmation prior to submission to the Siliguri Municipal Corporation. No revised Plan shall be submitted until and unless agreed by both the First and Second Party in writing. The First Party shall also act and extend all sorts of co-operation for Completion of the Building within the target/stipulated time period in accordance to Article III (Clause 9). The First Party shall provide copies of and/ or present for inspection all relevant original documents in relation to the Property along with the Second Party for getting the sanctioned building plan and other purpose as may be required from time to time.
4. All dealing by the Second Party in respect of the construction of building shall be in the name of the First Party but the First Party shall have no liability and/or responsibility whatsoever in relation to the said

SODHI VINAYAK CONSTRUCTION

Proprietor

Subhan . Barik

Sunanda Barik
Sukla Barik
Mahadeb Barik
Suvra Barik
Susanta Barik

Subhan Barik

Tumpa Muni

Ruompa Phowal

Bumbar Barik

Tay Deb Bar

Basu Deb Barik

Nupur Barik

dealings with prospective Third Party buyers. The Second Party shall indemnify the First Party and hold the First Party harmless against any and all claims arising from the dismantling of the old structure on the Property, construction of Building in the Property and sale of any units therein.

5. That the First Party shall at the time of Completion of the project and/ or payment of final installment by the Second Party to the First Party, whichever is later, handover all original document/s of title in connection to the scheduled property to the First Party and shall deliver the same free from all encumbrances and charges.
6. The First Party declare that they are the absolute joint owners of the Property holding undivided shares therein, are in possession and enjoyment of the Property and have good right, title, interest and full power to enter into this Agreement with the Second Party and First Party hereby undertake to indemnify and keep indemnified the Builder & Developer/ Second Party from and against any and all Third Party claims, actions and demands whatsoever in respect of the ownership and title of the Property wherein the Development will be made by the Second Party under this Agreement. The First Party declare that the Property is free from all encumbrances, lispendences, charges whatsoever and the Property is not affected by Urban Land (Ceiling & Regulations) Act, 1976 and neither affected under any acquisition or requisition by any Government or Non Government Authority concerned nor it is affected by any scheme of alignment. The First Party have saleable and marketable right, title and interest over the Property and subject to timely payments made by the Second Party and completion of the construction of the Building within the target and stipulated timelines, the First Party undertake not to create any encumbrances and charges on

SIDDHI VINAYAK CONSTRUCTION

Proprietor

Subhas. Banik

Souraj Das
Sukla Banik
Mahadeb Banik
Surbir Banik
Susanta Banik

Pranab Kumar Das

Tumpa Munsi

Devi Prasad

Bambur Banik

Taty del Banik

Baru das Banik

Nupur Banik

the Property or deal with the same otherwise in the manner stated hereinabove. Subject to timely payments made by the Second Party, the First Party shall execute all necessary effective documents/instruments for concluding transaction, affidavit and other papers in connection to the bank loans, if any of the Third Party/ buyer/ purchaser of flats.

7. The First Party shall have the right to inspect the construction of the Building and documents at anytime with prior notice of 2 days to the Second Party. The Second Party shall assist and enable the First Party to inspect the Property as well the documents, upon request.

ARTICLE: III - RIGHTS & OBLIGATION OF THE SECOND PARTY.

Pursuant to this Agreement and subject to the exclusive appointment of the Builder & Developer/ Second Party by the Land Owners/ First Party, the Builder & Developer/ Second Party agree to be bound by the following:

1. That the Second Party shall construct the Building upon the Property including the Owner's Allocation as per the sanctioned building Plan at its own cost.
2. The Second Party shall be entitled to submit and obtain the sanctioned Plan from Siliguri Municipal Corporation. It will be the intention of the Parties to ensure that the Plan is sanctioned at the earliest and the Building is constructed within the stipulated time and the Parties agree to co-operate and assist each other.
3. The Second Party shall, if necessary make a revised or modified building Plan for the Building without altering, the entitlement of the Owner's Allocation under this Agreement in respect of the Property, at its

SIDDHI VINAYAK CONSTRUCTION

Pranab Kumar Das

Sudhansu Banik

Sudhansu Banik
Sukla Banik
Mahadeb Banik
Suresh Banik
Sumanita Banik

Ratan Banik

Tampa Munsi

Ranpa Chowdhury

Banana Banik

Taty Deb Banik

Banubhai Banik

Nupur Banik

own cost and submit the same duly signed by the First Party or by the Constituted Attorney of the First Party to the Siliguri Municipal Corporation for sanction/approval.

