

SL No. 2457/2023

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Pranab Kumar Nag
Bhaskar Nag
Girish Nag
Niraj Nag

Manoran Roy Chakraborty

WAYWIN CONSULTANTS PVT. LTD.
Ravadeep Bhattacharya
Director

DEVELOPMENT AGREEMENT

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

Chyanyigden
ADDL. DIST. REGISTRAR
SILIGURI
07/09/2023

NON JUDICIAL STAMP

Sl. No. 0001 426 Dated 05/09/23
Name wax win consultants pvt. ltd. & others
Of Siliguri
Value Rs. 1000/- one thousand only

Sandhya Saha Goen
GOVT. STAMP VENDOR
Siliguri Court
L/No.- 174RM OF 2015



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

RECEIVED
07 SEP 2023

Pranab Kumar Nag
Prasenjit Nag
Aloke Nag
Nirmal Nag

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Munmun Roy Chowdhury

WAYWIN CONSULTANTS PVT. LTD.

Ranadeep Bhattacharya

Director

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 07th DAY
OF SEPTEMBER TWO THOUSAND TWENTY-THREE, AT SILIGURI.

BETWEEN

- 1) SRI. PRANAB NAG @ PRANAB KUMAR NAG (PAN- AHAPN5192R)
- 2) SRI. PRASENJIT NAG, (PAN- ADVPN6289L)
- 3) SRI. ALOKE NAG, (PAN- ABEPN3666J)
- 4) SRI. NIRMAL NAG, (PAN- AJPPN3159H)

- All Sons of Late Amal Kanta Nag @ Amal Kanti Nag, Indian Nationality, hindu by religion, business by occupation, residing at "Old Post office Building", D.B.C Road, Deshbandhupara, Post office Siliguri Town, Police Station- Siliguri, District Darjeeling, Pin- 734004, in the State of W.B.

- 5) SMT. MUNMUN ROYCHOWDHURY (PAN-ARGPR8667R), Wife of Sri Ranadeep Bhattacharya, Nationality Indian, Hindu by religion, Business by occupation, resident of Haiderpara, Sreema Sarani, Post Office Rabindra Sarani,, Police Station Bhaktinagar, District Jalpaiguri, PIN-734006 (W.B.) in the State of West Bengal.

- hereinafter called the **FIRST PARTIES/LAND OWNERS** (Which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, legal representatives, executors, administrators and assigns) of the **ONE PART.**

A N D

WAY WIN CONSULTANTS PVT. LTD. (PAN-AAACW5291J), a Private Limited Company, registered under the Companies Act, 1956, bearing Certificate of Incorporation No. U80903 WB 2003 PTC 096117 of 2003, having its office at Haren Mukherjee Road, Hakimpara, Post Office and Police Station Siliguri, District Darjeeling, PIN-734001 (W. B.), represented by its Director **SRI. RANADEEP BHATTACHARYA** (PAN-AGXPB8534), Son of Late Sankar Kumar Bhattacharya, Nationality Indian, Hindu by religion, Business by occupation, resident of Haiderpara, Sreema Sarani, Post Office Rabindra Sarani, Police Station Bhaktinagar, District Jalpaiguri, PIN-734006 (W.B.) - hereinafter called the **DEVELOPER/SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to its representatives, executors, partners, administrators and assigns) of the **OTHER PART.**



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Pranab Kumar Nag
Prasanna Singh Nag

Anore Nag

Nirpal Nag

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Munmukh Choudhary

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Ranodheep Bhattacharya
Director

WHEREAS, father of the First Parties/Owners no. 1 to 4 namely Amal Kanta Nag @ Amal Kanti Nag, S/o Sachi Kanta Nag, acquired ownership of all that piece or parcel of land measuring 2 Kathas together with house standing thereon situated within the town of Siliguri, Jote Kali Prasanna Singh, Mouza Dabgram now Siliguri, Paragana Baikunthapur, Police Station, Sub-Division and Sub-Registry office Siliguri, District Darjeeling, by virtue of purchase by a registered Deed of Sale, executed by Sri Brahmmedeb Prasad, Son of Sri Sibdayal Prasad, registered on 12.9.1956 at the office of the then Sub-Registrar, Siliguri and transcribed in book no. I, Volume no. 32, at pages 19 to 21, being document no. 3077 for the year 1956 and he further acquired ownership of another land measuring 5 Kathas in the aforesaid schedule by virtue of purchase by a registered deed of sale, executed by Sri Sibdayal Prasad, Son of Late Durga Ram Prasad, registered on 12.09.1956 at the office of the Sub-Registrar, Siliguri and transcribed in book no. I, Volume no. 32, at pages 22 to 23, being document no. 3078 for the year 1956. And thus the aforesaid Amal Kanta Nag @ Amal Kanti Nag acquired ownership of total 7(Seven) kathas of land together with houses standing thereon having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS during the last settlement survey operation in respect of the land in the town of Siliguri under the provision of West Bengal Estate Acquisition, 1953, the aforesaid land total measuring 7 kathas or 0.113 Acre was recorded in the name of said Amal Kanta Nag @ Amal Kanti Nag, in R.S. Khatian no. 3551, under R.S. Plot no. 5866 in Mouza Siliguri, Pargana Baikunthapur, J.L. no. 110, Touzi No. 3(old) new- 3(Ja), Police Station Siliguri, District Darjeeling, more particularly mentioned and described in the Schedule – "A" below, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

AND WHEREAS, while continuing in possession of the aforesaid land, in the year of 1980, the said Amal Kanta Nag @ Amal Kanti Nag constructed a three storied residential building total measuring 9000 Sq. ft. (i.e 3000 sq. ft. in each floor), on the land more particularly mentioned and described in the Schedule – "A" below and had been residing thereon with his family members, with all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

AND WHEREAS, while continuing in possession of the aforesaid land & building the said Amal Kanta Nag @ Amal Kanti Nag died on 29-03-2010, leaving behind him, his wife namely Smt. Arati Nag (since deceased), 5 Sons (First Party no. 1 to 4 and also one Golok Nag), six daughters, namely Smt. Kakali Sarkar (Nag), Smt. Mahua Sarkar @ Mali Sarkar, Smt. Soma Chaudhuri @ Chameli Nag, Smt. Oli Das, Smt. Piyali Sengupta and Poly Bakshi, W/o Sri Swapan Bakshi (since deceased), who inherited the said property



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Pranab Kumar Nag
Prasenjit Nag
Arore Nag
Nirpal Nag

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Munim Roy Chaudhary

WAYWIN CONSULTANTS PVT. LTD.
Ranadeep Bhattacharya
Director

each having 1/12th share of the said land & building, as mentioned in the schedule – "A" below.