4. The Second Party shall at its own cost construct the Building according to approved/sanctioned building Plan by the Siliguri Municipal Corporation. The First Party shall have no liability to bear any amount of construction or any type of cost of the Building to be sanctioned by Siliguri Municipal Corporation.
5. The Second Party shall have the right to obtain financial assistance in respect to the construction of the proposed building after depositing the relevant property papers and after releasing the same shall handover to the First Party.
6. That the Second Party shall appoint architects, masons, workman/laborers at its own choice and the Second Party will bear all expenses there for.
7. That the Second Party shall have all the right to get temporary electricity connection from the West Bengal State Electricity Distribution Co. Ltd. and to get other facilities which is required for smooth working of construction works at its own cost.
8. The Second Party shall have the right to make camp for laborers, masons on any portion of the Property from the date of vacation of the Property by the First Party.
9. That from the time of Completion and sale of the all the units of the Building, the maintenance cost including the electricity bill for running the Common Areas & Facilities including but not limited to the common water pump, common area lighting and other common electrical

SUDHI VINAYAK CONSTRUCTION

[Signature]

Sukhar. Barik

Sukhar Barik 21686

Sukla Barik

Mahadeb Barik

Susanta Barik

Susanta Barik

Postman Barik

Tumpa Munsu

Rumpa Phowal

Bumba Barik

Tat deb Barik

Busa Barik

Nupur Barik

consumption shall be borne by the owner's society/ association formed by the flat owners and the proportional payments shall be made on the basis of the units of the building allotted.

10. The Second Party agree that time is of essence in this entire indenture and undertakes to finish Completion of the construction of the Building in all respects including but not limited to the Common Areas and Facilities and hand over possession of the respective Owner's Allocation to the respective Land Owners/ First Party within a total period of thirty (30) months from the Date of sanction of the building plan. If for any default on the part of the Land Owners/ First Party, the Builder & Developers/ Second Party is unable to proceed with the construction, in such event the time for completion shall stand extended for a period mutually agreed by the Parties in writing. However, time shall be of essence in this regard and in the event the above time frame is not adhered to in the progression of the construction, the Builder & Developer/ Second Party shall be considered in default in meeting its obligations.
11. The Second Party hereby agree to deliver to the First Party possession of the Owner's Allocation along with all the Consents and relevant documents, certificates, permissions, etc. to be obtained by the Second Party from various authorities, within thirty (30) months from the date of sanction of the building plan, subject to an extended grace period not exceeding six (6) months from such due date with prior written intimation to the First Party. However, in case of any event, which is beyond the control of the Builder & Developer/ Second Party, the Builder & Developer/ Second Party shall be entitled to corresponding extension of time with prior written intimation to the First Party.

SIDDHI VINAYAK CONSTRUCTION

Amrita

Pranav

Sukha Banik

Siddhi Vinayak Construction
Sukla Banik
Mahadeb Banik
Suvra Banik
Sasanta Banik

8872/12/21/22

Tumpa Munsri

Rumpa Chowdhury
Bamban Banik

Tardeb Banik

Besuteb Banik
Nupur Banik

ARTICLE: IV - OWNER'S ALLOCATION

The First Party No. 1 shall get one (1) covered car parking space more or less measuring 120 Sq. Ft. with rolling shutter to be constructed at the Front side of the Ground Floor together with undivided share in the Property and land and the First Party Nos. 1 to 13 shall jointly being allotted one (1) residential flat more or less measuring 860 Sq. Ft. including Super Built Up area to be constructed at the Front side of Top Floor of the Building together with undivided proportionate share or interest in the Common Area and Facilities to be provided in the Building together with one (1) car parking space more or less measuring 120 Sq. Ft. to be constructed at the Front side of the Ground Floor together with undivided share in the roof and pro-rated impartible undivided share in the Property and land together with the right to use and enjoy all Common Area and Facilities of the land and the proposed Building shall be together referred to as "Owner's Allocation". The specific residential flat of the aforesaid Owner's Allocation shall depend upon the approval building Plan of the proposed Building to be sanctioned by Siliguri Municipal Corporation. However, the right of the Owner's Allocation shall remain unaffected by any event whatsoever.

ARTICLE: V - DEVELOPER'S ALLOCATION

Subject to Article IV and Completion, all the remaining constructed area of the proposed Building other than the Owner's Allocation shall be allocated to the Builder & Developer/ Second Party ("Developer's Allocation").

SIDDHI VINAYAK CONSTRUCTION

[Signature]

Proprietor

Sudhan Banik

Sourav Banik
Sikta Banik
Mahadeb Banik
Suvra Banik
Susmita Banik

Satish Banik

Tumpa Munsi

Rumpa Bhowal

Bimla Banik

Taj deb Barin

Basudeb Banik

Nupur Banik

ARTICLE: VI - MATERIALS TO BE USED FOR CONSTRUCTION OF THE BUILDING.

The Builder & Developer/ Second Party shall use the building materials which to be standard I.S.I. Mark at its sole cost and responsibility. The First Party shall have no obligations to explain any reasons of defect in respect of the use of the building materials. The Second Party shall indemnify and hold harmless the First Party against any and all claims arising from the construction of the Building and use of building materials by the Second Party.

ARTICLE: VII - RESTRICTIONS.

- i) The Second Party shall abide by all laws, rules and regulations of the Indian government, local bodies and other authorities and shall attend to answer and to be responsible for any deviations and for breach of any laws byelaws, building rules and regulations including the West Bengal Housing Industry Regulation Act, 2017 and all Rules thereunder and amendments thereto.
- ii) Subject to timely payment and/ or delivery of the Total Consideration, the First Party shall have no right to obstruct or cause of any hindrance in the constructions of the Building by any manner whatsoever.
- iii) Both the Parties shall be bound to follow the terms and conditions of this Agreement.

ARTICLE: VIII - BUILDING ALLOCATIONS.

- i) The Second Parties shall deliver the Owner's Allocation to the First Party within thirty (30) months from the sanction of the building plan.

SODHI VINAYAK CONSTRUCTION

Proprietor

Sukhar Banik

Sukhar Banik

Mahadeb Banik

Susanta Banik

Esther Banik

Tampa Muni

Pampa Chowal

Banar Banik

Thy deb Banik

Banu deb Banik

Nupur Banik

ii) On completion of the Building, the Second Party shall execute and register the Sale Deeds in favour of the Third Party buyers of the flats in the Developer's Allocation and shall deliver the possession of the flats to the Third Party buyers. The Second Party shall have all the right to realize the total consideration of such flats from the Third Party buyers at its sweet will, the First Party shall have no right to claim any amount or share of the such consideration paid by the Third Party buyers.

iii) The Third Party buyers of such flats from the Developer's Allocation are to be nominated by the Second Party and the First Party shall have no right to nominate/choose the said Third Party buyers.

ARTICLE: IX - LIABILITY.

All expenses, including but not limited to goods and services tax ("GST") & other taxes or cost (if any) in respect to the sale of the flats and other space of the Developers Allocation shall be borne by the Builder & Developer/ Second Party.

ARTICLE: X - TITLE INDEMNITIES.

The flats and other covering areas of the Building to be allotted in favour of the Third Party/ buyers who may be nominated/selected by the Builder & Developer/ Second Party, shall have all right, title and interest over/upon the said respective flats and covering area having all right to get separate holding number of the said respective flats from the Siliguri Municipal Corporation at its own cost.