AND WHEREAS, by virtue of a registered Deed of Gift, registered on 29-01-2015, being document no. 149 for the year 2015, registered at the office of the Addl. District Sub-Registrar, Siliguri, recorded in book no. I, CD Volume no. 1, Pages 2482 to 2499 for the year 2015, the abovenamed five daughters of Amal Kanti Nag, jointly transferred their undivided 5/12th share of the said land with building standing thereon, more particularly mentioned and described in the Schedule – "A" below, to and in favour of their five brothers & mother i. e. the First Party no. 1 to 4, and said Golok Nag & Smt. Arati Nag, W/o Amal Kanti Nag.(since deceased) in equal shares.

AND WHEREAS, by virtue of another registered Deed of Gift, registered on 16-02-2015, being document no. 338 for the year 2015, registered at the office of the Addl. District Sub-Registrar, Siliguri, recorded in book no. I, CD Volume no. 2, Pages 517 to 533 for the year 2015, the abovenamed. Poly Bakshi, W/o Sri Swapan Bakshi, transferred her undivided 1/12th share of the said land with building standing thereon, more particularly mentioned and described in the Schedule – "A" below, to and in favour of their five brothers & mother i. e. the First Party no. 1 to 4 and said Golok Nag & Smt. Arati Nag, W/o Amal Kanti Nag (since deceased).

AND WHEREAS, the aforesaid Poly Bakshi, W/o Sri Swapan Bakshi, died on 05.12.2015, leaving behind her only daughter namely, Smt. Sonali Bakshi, D/o Sri Swapan Kr. Bakshi, (i. e. daughter of Poly Bakshi & grand-daughter of Amal Kanti Nag), as her only legal heirs & successors according to the provision Hindu Succession Act.

AND WHEREAS, the mother of the First Party no. 1 to 4 and Golok Nag and the grand-mother of said Smt. Sonali Bakshi, namely Arati Nag, W/o Late Amal Kanta Nag, died on 10.03.2019, leaving behind her the abovenamed First Party no. 1 to 4, and said Golok, her five daughters and one grand daughter- Smt. Sonali Bakshi, as her only legal heirs & successors, who inherited the said land & building according to their respective shares.

AND WHEREAS, in the aforesaid circumstances, by virtue of aforesaid inheritance as well as by virtue of the aforesaid two transfer by two separate registered Deed of Gift, being Gift Deeds no. 149 & 338 for the year 2015, the above named First Parties/Owners no. 1 to 4 and said Golok Nag alongwith their five sisters (namely Smt. Kakali Sarkar (Nag), Smt. Mahua Sarkar @ Mali Sarkar, Smt. Soma Chaudhuri @ Chameli Nag, Smt. Oli Das, Smt. Piyali Sengupta) alongwith said Smt. Sonali Bakshi D/O Late Poly Bakshi, became the joint owners of said land with building, more particularly mentioned and



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Pharab Kumar Nag

Prasanna Nag

Pooja Nag

Niranjana Nag

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Munmun Roy Chowdhury

WAYWIN CONSULTANTS PVT. LTD.

Ramesh Chatterjee
Director

described in the Schedule – "A" below, according to their respective undivided shares, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

AND WHEREAS, in the aforesaid circumstances, by virtue of law of inheritance as well as by virtue of the aforesaid two transfer by two separate registered Deed of Gift, being Gift Deeds no. 149 & 338 for the year 2015, the above named First Parties/Owners no. 1 to 4 & also said Golok Nag, acquired ownership of total undivided 10/11th share (i.e. each having 2/11th share) and their five sisters (namely Smt. Kakali Sarkar (Nag), Smt. Mahua Sarkar @ Mali Sarkar, Smt. Soma Chaudhuri @ Chameli Nag, Smt. Oli Das, Smt. Piyali Sengupta) alongwith their said niece namely, Smt. Sonali Bakshi D/O Late Poly Bakshi, acquired ownership of total undivided 1/11th share (i.e. each having 1/66th share) of said land & building, being the land measuring 7(seven) Kathas (alongwith old three storied building), more particularly mentioned and described in the Schedule – "A" below, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

AND WHEREAS, by virtue of a registered Deed of Conveyance, being document no. 040203823 for the year 2022, jointly executed on 27/12/2022, by Smt. Mahua Sarkar @ Mali Sarkar, W/O Sri Swapan Sarkar, Smt. Soma Chaudhuri @ Chameli Nag, W/O Sri Ajay Chaudhuri and Smt. Piyali Sengupta, W/O Sri Rajat Sengupta (all daughters of Late Amal Kanti Nag), which was registered on 27/12/2022, at the office of the Addl. District Sub-Registrar, Siliguri, the above named First Party/Owner no. 5 (Smt. Munmun Roychowdhury) acquired ownership of undivided 3/66th or 1/22nd share (i.e. land measuring 229.09 sq. ft. alongwith three storied building measuring 409.08 square feet standing on the said land, more particularly mentioned and described in the Schedule – "A" below, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

AND WHEREAS, by virtue of another registered Deed of Conveyance, being document no. 040203831 for the year 2022, executed on 27/12/2022, by the aforesaid Smt. Kakali Sarkar (Nag), W/O Sri Paresh Chandra Sarkar and daughter of Late Amal Kanti Nag, registered at the office of the A.D.S.R, Siliguri, on 27/12/2022, the above named First Party/Owner no. 5 (Smt. Munmun Roychowdhury) further acquired ownership of undivided 1/66th share (i.e. land measuring 76.36 square feet, alongwith building measuring 136.35 square feet standing thereon), more particularly mentioned and described in the Schedule – "A" below, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.



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Pranab Kumar Nag
Ramesh Kumar Nag
Anore Nag
Niraj Nag

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Ramesh Kumar Bhattacharya
Director

AND WHEREAS, by virtue of another registered Deed of Conveyance, being Deed no. 190402288 for the year 2023, executed by the aforesaid Smt. Sonali Bakshi, D/O Sri Swapan Bakshi, (i. e. daughter of Poly Bakshi and grand-daughter of Late Amal Kanti Nag), registered on 11/02/2023, at the office of the Additional Registrar of Assurance- IV, Kolkata, District Kolkata, the above named First Party/Owner no. 5 (Smt. Munmun Roychowdhury) further acquired ownership of undivided 1/66th share (i.e. land measuring 76.36 square feet, alongwith building measuring 136.35 square feet.) of the said land, more particularly mentioned and described in the Schedule – "A" below, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

AND WHEREAS, by virtue of another registered Deed of Conveyance, being document no. 040200368 for the year 2023, executed on 20/02/2023, by the aforesaid Smt. Oli Das, W/O Sri Dipak Das and daughter of Late Amal Kanti Nag, registered on 20/02/2023, at the office of the A.D.S.R, Siliguri, on 20/02/2023, the above named First Party/Owner no. 5 (Smt. Munmun Roychowdhury) further acquired ownership of undivided 1/66th share (i.e. land measuring 76.36 square feet, alongwith building measuring 136.35 square feet) of the said land, more particularly mentioned and described in the Schedule – "A" below, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

AND WHEREAS, by virtue of aforesaid four transfers by four separate registered Deeds of Conveyance, being document no. 3823/2022, 3831/2022, 2288/2023 and 368/2023, as stated above, the Present First Party/Owner no. 5 (Smt. Munmun Roychowdhury), became the joint owners of undivided 6/66th or 1/11th share (i. e. land measuring 458.17 square feet, alongwith building measuring 818.13 square feet.) of the said land, more particularly mentioned and described in the Schedule – "A" below, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

AND WHEREAS, thereafter by virtue of a registered Deed of Gift, being document no. 040200511 for the year 2023, executed on 28/02/2023, by the aforesaid Sri Golak Nag, S/O Late Amal Kanti Nag @ Amal Kanta Nag, to and in favour of the First Parties no. 1 to 4 above named, registered on 06/03/2023, at the office of the A.D.S.R, Siliguri, the above named First Party/Owner no. 1 to 4 further acquired joint ownership of undivided 1/6th share (i.e. land measuring 916.36 square feet, alongwith building measuring 1636.36 square feet) of the said land, more particularly mentioned and described in the Schedule – "A" below, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.