SODHI VINAYAK CONSTRUCTION

Proprietor

Sukhan Barik

Sourendra Barik

Sukla Barik

Mahadeb Barik

Susmita Barik

Susmita Barik

28/05/2018

Tumpa Muni

Deompa Bhowal

Suben Barik

Vijay Deb Barik

Debananda Barik

Nrupur Barik

ARTICLE : XI - COMMON AREAS & FACILITIES:

i) The land on which the Building stands with all easements right and appurtenances, attached to the land and Building as follows:

- a) The foundations, columns, girders, beams, supports, main outer wall, roofs, terrace, corridors, lobbies, stairs, stairways, parking, basement, driveway, fire escape, entrance and exit and sewage system;
- b) Quarters of the door keeper/s;
- c) Installations of common services;
- d) Tanks, pumps, compressors, pipes and all such for common use;
- e) Common facilities specifically provided in the declaration of apartment committee of the said building/apartment.

All flat owners shall have equal right, title and interest according to proportionate share of the owners as per each unit of flat owned by them over/upon the Common Areas & Facilities in good and heritable conditions to the associations of said apartment.

ARTICLE : XII - ARBITRATION, GOVERNING LAW AND JURISDICTION

Any dispute or differences which might arise between the Parties and/or the representatives with regard to the interpretation of any Clause/Articles of this Agreement, construction meaning and/or any question relating to the standard of materials which to be used for constructions of Building shall be referred to a sole arbitrator to be appointed by mutual decision of both the Parties and any

SIDDHI VINAYAK CONSTRUCTION

[Signature]

Proprietor

Subhan Banik

Sourav Deb.

Sukla Banik.

Mahadeb Banik.

Suvra Banik

Susmita Banik

Chandra Sekar

Tumpa Munsi

Ranipa Phowal

Bumba Banik

Taty Deb Banik

Basudev Banik

Nupur Banik

decision of said Arbitrator shall be conclusive and binding on the both parties. In the event the Parties are unable to appoint a sole arbitrator, each Party will appoint one arbitrator each and such arbitrators shall then appoint the third arbitrator. Such arbitration shall be in English and as per the provisions of Arbitration and Conciliation Act, 1996. The seat of such Arbitration shall be Siliguri, West Bengal. The laws of India and specifically West Bengal shall apply to the subject matter of this Agreement. The courts of Siliguri, West Bengal shall have exclusive jurisdiction over all disputes arising from this Agreement.

SCHEDULE "A"

[DESCRIPTION OF THE LAND]

All that piece and parcel of land measuring 0.135 Acre, appertaining to and forming part of R.S. Plot No.6868, recorded in R.S. Khatian No.4021, Mouza - Siliguri, J.L. No. 110 (88), under Ward No. 18 of Siliguri Municipal Corporation, Police Station - Siliguri, District - Darjeeling.

The said plot of land is bounded as follows:-

North	: By SMC Road (Netaji Subhash Road);
South	: By land of Jamuna Routh;
East	: By Nilmoni Club & land of Nibash Ghosh;
West	: By land of Ketai Paul.

Subhan Barik

Sorish Datta,

Sukla Barik.

Mahadeb Barik.

Sucra Barik

Susmita Barik

Chaitanya Barik

Tumpa Mundi

Rumpa Bahawal

Bunon Barik

Day deb Barik

Basa Barik

Nupur Barik

SCHEDULE "B"
[OWNER'S ALLOCATION]

First Party No. 1 - All that piece and parcel of one covered car parking space measuring 120 Sq. Ft. with rolling shutter to be constructed at the Front side of the Ground Floor, together with undivided share in the roof and pro-rated impartible undivided share in the Property and land together with the right to use and enjoy all Common Area and Facilities of the land and the proposed Building.

First Party Nos. 1 & 13 - All that piece and parcel of one residential flat more or less measuring 860 Sq. Ft. including Super Built Up area to be constructed at the Front Side of the Top Floor of the proposed Building to be constructed upon Schedule A Property together with undivided proportionate share or interest in the Common Area and Facilities to be provided in the Building together with 1 car parking space measuring 120 Sq. Ft. to be constructed at the Front side of the Ground Floor, together with undivided share in the roof and pro-rated impartible undivided share in the Property and land together with the right to use and enjoy all Common Area and Facilities of the land and the proposed Building.

SCHEDULE "C"
[DEVELOPER'S ALLOCATION]

All that piece and parcel of the remaining constructed area of the proposed multi storied building other than the Owner's Allocation shall be the Developer's Allocation.

SIDDHI VINAYAK CONSTRUCTION

[Signature]

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND
SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND
YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1)

Supriya Modak
(SUPRIYA MODAK)

W/O Shri Abhijit Modak,
Milanpally, Siliguri,
P.O. Siliguri Bazar
P.S. Siliguri,
Dist. Darjeeling.
PIN - 734005.

Surajit Modak
s/o A. M. Modak
Milanpally
Siliguri-734005

Subhas. Barik
• 2025 01 21 2026,
• Sakla Barik,
• Surva Barik,
• Susmita Barik
• Mahadeb Barik,
• 2025 01 21 2026
• Tumpa Munsi
• Rumpa Bhowal
Barik Barik
Barik Barik
Barik Barik
Barik Barik

Signature of the First Party

SHODHI VINAYAK CONSTRUCTION

Shodhi Vinayak

Proprietor

Signature of the Second Party

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

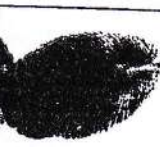
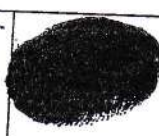
P. S. Choudhury

[PARTHA S. CHOUDHURY]

Advocate, Siliguri.

Enrolment No. WB/431/2007

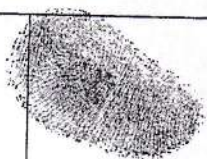
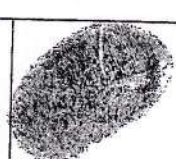
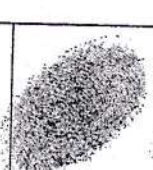
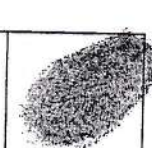
FIRST PARTY

	Left Hand.					
	Right Hand.					

Subhan Barik

Subhan Barik

Subhan Barik
SIGNATURE.

	Left Hand.					
	Right Hand.					

ସମ୍ରାଜ୍ୟ ଚାନ୍ଦ୍ର,

ସମ୍ରାଜ୍ୟ ଚାନ୍ଦ୍ର
SIGNATURE.

	Left Hand.					
	Right Hand.					

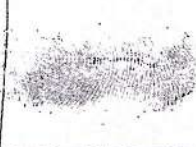
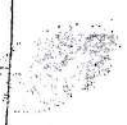
Sukla Barik

Sukla Barik.

Sukla Barik.

SIGNATURE.

FIRST PARTY

 <i>Costa</i>	Left Hand.					
	Right Hand.					

Costa

Costa
SIGNATURE.

 <i>Tumpa Mumi</i>	Left Hand.					
	Right Hand.					

Tumpa Mumi

Tumpa Mumi
SIGNATURE.

 <i>Surra Bink</i>	Left Hand.					
	Right Hand.					

Surra Bink

Bink
SIGNATURE.

FIRST PARTY

 <i>Susmita Banik</i>	Left Hand.					
	Right Hand.					

Susmita Banik

Susmita Banik
SIGNATURE.

 <i>Mahadib Banik</i>	Left Hand.					
	Right Hand.					

Mahadib Banik

Mahadib Banik
SIGNATURE.

 <i>Rum Pa Bhowal</i>	Left Hand.					
	Right Hand.					

Rum Pa Bhowal

Rum Pa Bhowal
SIGNATURE.

FIRST PARTY

	Left Hand.					
	Right Hand.					

Bumba Banik-

Bumba Banik
SIGNATURE.

	Left Hand.					
	Right Hand.					

Jay deb Banik

Jay deb Banik
SIGNATURE.

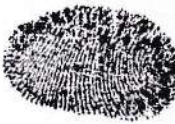
PHOTO 	Left Hand.					
	Right Hand.					

Basu Deb Banik

Basu Deb Banik

Basu Deb Banik
SIGNATURE.