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Shanab Karmah Nag
Ramesh Chandra
Arore Nag
Niraj Nag

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Munmun Roy Chowdhury

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Randeep Bhakeloy
Director

AND WHEREAS, in the aforesaid circumstances, by virtue of law of inheritance as well as by virtue of the aforesaid seven transfers by three separate registered Deeds of Gift (being Gift Deed nos. 149/2015, 338/2015 & 511/2023) and four separate registered Deeds of Conveyance (being Sale Deed nos. 3823/2022, 3831/2022, 2288/2023 and 368/2023, as stated above, all the above named First Parties/Land Owners acquired ownership and possession of the entire land & building, being the land measuring 7(seven) Kathas alongwith old three storied residential building total measuring 9000 square feet (i.e 3000 square feet in each floor), standing on the said land, more particularly mentioned and described in the Schedule – "A" below, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

AND WHEREAS the Second Party/Developer has been carrying on business of development of lands by promoting and constructing of building comprising of several flats, garages etc. and to sell those flats, garages to different intending customers and also having others business.

AND WHEREAS the First Parties/Owners 1 to 4 have decided and desirous to use and utilize their said land, described in the Schedule "A" below, by constructing a new multistoried residential-cum-commercial building by demolishing their existing old building and have decided to construct a new multistoried residential-cum-commercial building on the said land through the Developer and have decided to have their residential accommodation by getting their respective allotments of Flats, Garages etc. and the First Party no. 5 has decided to receive/get cash allotment/money in exchange of her proportionate share & interest on the said land, from the proposed project to be constructed by the Developer/Second Party on the land mentioned in the schedule "A" below.

AND WHEREAS the First Parties/Owners being the lack of technical, Engineering and Architectural qualifications or knowledge as well as also paucity of fund & financial support for such development/construction of building, the First Party/Owners have decided to get the work of development, done by the Developer/Second Party on certain terms and conditions hereinafter appearing and the Developer/Second Party has also agreed to undertake the development works of constructing the said building upon the said land described in the Schedule "A" below, as per sanctioned plan subject to the terms and conditions and consideration, hereinafter contained.



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Pranab Kumar Nay
Prasanna Nay
Dioke Nay
Niraj Nay

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Munmun Roy Choudhury
WAYWIN CONSULTANTS PVT. LTD.
Ranodheep Bhattacharya
Director

AND WHEREAS in pursuance of the aforesaid, the Parties above named are hereby decided to enter an written Development Agreement containing necessary terms & conditions as settled mutually amongst themselves.

AND WHEREAS in order to avoid all future disputes and differences the above named parties hereby entered into this Development Agreement on the following terms and conditions which all the parties mutually agreed and bind themselves on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

- 1) That the object behind this agreement is to construct and/or cause to be constructed a G+4 storied residential-cum-commercial building as per sanctioned plan on the Plot of land measuring 7 (seven) kathas, as described in the Schedule "A" below. First Party/Owners being devoid of technical knowledge and finance as well, have engaged the Developer/Second Party. IT BEING EXPRESSLY DECLARED by the First Party/Owners and understood by the Developer/Second Party that all the Development costs shall be borne by the Developer/Second Party.
- 2) THAT the **First Party/Owner's Allocation**, as mentioned in Schedule "B" hereunder shall be deemed and considered as First Party/Owners no. 1 to 5 - Allocations in exchanges of their respective share & interest of the below "A" schedule land and shall be exclusively held and retained by the First Parties/Land Owners no. 1 to 5.
- 3) THAT the First Parties/Land Owners Allocation, as mentioned in Schedule "B" hereunder shall be exclusively held and retained by the First Parties/Land Owners (as specifically allotted to each & every parties in the said schedule) as "OWNER'S ALLOCATIONS" and the remaining flats, covered areas, parking spaces, shop rooms, commercial spaces and other construction, as mentioned in the schedule "C" below will be the property of the Developer/Second Party as 'DEVELOPER'S ALLOCATIONS" allocation as described in the schedule "C" below.
- 4) THAT the First Parties/Land Owners hereby declares that they have good right title and possession in the said land as described in the schedule "A" below and have full power to enter into this Development Agreement. First Parties also declares that they are in absolute & exclusive possession of the "A" schedule land



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Pharab Kumar Nay
Prasejit Nay
Dioke Nay
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WAYWIN CONSULTANTS PVT. LTD.
Ranadeep Choudhury
Director

and they hereby undertake to indemnify the Developer/Second Party from and against any encumbrances, charges or claim whatsoever, if found, in future.

- 5) THAT the First Parties/Land Owners hereby further declare that the First Parties have not previously sold, mortgaged, transferred or contracted for sale or otherwise the proposed land or any part thereof suffers from no defect of title and in the event of discovery or any contrary is proved, the First Parties/Land Owners shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall be also liable to pay adequate compensation to the Developer.
- 6) THAT the First Parties/Land Owners does hereby declare that if for any defect in the title of the below schedule land or any part thereof or for any act done or suffered to be done by the First Parties/Land Owners, the Developer/Second Party is obstructed or interrupted and the proposed building construction is being obstructed, the First Parties/Land Owners shall take all possible steps & initiative and co-operate with the Developer/Second Party to solve the disputes for smooth function of construction work of the proposed building.
- 7) The First Party/Owners hereby also undertake that if any dispute or any litigation be arisen in future in respect of the title of the below "A" schedule land, the First Party/Owners shall take all effort and initiative to solve the disputes and litigation and shall co-operate with the Second Party/Developer in all respect and shall bear all such expenses and litigation costs and shall indemnify the Second Party/Developer in consequences thereof.
- 8) THAT the First Parties/Land owners hereby further declare that the First Parties at the request and costs of the Developer, do execute or cause to be done such acts, deeds or things whatsoever if the Developer/Second Party so required to complete the proposed building.
- 9) That after executing this Development Agreement, the First Parties/Owners shall execute a registered General Power of Attorney in favour of the Developer/Second Party, authorizing the Developer/Second Party to carry out all sorts of development works of the said land and/or to construct the building according to sanctioned building plan including the drawing of the plan and to sign the said plan for and on behalf of the First Parties/Owners and also to obtain necessary sanction from the Siliguri Municipal Corporation and for the transfer of the Developer/Second Party's Area/Allocation i. e. "DEVELOPER'S ALLOCATIONS" as described in the schedule "C" below and the said General Power of Attorney



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Murmen Raj Chowdhury

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Ranadeep Bhattacharya
Director

shall remain in force until and unless the Development works is completed as well as the title of entire Developer/Second Party's Allocation/area i. e. "DEVELOPER'S ALLOCATIONS" as described in the schedule "C" below are being transferred in favour of the intending Purchasers by the Second Party/Developer.