FIRST PARTY

 <i>Nupur Bani</i>	Left Hand.					
	Right Hand.					

Nupur Bani

Nupur Bani
SIGNATURE.

SECOND PARTY

 <i>Anand</i>	Left Hand.					
	Right Hand.					

SIDDHI VINAYAK CONSTRUCTION

Anand
Proprietor

SIDDHI VINAYAK CONSTRUCTION

Anand
SIGNATURE Proprietor

Major Information of the Deed

Deed No :	I-0402-01609/2022	Date of Registration	27/05/2022
Query No / Year	0402-2001311814/2022	Office where deed is registered	
Query Date	04/05/2022 12:57:56 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	PS Choudhury Hakimpara, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832422188, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,88,87,722/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

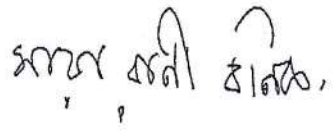
District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: NETAJI SUBHAS RD. IN WARD NO-18,19,20, Mouza: Siliguri, JI No: 88, Pin Code : 734001

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-6868	RS-4021	Bastu	Bastu	0.135 Acre		1,88,87,722/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
Grand Total :					13.5Dec	0 /-	188,87,722 /-	

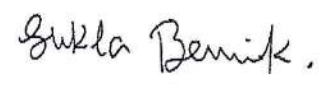
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Subhash Banik Son of Late Jibam Krishna Banik Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office			
		27/05/2022	LTI 27/05/2022	27/05/2022

Netaji Subhash Road, 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, PAN No.:: bpxxxxxx8e, Aadhaar No: 63xxxxxxxx7715, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022, Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Mayarani Banik Wife of Late Shyam Sundar Banik Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	 27/05/2022	 LTI 27/05/2022	 27/05/2022

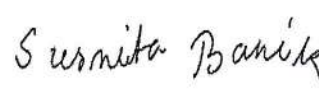
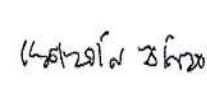
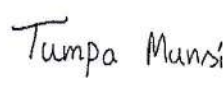
Netaji Subhash Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: dcxxxxxx5g, Aadhaar No: 50xxxxxxxx8552, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022, Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Sukla Banik Wife of Shri Joychand Banik Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	 27/05/2022	 LTI 27/05/2022	 27/05/2022

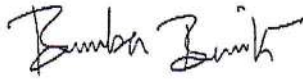
Silver Jubilee Road, Cooch Behar, City:- Coochbehar, P.O:- Cooch Behar, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: brxxxxxx8e, Aadhaar No: 35xxxxxxxx8853, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022, Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Shri Mahadeb Banik Son of Late Shyam Sundar Banik Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	 27/05/2022	 LTI 27/05/2022	 27/05/2022

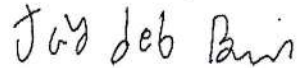
Netaji Subhash Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx4p, Aadhaar No: 74xxxxxxxx9390, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022, Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office

5	Name Smt Suvra Banik, (Alias: Smt Suvra Ganesh Banik) Wife of Shri Manik Chandra Banik Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	Photo  27/05/2022	Finger Print  LTI 27/05/2022	Signature  27/05/2022
Khandelwal Marg Village Road, Mumbai, City:- Not Specified, P.O:- Bhandup West, P.S:-BHANDUP, District:-Mumbai, Maharashtra, India, PIN:- 400078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ahxxxxxx6l, Aadhaar No: 93xxxxxxxx7632, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office				
6	Name Smt Susmita Banik, (Alias: Smt Susmita Sen) Wife of Shri Arijit Sen Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	Photo  27/05/2022	Finger Print  LTI 27/05/2022	Signature  27/05/2022
Nivedita Road, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bcxxxxxx2l, Aadhaar No: 24xxxxxxxx1998, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office				
7	Name Smt Shephali Banik Wife of Late Manoranjan Banik Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	Photo  27/05/2022	Finger Print  LTI 27/05/2022	Signature  27/05/2022
Netaji Subhash Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: btxxxxxx1q, Aadhaar No: 74xxxxxxxx0749, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office				
8	Name Smt Tumpa Munsi Wife of Manirujjaman Sk Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	Photo  27/05/2022	Finger Print  LTI 27/05/2022	Signature  27/05/2022

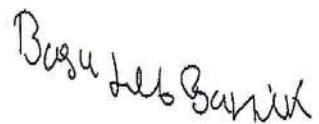
Arambagh, City:- Arambagh, P.O:- Amambagh, P.S:-Arambag, District:-Hooghly, West Bengal, India, PIN:- 735202 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: chxxxxxx8j, Aadhaar No: 82xxxxxxxx8606, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022
 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office

9	Name	Photo	Finger Print	Signature
	Shri Bumba Banik Son of Late Manoranjana Banik Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office			
		27/05/2022	LTI 27/05/2022	27/05/2022

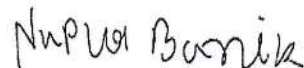
Netaji Subhash Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: boxxxxxx5q, Aadhaar No: 90xxxxxxxx2216, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022
 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office

10	Name	Photo	Finger Print	Signature
	Shri Jaydeb Banik Son of Late Nitai Chandra Banik Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office			
		27/05/2022	LTI 27/05/2022	27/05/2022

Netaji Subhash Road, 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, PAN No.:: efxxxxxx6p, Aadhaar No: 37xxxxxxxx1432, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022
 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office

11	Name	Photo	Finger Print	Signature
	Shri Basudeb Banik (Presentant) Son of Late Nitai Chandra Banik Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office			
		27/05/2022	LTI 27/05/2022	27/05/2022

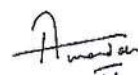
Netaji Subhash Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: fdxxxxxx5h, Aadhaar No: 22xxxxxxxx3274, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022
 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office

12	Name Smt Nupur Banik Wife of Shri Naresh Chandra Banik Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	Photo  27/05/2022	Finger Print  LTI 27/05/2022	Signature  27/05/2022
Dangapara, City:- Not Specified, P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735132 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: anxxxxxx6a, Aadhaar No: 21xxxxxxxxx2051, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office				
13	Name Smt Rumpa Bhowal Wife of Shri Animesh Bhowal Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	Photo  27/05/2022	Finger Print  LTI 27/05/2022	Signature  27/05/2022
Adharshapally 1 No Colony, City:- Jalpaiguri, P.O:- Banarhat, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735202 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: fqxxxxxx0l, Aadhaar No: 58xxxxxxxxx4629, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SIDDHI VINAYAK CONSTRUCTION MILANPALLY, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 , PAN No.:: AExxxxxx3K,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 Abhijit Modak Son of Shri Abani Mohan Modak Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office	 May 27 2022 1:54PM	 LTI 27/05/2022	 27/05/2022

Milanpally, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:-,734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 47xxxxxxxx6928 Status : Representative, Representative of : SIDDHI VINAYAK CONSTRUCTION (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Surajit Modak Son of Shri Abanimohan Modak Milanpally, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005			
	27/05/2022	27/05/2022	27/05/2022

Identifier Of Shri Subhash Banik, Smt Mayarani Banik, Smt Sukla Banik, Shri Mahadeb Banik, Smt Suvra Banik, Smt Susmita Banik, Smt Shephali Banik, Smt Tumpa Munsi, Shri Bumba Banik, Shri Jaydeb Banik, Shri Basudeb Banik, Smt Nupur Banik, Smt Rumpa Bhowal, Shri Abhijit Modak