- 10) That simultaneously with the execution of these presents Developer/Second Party shall have the constructive possession of the said land & premises with a view and views and purposes envisaged herein.
- 11) That the First Parties/Owners shall execute all necessary papers and documents from time to time as may be required by the Developer/Second Party for construction of the said complex/building and transfer of the title to the Developer/Second Party's Allocations/area i. e. "DEVELOPER'S ALLOCATIONS" as described in the schedule "C" below in favour of the Developer/Second Party or any other person or to any intending purchaser/s to the choice of the Developer/Second Party.
- 12) That all taxes, rents and any other dues payable by the First Parties/Owners prior to the date of execution of this Registered Development Agreement in respect of the below "A" schedule land, shall be payable by the First Parties/Owners proportionately according to their respective shares
- 13) That the Second Party/Developer shall pay the taxes and other dues in respect of the land after the date of execution of this Registered Development Agreement upto the date of delivery of the possession of the Owners Areas, i. e. "OWNER'S ALLOCATIONS" to the First Parties/Owners and the other occupiers.
- 14) THAT the First Parties/Land Owners hereby declare and undertakes that the Developer/Second Party shall be entitled to construct and complete the building upon the said land as described in the Schedule "A" below as agreed between the Parties hereto and shall also enter into Agreement/s with the intending Transferees and/or Purchasers for the transfer of the Developer's area/Allocation i. e "DEVELOPER ALLOCATION" as described in the schedule "C" below and to receive money from them or any of them. But under no circumstances, the Second Party/Developer shall have the right to enter into any Agreement for sell or transfer with any person/s of any area or allocation of the First Parties/Land Owners i..e "OWNERS ALLOCATION" as described in the schedule "B" below.
- 15) THAT the First Parties/Land Owners shall have the exclusive right only to the portions, allotted to them as Owner's Allocation free from all costs and charges



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Shanab Rumar Nag
Praseed Nag
Dioke Nag
Ninad Nag

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Manman Roy Chowdhury
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Ranadeep Bhattacharya
Director

and they will not be responsible or liable for the expenditure that may be required to complete the other Allocations in the building according to the sanctioned building Plan but if the Developer has done any extra work under the direction of the First Parties/Land Owners, which is beyond the specification as mentioned in the schedule "D" below, as well as which is not within the purview of the construction/allocations, as mentioned in the schedule "B" below, cost of such extra work will be paid or borne by the First Parties/Land Owners.

- 16) THAT upon the execution of this present, the First Parties/Land Owners shall forthwith deliver and handover all original title deeds of the below "A" schedule land alongwith its all other original documents & other necessary papers etc. in respect of the said land to the Developer/Second Party.
- 17) THAT upon the execution of this present, the First Parties/Land Owners shall deliver and handover physical possession of the below "A" schedule land to the Developer/Second Party, within 60 (Sixty) days from the date of execution of this Development Agreement. Provided that such time may be extended for another 15 (fifteen) days.
- 18) That after executing & registering this Development Agreement with General Power of Attorney to be executed by & between the First Party nos. 1 to 5 with the Developer/Second Party, as stated above, all the First Parties/Owners shall handover the vacate physical possession of the below "A" schedule landed property to and in favour of the Developer/Second Party within 60 (Sixty) days from this day, for demolition of existing old building/constructions standing thereon for its measurement and progress of proposed construction of the G+4 storied building. Cost of demolition shall bear by the Developer and the sale proceed of the scraps shall get by the Developer/Second Party. Be it mentioned here that as soon as the First Parties/Owners vacate the site i.e. land mentioned in schedule - "A" below, the Developer shall arrange reasonable tenanted accommodation for the residence of the First Parties/Owner no. 1 to 4 and the Developer shall pay all monthly rents as would be settled mutually between themselves, from the date of shifting till the date of handing over possession of their respective Flats allotted within allocation of the First Parties/Owners as Owner's Allocation in the proposed building, as mentioned in schedule "B" below. Provided that the Developer shall demolish the building by selling out the scraps/old building materials and shall get the sale proceed.
- 19) That the Second Party/Developer hereby agreed and undertake to allot and shall handover the following flats and car parking space alongwith lump sum cash



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Prasenjit Nag
Aloke Nag
Nirmal Nag

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Munmun Roy Choudhury
WAYWIN CONSULTANTS PVT. LTD.
Randeep Bhattacharya
Director

money to the First Parties/Owners no. 1 to 5 as "OWNERS ALLOCATION" (as per details of such allotment to each party is given in the schedule "B" mentioned herein below) in exchange of the price of their respective undivided shares of land, more particularly mentioned and described in the schedule "B" below. The following allocation shall be made and handover to and in favour of the First Parties/Owners in the proposed constructions of the building, to be constructed on the below "A" Schedule land, in the following manners :-

- a) Total 5 (five) nos. of 3BHK Residential Flats, each measuring 1000 to 1100 sq. ft. to be located - 3 flats in Second Floor (covering entire Second floor) and 2 flats in the Third floor (South & West facing), of the proposed building, which includes 20% of super built up area, alongwith 5 (five) open car parking space each measuring 120 to 150 Sq. ft. on the Parking Floor (Ground Floor - north or west facing) – to be allotted & hand over to the First Party/Owners no. 1 to 4 of this Agreement, which are more specifically mentioned & described in the schedule "B" below.
- b) Beside the aforesaid allocations of flats & garages, the First Party/Owners no. 1 to 4 will also get total lump sum cash money of Rs. 12,50,000/- (Rupees Twelve Lac Fifty Thousand) only as cash money from the Developer in the following manners:-
- Sri Pranab Nag @ Pranab Kumar Nag – First Party/Owner no. 1, will get total Rs. 2,50,000/-(rupees two lac fifty thousand) only,
 - Sri Prasenjit Nag – First Party/Owner no. 2 will get total Rs. 3,75,000/- (rupees three lac seventy-five thousand) only,
 - Sri Aloke Nag – First Party/Owner no. 3 will get total Rs. 3,75,000/- (rupees three lac seventy-five thousand) only,
 - Sri Nirmal Nag – First Party/Owner no. 4 will get total Rs. 2,50,000/- (rupees two lac fifty thousand) only,

- the aforesaid sum will be paid directly to the First Party/Owners no. 1 to 4 by the Developer to their respective Bank Accounts after sanctioning of proposed building plan and during construction period of the building i. e. within 4(four) months from the date of commencement of construction work.



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Pharab Kumar Nag
Prasanna Nag
Alok Nag
Niraj Nag

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Munmun Roy Chowdhury
WAYWIN CONSULTANTS PVT. LTD.
Randeep Bhattacharya
Director

- c) The First Party no. 5 – Smt. Munmun Roychowdhury, will get the only Cash allotment of Rs. 1,00,00,000/- (Rupees One Crore) only in exchange of her respective undivided share & interest in the land.
- 20) That save & except the allocations & premises/constructions mentioned in Schedule - "B" below, all other constructions/premises/allocations i. e flats, shops/offices, commercial spaces, covered areas, Garages/parking spaces and other construction in the said building shall be deemed to be the property of the Developer/Second Party as "DEVELOPERS ALLOCATION" as mentioned in the schedule "C" below.
- 21) That after execution & registration of Development Agreement and Power of Attorney by the Parties, the Developer shall proceed for building plan for construction of proposed building and shall get it sanctioned from the Siliguri Municipal Corporation.
- 22) That the Developer/Second Party shall complete the construction work within 30 (Thirty) months from the date of approval/sanction of the Building Plan by the Siliguri Municipal Corporation and start the construction work immediately from the date of approval of the plan as stated above and shall handover the **"OWNERS ALLOCATIONS"** to the First Parties/Owners within the aforesaid period of 30 (thirty) months.
- 23) That if the Second Party/Developer fails to start construction within the stipulated period and /or fails to continue construction work due to financial crisis for a term of 1(one) year then the First Party no. 1 to 4 shall have every right to appoint another builder to complete the construction and in that case the First party no. 5 shall co-operate to the First Party no. 1 to 4.
- 24) THAT the Developer/Second Party shall not create any charge or mortgage with respect to any properties comes within the First Parties/Land Owner's Allocation as mentioned in the schedule "B" below. On the other hand the Developer's shall have the right & liberty to charge or mortgage of all the properties comes within the Developer's Allocations, as mentioned in the schedule "C" below. It is also hereby agreed that the Developer/Second Parties shall have the liberty to take/obtain Project Loan for the construction of proposed building and in that case, the First Party/Owners shall co-operate with the Developer/Second Party and shall execute all necessary documents if required for such loan.



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Pranab Kumar Nay
Pranab Kumar Nay
Anore Nay
Nirpal Nay

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Murmu Raj Choudhary

WAYWIN CONSULTANTS PVT. LTD.
Ranadeep Bhattacharya
Director

- 25) That the First Parties/Owners hereby grant exclusive & absolute right to the Developer/Second Party to develop the said "A" Schedule land in such manner as the Developer/Second Party deem fit and proper according to the terms and conditions of this Development Agreement but in consistence of the provisions contained herein and also in accordance with the sanctioned building Plan and the specifications as mentioned therein below.
- 26) That the First Parties/Owners shall from time to time and at any time submit and/or join with the Developer/Second Party in submitting the Building Plan and shall execute all such papers, documents etc. required to be signed. Developer/Second Party shall be able to change the Building plan, as shall be required by the Govt. or any other authority as aforesaid to be submitted in the name of the First Parties/Owners and at the cost of the Developer/Second Party.
- 27) That the Second Party/Developer shall pay the taxes and other dues in respect of the land after the date of execution of Registered Development Agreement upto the date of delivery of the possession of the Owners area i. e. "OWNER'S ALLOCATIONS" to the First Parties/Owners and the other occupiers.
- 28) THAT any G.S.T, Income Tax or other Taxes, if any imposed or charged by any Government in respect of any flats within Owner's Allocations, shall be bear or paid by the respective owners directly to the concern Government or Department.
- 29) THAT the First Parties/Land Owners may engage any Engineer for supervising the above construction at their own cost.
- 30) THAT all the owners and occupiers of the building shall have right to use the roof of the building as common roof.

SCHEDULE - A

(Description of the land upon which the proposed Building will be constructed)

All that piece or parcel of land measuring 7 (Seven) Kathas, situated within Mouza Siliguri, J.L. No. 110(88), recorded in R. S. Khatian No. 3551, (Corresponding to L. R. Khatians no. 13879, 13880, 13881, 13882, 13883), in R. S. Plot No. 5866 (Corresponding to L.R. Plot no. 782 of Mouza Siliguri Madhya), Pargana Baikunthapur, Touzi No. 3(Ja), Police Station, Sub Division and Addl. District Sub



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Pranab Kumar Nag
Prasenjit Nag

Prasenjit Nag

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Nirmit Nag

Murmu Roy Chowdhury

WAYWIN CONSULTANTS PVT. LTD.

Ravdeep Bhattacharya
Director

Registry Office Siliguri, within the jurisdiction of Ward No. XXVIII of Siliguri Municipal Corporation, bearing Holding no. 118/51/39/37, at D. B. C Road, Deshbandhupara, Siliguri, District Darjeeling.

The aforesaid land is butted and bounded as follows: -

By the North : Land & building known as "RHITAM" Apartment.
By the South : 27' feet wide municipal road known as D.B.C Road,
By the East : Land & house of Sri P.C. Biswas;
By the West : 15' feet wide S.M.C Road.

SCHEDULE - 'B'

(Proposed Allocation of First Parties/Owners no. 1, 2, 3, 4 & 5 – as "OWNERS ALLOCATIONS".)

The Second Party/Developer shall allot and handover the following flats and Garage/parking spaces and cash money, to the First Party/Owners no. 1 to 5 as **First Party/owner's Allocations** in the following manners :-

- a) **Allocation of the First Party/Owner no. 1 – Sri Pranab Nag** : - One complete & Finished (3BHK) Flat measuring about 1000 to 1100 Sq. Ft. (One thousand to one thousand one hundred square feet) to be located at the South-East portion of the Second Floor of the building, (facing municipal road on the Southern side) which includes 20% of super built up area alongwith one open Car Parking Space/Garage measuring 120 to 150 Sq. ft. (One hundred twenty to one hundred fifty square feet) to be located on the Ground/Parking Floor (North or West facing) of the said G+ 4 storied building. The aforesaid flat & parking space/garage shall be constructed according to the specification as mentioned in the schedule "D" below. Beside the above Flat & parking space the First Party/Owner shall also get a lump sum cash of Rs. 2,50,000/ (rupees two lac fifty thousand) only.
- b) **Allocation of the First Party/Owner no. 2 – Sri Prasenjit Nag** : - One complete & Finished (3BHK) Flat measuring about 1000 to 1100 Sq. Ft. (One thousand to one thousand one hundred square feet) to be located at the North-



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Pranab Kumar Nag
Prasentjit Nag
Aloke Nag
Nirmal Nag

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Munmun Roy Chatterjee

WAYWIN CONSULTANTS PVT. LTD.

Ranadeep Bhattacharya
Director

West portion of the Second Floor of the building, (facing municipal road on the Western side), which includes 20% of super built up area alongwith one open Car Parking Space/Garage measuring 120 to 150 Sq. ft. (One hundred twenty to one hundred fifty square feet) to be located on the Ground/Parking Floor (North or West facing) of the said G+ 4 storied building. The aforesaid flat & parking space/garage shall be constructed according to the specification as mentioned in the schedule "D" below. Beside the above Flat & parking space the First Party/Owner no. 2 shall also get a lump sum cash of Rs. 3,75,000/ (rupees three lac seventy-five thousand) only.

- c) Allocation of the First Party/Owner no. 3 – Sri Aloke Nag :** - One complete & Finished (3BHK) Flat measuring about 1000 to 1100 Sq. Ft. (One thousand to one thousand one hundred square feet) to be located at the South-West portion of the Second Floor of the building, (facing municipal road on the Southern side), which includes 20% of super built up area alongwith one open Car Parking Space/Garage measuring 120 to 150 Sq. ft. (One hundred twenty to one hundred fifty square feet) to be located on the Ground/Parking Floor (North or West facing) of the said G+ 4 storied building. The aforesaid flat & parking space/garage shall be constructed according to the specification as mentioned in the schedule "D" below. Beside the above Flat & parking space the First Party/Owner no. 3 shall also get a lump sum cash of Rs. 3,75,000/ (rupees three lac seventy-five thousand) only.

Beside the aforesaid allocations/Flats & Garages, the First Party no. 1, 2 & 3 (i. e. Sri Pranab Nag, Prasentjit Nag and Aloke Nag) will also get and they shall further be allotted jointly One complete & Finished (3BHK) Flat measuring about 1000 to 1100 Sq. Ft. (One thousand to one thousand one hundred square feet) to be located at the North-West portion of the Third Floor of the building, (facing municipal road on Western Side), which includes 20% of super built up area alongwith one open Car Parking Space/Garage measuring 120 to 150 Sq. ft. (One hundred twenty to one hundred fifty square feet) to be located on the Ground/Parking Floor (North or West facing) of the said G+ 4 storied building. The aforesaid flat & parking space/garage shall be constructed according to the specification as mentioned in the schedule "D" below.

- d) Allocation of the First Party/Owner no. 4 – Sri Nirmal Nag :** - One complete & Finished (3BHK) Flat measuring about 1000 to 1100 Sq. Ft. (One thousand to one thousand one hundred square feet) to be located at the South-East portion of the Third Floor of the building, (facing municipal road on the



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Pranab Kumar Nag
Bismita Nag
Arore Nag
Nirman Nag

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Munmun Roy Chowdhury
WAYWIN CONSULTANTS PVT. LTD.
Ranadeep Bhattacharya
Director

Southern side), which includes 20% of super built up area alongwith one open Car Parking Space/Garage measuring 120 to 150 Sq. ft. (One hundred twenty to one hundred fifty square feet) to be located on the Ground/Parking Floor (North or West facing) of the said G+ 4 storied building. The aforesaid flat & parking space/garage shall be constructed according to the specification as mentioned in the schedule "D" below. Beside the above Flat & parking space the First Party/Owner no. 4 shall also get a lump sum cash of Rs. 2,50,000/ (rupees two lac fifty thousand) only.

Measurement of all the aforesaid flats , as mentioned in clause (a), (b), (c) & (d) above, will be almost in equal but the same may be varied by 15 to 20 square feet of each or any flat.

- e) Allocation of the First Party/Owner no. 5 – Smt. Munmun Roychowdhury**
: - The First Party/Owner no. 5 Shall be allotted and she will get a lump sum cash amount of Rs. 1,00,00,000/- (Rupees One Crore) only from the Developer/Second Party.

The aforesaid flats & parking spaces/garages as mentioned in the schedule "B" above, shall be constructed on land, as mentioned & described in the schedule A" above and also as per the specification as mentioned in the schedule "D" below with all "common facilities & common portion" as mentioned herein below.

SCHEDULE- "C"

(Proposed Allocations of the Developer's/Second Party – As "DEVELOPER ALLOCATION")

Save and except the allocations (total five Flats & five Car Parking Space) as mentioned and described in the schedule "B" above, all others Flats, Car Parking Space, Shops, Garrages, Commercial Spaces & other constructions etc. in the building which is proposed to be constructed on the above "A" schedule land, shall be deemed and considered as "Developer's Allocations/Second Party's Allocation" and the Developer's shall have all right to retain or transfer the said allocations to any intending customers in any manners whatsoever.



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Prasanna Nay
Dioke Nay
Nirpal Nay

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WAYWIN CONSULTANTS PVT. LTD.
Ranadeep Bhattacharya
Director

SCHEDULE- "D"

(Specification of the proposed Flats of the Building)

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- a) Bed room/s, drawing cum dining room shall be floored by Vitrified Tiles and the other walls of such rooms will be of wall putty finished and the windows will be covered with guard grill work in Aluminum frame.
 - b) The working table of kitchen shall be of Granite above and glazed ceramic tiles will be provided upto 2.5 ft. height of the wall from the top of the kitchen table only, one sink will be provided and remaining walls and roof will be of wall putty.
 - c) The floor of toilets/bathroom shall be of marble finished with glazed ceramic tiles upto the height 6(six) feet from the base, balance portion of walls and roof of the toilets will be of wall putty finishing and the same shall be provided with one shower and two taps (Jaguar fittings). The toilet may be commode or Indian at the choice of the First Party/Landowners with hot water facility (excluding geyser) in one Toilet.
 - d) Doors: Doors frames will be made of Shal wood, flush door with ply wood (water proof) will be provided for each door, main door shutter shall be made of wooden door, other door shutters will be made by commercial flush type of ply 1¼ inches thick with suitable fitting. All the windows shall be of steel windows with tested glass shutters.
 - e) Electric: All electric line will be concealed and the points of two tube light, one fan and two plug will be provided in each bed room and drawing cum dinning, one tube light point will be provided in verandah and kitchen, one light point and one plug point will be provided for each toilet. All such electric fittings will be Finolex / Havelles / KEI Company branded. The Second Party/Developer shall make all arrangement to get separate electric connection for every flat of Owner's Allocations from the concern department of W.B.S.E.D.C. Ltd. and the First Parties /Owners shall bear all costs for getting such electric connection.
 - f) Water line: All fittings, i.e. Indian Pans E.P.W.C. wash basin will be provided as approved ISI brand PVC Pipe will be provided for sewerage and waste water line, PVC pipe will be provided for rainwater line.



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Pranab Kumar Nay
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Murmu Ray Chowdhury
WAYWIN CONSULTANTS PVT. LTD.
Ravinder Bhattacharya
Director

- g) Specification of Iron rod : In the construction of the building column and beam will be made with Shyam Steel/SAIL or any reputed branded iron rod. Specifically where 20mm/25mm/30 mm TMT bar will be used as per structural design approved by the licensed structural engineer and Siliguri Municipal Corporation.
- h) Ultra Tec/ACC/Birla Gold/Nuvaco/Dalmia/Double Bull Cement will be used in the building.

Beside the above specification, the flats of the First Party which will be allotted to the First Party by the Second Party, will be constructed as per the following specification:-

- i) All wall 125 mm (5") thick with Bricks -AAC Block (ISI mark).
- ii) a) Door: Shal wood frame;
b) Main door: 50 mm thick solid Teak wooden door with locking arrangement
c) Other Doors : Flush Doors
- iii) Window: Aluminium sliding window with steel frame;
- iv) Door & windows : Aluminum fittings with safety grill & glass fittings.
- v) Inner walls: wall putty
- vi) Kitchen and toilet walls: 6 feet tiles in the wall of toilet and in kitchen 2'-6" height tiles in two sides walls.
- vii) Kitchen will be fitted with :-
a) working table;
b) Sink ;
- viii) Dinning space: Basin with mirror.
- ix) Painting: Paints on timber and steel surfaces;
- x) Electrification: Concealed wiring with copper wires;



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pharad Kumar Nag
Biswajit Das
Arore Das
Nirajul Nag

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Mun mun Ray Chaudhary

WAYWIN CONSULTANTS PVT. LTD.
Ranadeep Bhattacharya
Director

- xi) Water and sanitation : Water supply facility with necessary fittings.

COMMON FACILITIES AND COMMON PORTION:

1. Common staircase leading to the roof and right to use the common light of the building.
2. Lift facilities (four passengers capacity)- Kone Brand,
3. Open terrace/open space,
4. Well, overhead water tank (8,000 - 10,000 Litters capacity) with pump,
5. Septic tank, roof with roof truss etc.,
6. 4" deep bore well water facilities upto 90- 100 feet deep.
7. Water Reservoir 25000 Litters capacity to be connected with S.M.C water supply line.
8. Common passage and vacant land on all sides of the Building,
9. Boundary wall, main gate/entrance of the Building including Drains, and sewers.
10. The land left vacant by the Boundary wall in conformity with the rules and regulations of the Siliguri Municipal Corporation.
11. Electrical wiring, meter and fittings (if any) excluding those that may be installed for any particular purpose or for any particular Flat and all other common electrical system of the building with Finolex/Havelles/KEI branded.
12. Generally all other parts of the property which necessary for its existence, maintenance or safety or normally in common use and also the common vacant space etc.

Separate sheet containing photographs & finger print of the parties is annexed herewith and forming part of these presents



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07 SEP 2023

IN WITNESS WHEREOF the Parties hereof do hereunto set and subscribed their respective hands on the day, month and year first above written.

Pranab Kumar Nag
Prasenjit Nag
Alok Nag
Niraj Nag

WITNESSES:-

1. Dipankar Paul
S/o Mr. Dulal Paul
Ashrampara, P.O.-Siliguri
P.S.-Siliguri, Dist.-Darjeeling
Pin-734001

Mr. Mr. Roy Chowdhury
(Signature of the First Parties)

WAYWIN CONSULTANTS PVT. LTD.
Randeep Bhattacharya
Director

(Signature of the Second Party)

2. Saijan Chatterjee
S/o - Gopal Chatterjee
Matigara P.O + P.S.
Matigara, Dist -
Darjeeling.

Drafted by me and computerized in my chamber.

Arun Bhattacharjee
07/09/2023

(ARUN BHATTACHARJEE)

Advocate/Siliguri.
Enrollment no. WB- 139/1994



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

07 SEP 2023

FINGER IMPRESSION SHEET

(Executants)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Phanab Kumar Nag</i>	LEFT HAND					
	RIGHT HAND					

Phanab Kumar Nag
SIGNATURE

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>P. Sagar Nag</i>	LEFT HAND					
	RIGHT HAND					

P. Sagar Nag
SIGNATURE



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

07 SEP 2023

FINGER IMPRESSION SHEET

(Executants)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Alok Nag	LEFT HAND					
	RIGHT HAND					

Alok Nag
SIGNATURE

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Nirmal Nag	LEFT HAND					
	RIGHT HAND					

Nirmal Nag
SIGNATURE



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

07 SEP 2023

FINGER IMPRESSION SHEET

(Executants)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Manmohan Roy Chowdhury</i>	LEFT HAND					
	RIGHT HAND					

Manmohan Roy Chowdhury
SIGNATURE

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Ranadeep Bhattacharya</i>	LEFT HAND					
	RIGHT HAND					

Ranadeep Bhattacharya
SIGNATURE



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

07 SEP 2023

PHOTO & THUMB IMPRESSION SHEET OF IDENTIFIER



Let. 9 of Dipankar Paul

Dipankar Paul

SIGNATURE



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

07 SEP 2023

Major Information of the Deed

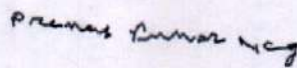
Deed No :	I-0402-02401/2023	Date of Registration	07/09/2023
Query No / Year	0402-2002261431/2023	Office where deed is registered	
Query Date	05/09/2023 10:06:40 AM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Arun Bhattacharjee Siliguri Court, Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9434233901, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 1,12,50,000/-]	
Set Forth value		Market Value	
Rs. 1,70,00,000/-		Rs. 1,70,10,004/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,021/- (Article:48(g))		Rs. 1,12,521/- (Article:E, E, E.)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

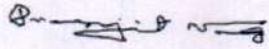
District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: D.B.C.ROAD, Road Zone : (NTS More -- Fuleswari) , Mouza: Siliguri, , Ward No: 28 JI No: 88, Pin Code : 734004

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-5866	RS-3551	Bastu	Bastu	7 Katha	1,70,00,000/-	1,70,10,004/-	Width of Approach Road: 27 Ft., Adjacent to Metal Road,
Grand Total :					11.55Dec	170,00,000 /-	170,10,004 /-	

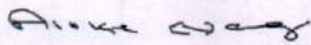
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Pranab Nag, (Alias: Mr Pranab Kumar Nag) (Presentant) Son of Mr Amal Kanta Nag Executed by: Self, Date of Execution: 07/09/2023 , Admitted by: Self, Date of Admission: 07/09/2023 ,Place : Office			
		07/09/2023	LTI 07/09/2023	07/09/2023

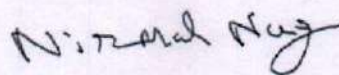
Old Post Office Building, D.B.C Road, Deshbandupara, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx2R, Aadhaar No: 82xxxxxxxx2842, Status :Individual, Executed by: Self, Date of Execution: 07/09/2023 , Admitted by: Self, Date of Admission: 07/09/2023 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr Prasenjit Nag Son of Mr Amal Kanta Nag Executed by: Self, Date of Execution: 07/09/2023 , Admitted by: Self, Date of Admission: 07/09/2023 ,Place : Office			
		07/09/2023	LTI 07/09/2023	07/09/2023

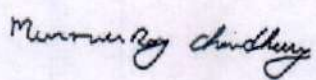
Old Post Office Building, D.B.C. Road, Deshbandhupara, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9L, Aadhaar No: 66xxxxxxxx4561, Status :Individual, Executed by: Self, Date of Execution: 07/09/2023 , Admitted by: Self, Date of Admission: 07/09/2023 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mr Aloke Nag Son of Mr Amal Kanta Nag Executed by: Self, Date of Execution: 07/09/2023 , Admitted by: Self, Date of Admission: 07/09/2023 ,Place : Office			
		07/09/2023	LTI 07/09/2023	07/09/2023

Old Post Office Building, D.B.C Road, Deshbandhupara, 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, PAN No.:: ABxxxxxx6J, Aadhaar No: 79xxxxxxxx9275, Status :Individual, Executed by: Self, Date of Execution: 07/09/2023 , Admitted by: Self, Date of Admission: 07/09/2023 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Mr Nirmal Nag Son of Late Amal Kanta Nag Executed by: Self, Date of Execution: 07/09/2023 , Admitted by: Self, Date of Admission: 07/09/2023 ,Place : Office			
		07/09/2023	LTI 07/09/2023	07/09/2023

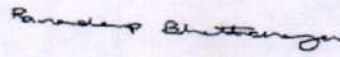
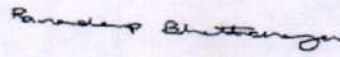
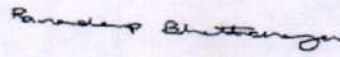
Old Post Office Building, D.B.C Road, Deshbandhupara, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx9H, Aadhaar No: 68xxxxxxxx7857, Status :Individual, Executed by: Self, Date of Execution: 07/09/2023 , Admitted by: Self, Date of Admission: 07/09/2023 ,Place : Office

5	Name	Photo	Finger Print	Signature
	Mrs Munmun Roychowdhury Wife of Mr Ranadeep Bhattacharya Executed by: Self, Date of Execution: 07/09/2023 , Admitted by: Self, Date of Admission: 07/09/2023 ,Place : Office			
	07/09/2023	LTI 07/09/2023	07/09/2023	
Sreema Sarani, Haiderpara, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ARxxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/09/2023 , Admitted by: Self, Date of Admission: 07/09/2023 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	WAY WIN CONSULTANTS PRIVATE LIMITED Hakimpara, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.: AAxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Ranadeep Bhattacharya Son of Late Sankar Kumar Bhattacharya Date of Execution - 07/09/2023, , Admitted by: Self, Date of Admission: 07/09/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Sep 7 2023 2:01PM</td> <td>LTI 07/09/2023</td> <td>07/09/2023</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Ranadeep Bhattacharya Son of Late Sankar Kumar Bhattacharya Date of Execution - 07/09/2023, , Admitted by: Self, Date of Admission: 07/09/2023, Place of Admission of Execution: Office				Sep 7 2023 2:01PM	LTI 07/09/2023	07/09/2023	
Name	Photo	Finger Print	Signature										
Shri Ranadeep Bhattacharya Son of Late Sankar Kumar Bhattacharya Date of Execution - 07/09/2023, , Admitted by: Self, Date of Admission: 07/09/2023, Place of Admission of Execution: Office													
Sep 7 2023 2:01PM	LTI 07/09/2023	07/09/2023											
Sreemaa Sarani, Siliguri, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: agxxxxxx4b, Aadhaar No: 55xxxxxxx6268 Status : Representative, Representative of : WAY WIN CONSULTANTS PRIVATE LIMITED (as Director)													

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Dipankar Paul Son of Late Dulal Paul Ashrampara, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001			
07/09/2023	07/09/2023	07/09/2023	

Identifier Of Shri Pranab Nag, Shri Ranadeep Bhattacharya, Mr Prasenjit Nag, Mr Alope Nag, Mr Nirmal Nag, Mrs Munmun Roychowdhury

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Pranab Nag	WAY WIN CONSULTANTS PRIVATE LIMITED-0.0278 Acre
2	Mr Prasenjit Nag	WAY WIN CONSULTANTS PRIVATE LIMITED-0.0278 Acre
3	Mr Alope Nag	WAY WIN CONSULTANTS PRIVATE LIMITED-0.0278 Acre
4	Mr Nirmal Nag	WAY WIN CONSULTANTS PRIVATE LIMITED-0.0211 Acre
5	Mrs Munmun Roychowdhury	WAY WIN CONSULTANTS PRIVATE LIMITED-0.011 Acre

Endorsement For Deed Number : I - 040202401 / 2023

On 07-09-2023

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 13:45 hrs on 07-09-2023, at the Office of the A.D.S.R. SILIGURI by Shri Pranab Nag Alias Mr Pranab Kumar Nag, 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 1,70,10,004/-

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

Execution is admitted on 07/09/2023 by 1. Shri Pranab Nag, Alias Mr Pranab Kumar Nag, Son of Mr Amal Kanta Nag, Old Post Office Building, D.B.C Road, Deshbandhupara, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 2. Mr Prasenjit Nag, Son of Mr Amal Kanta Nag, Old Post Office Building, D.B.C. Road, Deshbandhupara, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 3. Mr Aloke Nag, Son of Mr Amal Kanta Nag, Old Post Office Building, D.B.C Road, Deshbandhupara, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 4. Mr Nirmal Nag, Son of Late Amal Kanta Nag, Old Post Office Building, D.B.C Road, Deshbandhupara, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 5. Mrs Munmun Roychowdhury, Wife of Mr Ranadeep Bhattacharya, Sreema Sarani, Haiderpara, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business

Indetified by Shri Dipankar Paul, , , Son of Late Dulal Paul, Ashrampara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

Execution is admitted on 07-09-2023 by Shri Ranadeep Bhattacharya, Director, WAY WIN CONSULTANTS PRIVATE LIMITED (Private Limited Company), Hakimpara, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Shri Dipankar Paul, , , Son of Late Dulal Paul, Ashrampara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,12,521.00/- (B = Rs 1,12,500.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,12,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2023 12:53PM with Govt. Ref. No: 192023240208100688 on 07-09-2023, Amount Rs: 1,12,521/-, Bank: SBI EPay (SBlePay), Ref. No. 8474324646535 on 07-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 39,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 426, Amount: Rs.1,000.00/-, Date of Purchase: 05/09/2023, Vendor name: S S Goon

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2023 12:53PM with Govt. Ref. No: 192023240208100688 on 07-09-2023, Amount Rs: 39,021/-, Bank: SBI EPay (SBlePay), Ref. No. 8474324646535 on 07-09-2023, Head of Account 0030-02-103-003-02

Syangden

Sangha Ratna Syangden
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 0402-2023, Page from 61746 to 61778
being No 040202401 for the year 2023.



Syangden

Digitally signed by SANGHA RATNA SYANGDEN
Date: 2023.09.11 14:50:33 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 11/09/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.