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Subhash Banik	SIDDHI VINAYAK CONSTRUCTION-0.03375 Acre
2	Smt Mayarani Banik	SIDDHI VINAYAK CONSTRUCTION-0.00675 Acre
3	Smt Sukla Banik	SIDDHI VINAYAK CONSTRUCTION-0.00675 Acre
4	Shri Mahadeb Banik	SIDDHI VINAYAK CONSTRUCTION-0.00675 Acre
5	Smt Suvra Banik	SIDDHI VINAYAK CONSTRUCTION-0.00675 Acre
6	Smt Susmita Banik	SIDDHI VINAYAK CONSTRUCTION-0.00675 Acre
7	Smt Shephali Banik	SIDDHI VINAYAK CONSTRUCTION-0.0084375 Acre
8	Smt Tumpa Munsi	SIDDHI VINAYAK CONSTRUCTION-0.0084375 Acre
9	Shri Bumba Banik	SIDDHI VINAYAK CONSTRUCTION-0.0084375 Acre
10	Shri Jaydeb Banik	SIDDHI VINAYAK CONSTRUCTION-0.01125 Acre
11	Shri Basudeb Banik	SIDDHI VINAYAK CONSTRUCTION-0.01125 Acre
12	Smt Nupur Banik	SIDDHI VINAYAK CONSTRUCTION-0.01125 Acre
13	Smt Rumpa Bhowal	SIDDHI VINAYAK CONSTRUCTION-0.0084375 Acre

On 27-05-2022

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 13:11 hrs on 27-05-2022, at the Office of the A.D.S.R. SILIGURI by Shri Basudeb Banik , 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 1,88,87,722/-

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

Execution is admitted on 27/05/2022 by 1. Shri Subhash Banik, Son of Late Jibam Krishna Banik, Netaji Subhash Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Smt Mayarani Banik, Wife of Late Shyam Sundar Banik, Netaji Subhash Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 3. Smt Sukla Banik, Wife of Shri Joychand Banik, Silver Jubilee Road, Cooch Behar, P.O: Cooch Behar, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession House wife, 4. Shri Mahadeb Banik, Son of Late Shyam Sundar Banik, Netaji Subhash Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 5. Smt Suvra Banik, Alias Smt Suvra Ganesh Banik, Wife of Shri Manik Chandra Banik, Khandelwal Marg Village Road, Mumbai, P.O: Bhandup West, Thana: BHANDUP, , Mumbai, MAHARASHTRA, India, PIN - 400078, by caste Hindu, by Profession House wife, 6. Smt Susmita Banik, Alias Smt Susmita Sen, Wife of Shri Arijit Sen, Nivedita Road, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession House wife, 7. Smt Shephali Banik, Wife of Late Manoranjan Banik, Netaji Subhash Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 8. Smt Tumpa Munsu, Wife of Manirujjaman Sk, Arambagh, P.O: Amambagh, Thana: Arambag, , City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN - 735202, by caste Hindu, by Profession House wife, 9. Shri Bumba Banik, Son of Late Manoranjan Banik, Netaji Subhash Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 10. Shri Jaydeb Banik, Son of Late Nitai Chandra Banik, Netaji Subhash Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 11. Shri Basudeb Banik, Son of Late Nitai Chandra Banik, Netaji Subhash Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 12. Smt Nupur Banik, Wife of Shri Naresh Chandra Banik, Dangapara, P.O: Jalpaiguri, Thana: Jalpaiguri, , Jalpaiguri, WEST BENGAL, India, PIN - 735132, by caste Hindu, by Profession House wife, 13. Smt Rumpa Bhowal, Wife of Shri Animesh Bhowal, Adharshapally 1 No Colony, P.O: Banarhat, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735202, by caste Hindu, by Profession House wife

Indetified by Shri Surajit Modak, , Son of Shri Abanimohan Modak, Milanpally, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession House wife

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

Execution is admitted on 27-05-2022 by Shri Abhijit Modak, Proprietor, SIDDHI VINAYAK CONSTRUCTION (Sole Proprietorship), MILANPALLY, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Indetified by Shri Surajit Modak, , Son of Shri Abanimohan Modak, Milanpally, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/05/2022 10:57AM with Govt. Ref. No: 192022230036310765 on 27-05-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BRYEQQ5 on 27-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2919, Amount: Rs.100/-, Date of Purchase: 24/05/2022, Vendor name: S S Goon
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/05/2022 10:57AM with Govt. Ref. No: 192022230036310765 on 27-05-2022, Amount Rs: 39,920/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0BRYEQQ5 on 27-05-2022, Head of Account 0030-02-103-003-02

Sangha Ratna Syangden

Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal