

Sl. No. 103/2023

I- 125/2023



पश्चिमबङ्गाल पश्चिम बंगाल WEST BENGAL

G 946369

2/40251/2023

V.C - 06/20.23

RTI of Dipali Sarkar
BY the pin of Prady M. Saha

Minati Mondal

Jharna Biswas

Balhu Roy

Kanam Dey Roy.

Soma Roy

Goutam Roy

Gopal Roy.

2/10 2/12

Apparna Roy Basak.

Anindita Roy

Aleeka Roy.

2/10 2/12

Prigda Roy

Sonita Barman

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON
THIS THE 16th DAY OF JANUARY, 2023

CERTIFIED THAT THE DOCUMENT IS GUARANTEED
TO REGISTRATION AND THE ENFORCEMENT OF
THE DOCUMENT ARE THE RESPONSIBILITY OF THE DOCUMENT

Signature of Dipali Sarkar

12/1/2023

Cont/2

380 200
13/1/2023
17/1/2023

Signature of Dipali Sarkar
16 007

Signature of Dipali Sarkar

07 01 23

06 2023

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500/1/2
17/1/2023

LTI of Dipali Sankar
by the pen of *[Signature]*

TAM-22

LTI of Dipali Sankar
by the pen of *[Signature]*

TAM-23

Minati Mondal

TAM-24

Thakura Biswas

TAM-36

TAM-37

Kanan DEY Roy,

TAM-38

Soma Roy

TAM-39

Goutam Roy

TAM-40

Geopal Roy.

SL.NO. 41795 Date 4.1.2023
PURCHASER S.P CONSTRUCTIONS
Full Address Siliguri
Total Value 5000/-
Stamp Purchased from JPG Treasury-1

STAMP VENDOR *mas*
JAYA RANI DAS
Licence No.1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiguri



[Signature]

Registrar
Siliguri, Dt. Darjeeling

02/01/2023

ATI of dipali sarkar by
the pm of Pradip Mulesa
Minati Mandal

Tharna Biswas

Rakiboy

Konach Dey Roy,

Soma Roy

Goutam Roy

Gopal Roy.

Alot MZ

Aparupa Roy Basak

Anindita Roy

Deepika Roy.

Rita Roy

Snigdha Roy

Smida Berman

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1. SRI PALTU ROY S/O LATE ANIL KRISHNA ROY
(PAN:BHDPR7994D, AADHAR No: 6897 2919 1462)
2. SMT. DIPALI SARKAR W/O SRI MANINDRANATH SARKAR
(PAN: QLS9414M, AADHAR NO: 837544553333)
3. SMT. MINATI MANDAL W/O PRASANTA KUMAR MANDAL (PAN:
CBTPM7219R, AADHAR NO:586958184270)
4. SMT.JHARNA BISWAS W/O SRI MIHIR KANTI BISWAS
(PAN: AXKPB7960P, AADHAR NO: 810609096864)
5. SMT.KANAN DEY ROY W/O LATE ARABINDA ROY
(PAN: BIZPD1084P, AADHAR NO: 948553362476)
6. SOMA ROY D/O LATE ARABINDA ROY
(PAN:CLLPR8787F, AADHAR NO: 882131779121)
7. SRI GOUTAM ROY S/O LATE ANIL KRISHNA ROY
(PAN: ACGPR0354L, AADHAR NO: 998405969661)
8. SRI GOPAL ROY S/O LATE ANIL KRISHNA ROY
(PAN:GFNPR8997K, AADHAR NO: 835311402891)
9. SMT. RITA ROY W/O LATE AMALENDU ROY
(PAN: DJJPR1176M, AADHAR NO: 245444143170)
10. SMT. APARUPA ROY@BASAK D/O LATE AMALENDU ROY
(PAN:CAUPB1104J, AADHAR NO:449530950521)
11. SMT.ANINDITA ROY D/O LATE AMALENDU ROY (PAN:
BWXPR7239G, AADHAR NO: 646380524757)
12. SMT.DEEPIKA ROY D/O LATE AMALENDU ROY
(PAN: DSFPR5874B, AADHAR NO. 388353140401)
13. SMT. ITI ROY W/O LATE ARDHENDU ROY
(PAN:EOEPR6470D, AADHAR NO: 384580874886)
14. SMT. SNIGDHA ROY D/O LATE ARDHENDU ROY
(PAN:DBCCK1205B, AADHAR NO: 366267627871)
15. SMT. SMITA ROY D/O LATE ARDHENDU ROY
(PAN:FYSPB9595L, AADHAR NO:457231193928) All are Hindu By faith,
Indian by Citizenship, Business by occupation, residing at South Bharat
Nagar, 86, Ambika Chakraborty, P.O. & P.S. Siliguri, Dist-Darjeeling,

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27/06/2016
Sankar Chatterjee

Pradyumn Prasad

Minati Mondal

Therener Biswas

Pattaboy

Koman Dey Roy.

Soma Roy

Goutam Roy

Gopal Roy

Sudh Anil

Aparna Roy

Anindita Roy

Deepika Roy

Sudh Anil

Smriti Roy

Smriti Roy

Pin-734004, hereinafter called the "**FIRST PARTY**" as "**OWNERS**" (Which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators, representatives and assigns as the case may be) of the **ONE PART**.

AND

M/S S.P CONSTRUCTIONS, (PAN: ADWFS4097C), a Partnership firm having its office at Deshbandhupara, P.O & P.S Siliguri, Dist-Darjeeling, Pin-734004, represented by its partner 1) **SRI SUBRATA JOARDAR S/O LATE KISHOR CHANDRA JOARDAR, (PAN: AFSPJ9341Q, AADHAR NO : 3813 8670 6045)**, 2) **SRI PRABIR SAHA S/O SRI PRADIP KUMAR SAHA, (AADHAR NO: 6162 5182 0791)**, Both Hindu by religion, Indian by Citizenship, Business by occupation, resident of Deshbandhupara, Siliguri, P.O. & P.S. Siliguri, Dist-Darjeeling, Pin-734004, hereinafter called the "**SECOND PARTY**" as "**DEVELOPER**" (which expression shall mean and include unless excluded by or repugnant to the context his/its/their partners, its office, successors, executors, legal representatives, administrators and assigns) of the **OTHER PART**.

WHEREAS One Late Rani Bala Roy Late w/o Anil Krishna Roy was the owner of land measuring 17 Decimal, appertaining and forming part of R.S Plot No. 12291, recorded in R.S Khatian No. 4273, Mouza - Siliguri, J.L. No.110, Ward No.24, Holding No. 348/127/182/139, Pargana-Baikunthapur, P.S. Siliguri, Dist. Darjeeling, by virtue of deed of Sale being No. **I-2265** dated 1960, registered in the office of the Sub Registrar Siliguri, Dist-Darjeeling, for the year 1960, having all permanent, heritable and transferable rights, title and interest therein.



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head of the case

Minati Mandal

Jharna Biswas

Paltu Roy

Kanan Dey Roy.

Soma Roy

Goutam Roy

Gopal Roy.

Ardhendu Roy

Aravinda Roy Sarkar.

Aravinda Roy

Deepika Roy.

Aravinda Roy

Aravinda Roy

Aravinda Roy

Aravinda Roy

AND WHEREAS that during her lifetime Rani Bala Roy sold her land measuring 4.4 Decimal, appertaining and forming part of R.S Plot No. 12291, recorded in R.S Khatian No. 4273, Mouza – Siliguri, J.L. No.110, Ward No.24, Holding No. 348/127/182/139, Pargana- Baikunthapur, P.S. Siliguri, Dist. Darjeeling.

AND WHEREAS the said Late Anil Krishna Roy & Rani Bala Roy expired leaving behind the following as his legal heirs to jointly inherit his landed property measuring 12.6 Decimal as per the law of inheritance, i.e each getting 1/9th share in the said land (land measuring 1.4 Decimal each) according to the Hindu Succession Act, 1956:-

- a) Sri Paltu Roy- Son
- b) Smt. Dipali Sarkar- Married Daughter
- c) Smt. Minati Mandal- Married Daughter
- d) Smt. Jharna Biswas- Married daughter
- e) Late Arabinda Roy- Deceased Son
- f) Sri Goutam Roy- Son
- g) Sri Gopal Roy – Son
- h) Late Amalendu Roy- Deceased son
- i) Late Ardhendu Roy- Deceased son.

AND WHEREAS the said Late Arabinda Roy also expired leaving behind the following as his legal heirs to jointly inherit his share in the said landed property left behind by his late father Late Anil Krishna Roy, i.e land measuring 0.7 Decimal each, as per the law of inheritance according to the Hindu Succession Act, 1956:-

- a) Smt. Kanan Dey Roy- wife
- b) Soma Roy- Daughter

ATI of asipali family
by the per of family members

Minati Mondal

Tharona Biswas

Rakti Roy

Koman Dey Roy,

Soma Roy

Goutam Roy

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Deepal Roy.

Shobha Roy

Aparupa Roy Basak.

Anindita Roy

Deepika Roy.

Shobha Roy

Snigdha Roy

Smita Basak

AND WHEREAS the said Late Amalendu Roy also expired leaving behind the following as his legal heirs to jointly inherit his share in the said landed property left behind by his late father Late Anil Krishna Roy, i.e land measuring 0.35 Decimal each, as per the law of inheritance according to the Hindu Succession Act, 1956:-

- a) Smt. Rita Roy- wife
- b) Smt. Aparupa Roy- Daughter
- c) Smt. Anindita Roy- Daughter
- d) Smt. Deepika Roy- Daughter

AND WHEREAS the said Late Ardhendu Roy also expired leaving behind the following as his legal heirs to jointly inherit his share in the said landed property left behind by his late father Late Anil Krishna Roy, i.e land measuring 0.46 Decimal each, as per the law of inheritance according to the Hindu Succession Act, 1956:-

- a) Smt. Iti Roy- wife
- b) Smt. Snigdha Roy- Daughter
- c) Smt. Smita Roy- Daughter

AND WHEREAS the Owner is desirous of developing the landed property measuring 12.6 Decimal, as fully described in the Schedule below, by constructing a multistoried residential building as per Building Plan to be sanctioned by the competent authority.

AND WHEREAS the first party/Owner, being devoid of Technical, Engineering and Architectural qualifications or knowledge and particularly Finance, the first party being Owner has decided to get the work of Development done by the Developer on certain terms and conditions

HTI of Shripati Sarkar
by the pen of Shripati Mr. Saha

Minate Mondal

Shavna Biswas

Rishi Roy

Ramachandray Roy.

Soma Roy

Goutam Roy

Gopal Roy.

Apurva Roy

Aranya Roy Basak

Anindita Roy

Arpita Roy

20/12/17

Shyama Roy

Smriti Basman

AND WHEREAS upon the aforesaid representation of the Owner and subject to verification of the title of the Owner concerning the said land, the Developer has agreed to develop the said landed property by constructing a multistoried residential building on the said land in accordance with the sanctioned building plan on the terms and conditions hereinafter appearing.

AND WHEREAS in order to avoid all future disputes and differences in between the parties, it has been thought fit and proper to put into writing the terms and conditions as mutually agreed by and between the parties.

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

ARTICLE - 1

OBJECT

The object behind this Agreement is to construct and/or caused to be constructed a multistoried residential building on the said Schedule "A" land, and in the process to generate fund which will meet all costs of construction, all expenses and/or remuneration, incidental expenses thereto, the Owner, being devoid of technical know-how capability and finances as well, have engaged the Developer. It being expressly declared by the first party/Owner and understood by the Developer that all the Development costs shall be borne by the Developer.

ARTICLE - II

TITLE AND INDEMNITY BY THE OWNER

- 1] The first party/Owner hereby declare that they have good right and title in the said land of Schedule "A" below and has full power to enter into this Agreement for Development.
- 2] The first party/Owner declare that the said property of schedule "A" is free from all encumbrances and charges or claims whatsoever and the

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ATY of Sripati Jankar
by the pen of Kanchan Misra

Minati Mondal

Tharona Biswas

Sabirhat

Konakh Dey Roy.

Soma Roy

Goutam Roy

Gopal Roy.

Saty M²

Aparupa Roy Basak.

Anindita Roy

Deepika Roy.

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Gugdhar Roy

Samita Barman

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entire property is in exclusive possession of the first party/Owner and the first party/Owner hereby undertake to indemnify the Developer from and against any such encumbrances, charges or claims whatsoever arise in future.

- 3] The first part/Owner also undertake that the Developer shall be entitled to construct and complete the building upon the land of Schedule "A" as agreed between the parties hereto, to enter into an agreement/s with intending transferee/s and/or purchaser/s for the flat, Garage, Space etc. and proportionate undivided share of land to the developer's allocation, to receive money from them or any of them. The first party/Owner or her successors undertakes to indemnify the Developer from and against all losses and damages and costs, charges, expenses, suffered or incurred as a result of any breach of this undertaking
- 4] Upon the execution of these presents, the first party/Owner shall deliver to the Developer all original copies of documents of title and other necessary papers relating to the said land of Schedule "A".
- 5] That one of the legal heir namely Goutam Roy relinquish all right claim, right in the developed property by the Developer on his piece of land and he shall execute all document as required without raising any objection and shall not raise any objection in any regards at a future date.

ARTICLE - III

TITLE & INDEMNITY BY THE DEVELOPER

- 1] The Developer will be solely and fully responsible for proper and legal construction of the said project in the said land of Schedule "A" in accordance with the sanctioned Building Plan to be passed by the competent Authority.

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ATT of 8/1/2011 Sanctioned
by the pen of
[Signature]

[Signature]

Minati Mondal

Tharona Biswas

Babuboy

Konan Dey Roy,

Soma Roy

Gautam Roy

Gopal Roy,

[Signature]

Aparupa Roy Barak.

Anindita Roy

Aepika Roy.

[Signature]

Trigisha Roy

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- 2] The Developer shall deliver to the party/Owner all necessary copies of documents and papers relating to this Agreement.
- 3] The Developer shall keep the first party/Owner indemnified from and against all actions, suits, proceedings, costs, charges and expenses because of any wrongful or illegal construction or Deviation of the sanctioned plan or non-compliance of any Rules regarding the Building construction or arising out of negligence and error of the Developer and/or its men or Agents.

ARTICLE - IV

DEVELOPMENT RIGHT

- 1] The first party/Owner grant exclusive right to the developer to develop the said property in such manner as the Developer deem fit and proper but in consistence of the provisions contained herein and in accordance with the sanctioned plan and the specification of SJDA/Gram Panchayat /Corporation/ Plan Sanctioning Authority.
- 2] The first party/Owner shall from time to time and at any time submit and/or join with the Developer in submitting the Building Plan and/or revise the Building Plan and shall sign all such papers, documents etc. required to be signed. Developer shall be able to change the Building Plan as shall be required by the SJDA/Gram Panchayat/ Corporation/Plan Sanctioning Authority as aforesaid to comply with the aforesaid permission, clearance or approval to be submitted in the name of the First Party/Owner and at the cost of the Developer.
- 3] That first party/Owner shall execute a General Power of Attorney/s in favour of the Developer and/or in the name of partner/s of the firm of the Developer, as suggested by them, authorizing the Developer to carry out all sort of Development works of the said premises and/or to construct the building according to sanctioned Plan including the Drawing of the Plan and to sign the said plan for and on behalf of the first party/Owner and also to obtain necessary sanction from the

[Signature]

ATTN of ashpali chakoc
by the pen of
Kradip Mr. Saha

Minati Mondal
Thama Baiswal
Pattaboy
Kundan Des Roy.

Soma Roy

Goutam Roy

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Gopal Roy.

Spor Roy

Arunpala Roy book.

Arideta Roy

Deepika Roy.

20/1/17

Trigobha Roy

Smida Bormen

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

ARTICLE - VII

AUTHORITIES

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

ARTICLE - VIII

DEFAULT

The Developer shall hand over the Owner's allocation as within 30 months from the date of sanction of building plan and except exigencies arising out of circumstances beyond the Developer's control such as natural calamities, earth quake, flood, civil riot etc.

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

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2 TI of Dipali Jankar
by the pen of

Pradip M. Saha

Minati Mondal
Tharna Biswas
Rathiboy
Kamaln Dey Roy.

Soma Roy
Goutam Roy

Gopal Roy.
Soy M.
Aparupa Roy Barak.

Amita Roy
Deepika Roy.

PTI M.S.
Trigeha Roy

Smida Barman

ARTICLE - IX

RULES & REGULATIONS

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

ARTICLE - X

TAXES

All rates including electric bill charges, taxes and out goings in respect of the said premises shall be the liability of the Owner upto the date of delivery of possession to the developer. Thereafter, the developer will bear the said rates and electricity charges, taxes etc. upto the date of delivery of possession to the Owner and other transferees of the said building in the said premises and from the date of delivery of possession to the Owner and the transferees, who shall be liable for such taxes and charges according to the proportionate area of the respective flats and parking space till Mutation and thereafter. The Income tax, GST etc. TDS as may be applicable on the part of the portion of the respective parties shall be borne by the each party themselves. The developer shall not be liable to pay any taxes of any nature on the portion of the Owner's allocation.

ARTICLE - XI

MISCELLANEOUS



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

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by the pen of Pradyumn Sahu

Minati Mondal

Thavara Biswas

Bahadur

Karan Dey Roy,

Soma Roy

Goutam Roy

Gopal Roy.

Shobha

Aparupa Roy

Aindita Roy

Seepika Roy.

Shobha

Trigda Roy

Smida Basman

- 2] The developer will also has the control and right to commercially exploit the developer's allocation as mentioned in schedule le- 'C' and to sell, transfer and convey other flats and parking/spaces within its allocation on such terms and conditions as the developer think fit and proper.
- 3] The Owner will have only the exclusive right to the Flats and portions allotted to them as Owner's allocation as mentioned in schedule - 'B' free from all costs and charges.
- 4] That in consideration of the right and authority given to the developer by the Owner, the developer will construct flats for the Owner as per the specification contained in Schedule - B below.
- 5] That whatever structures and buildings are to be constructed on the land described in the Schedule - A below including the Owner's allocation including flats must be constructed with standard materials and according to the sanctioned Plan and Specifications annexed.
- 6] The first part/Owner has also agreed with the developer that they shall have no claim or right in the premises of the project, except Owner's allocation, and the developer shall have the absolute authority to transfer, sell and convey the properties in the premises and building to be constructed on the said land on the strength of Power of Attorney or Attorneys executed by the first party/Owner to and in favour of the Developer.
- 7] That the heirs and successors of the respective parties shall have bound to follow this Agreement in future.
- 8] That the transformer expenses for electric line shall be paid equally by intending purchaser, Owner or developers.

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Signature of Arpita Sankar
by the pen of Pradip Kumar Saha

Minati Mondal
Jharna Biswas
Pallab Roy
Kanan Dey Roy.

Soma Roy

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Goutam Roy

Gopal Roy.

Arpita Roy

Aparupa Roy

Avinidita Roy

Deepika Roy.

Arpita Roy

Trigobha Roy

Smrita Bortman

The Owners shall have no responsibilities for the proposed project/construction except to deliver vacant possession of land and sign on relevant papers and documents as and when required by the Builder.

9] The builder prepared plan of the Multi-Storied Building and got it sanctioned and shall construct, erect and complete the owner's allocation in the Building first of all with common facilities, amenities on the land and building in accordance with the sanctioned plan with good and standard materials as specified in Schedule at his own costs within 30(Thirty)Months from the date of sanction of plan Unless prevented by natural calamities like, flood, earth-quake, riots and legal dispute and the period of construction however shall be extended by mutual consent by both the parties.

10] The Builder shall have the right to display Signboard on the land inviting the intending or prospective buyers of flats.

11] The Builder after completion of construction of the of Owner's Allocation first of all providing with all the amenities such as water supply, electricity, etc. which are essential for comfortable living and without doing so the Builder shall neither handover possession of the flats to the buyers or intending purchasers nor execute and register Sale Deed in their favor. The Builder before putting the owners in possession of their flats must obtain occupancy certificate and handover the same to the limit 18(Eighteen) months, the period will be enhanced by mutual consent by the parties.

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by the pen of

স্বাক্ষর

Minati Mondal

Jharna Biswas

Pabitra Roy

Koombu Dey Roy.

Soma Roy

Goutam Roy

Gopal Roy.

Dee Roy

Spanupa Roy Basak.

Audita Roy

Deepika Roy.

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Snigdha Roy

Smrita Barman

- 12] The Builder shall pay all taxes, rents and other dues if any, in respect of the Multi-Storied Building thereon till possession is handover to the Owner and Purchaser of Flats. From the date of possession the Owner and the Purchasers of flat shall pay their respective share of tax, rent, and other dues if any to the relevant authorities after they get their names mutated in respect of their own flat/flats proportionately.
- 13] The Owner shall have the right to verify or get verified by their men/agents(authorized technical person)if construction is carried on as per specification in the Schedule with good and standard materials. In case it is found that there is deviation in respect of the specification and objection being raised further construction shall not be carried without resolving the dispute failing which the owners shall be entitled to take action for stopping construction works.
- 14] The Builder shall construct the said Multi-Storied Building in accordance with Sanctioned Plan and terms of the agreement. The Owner if desire in respect of their flats any change, addition, alteration and renovation may get it done on payment of different costs of price of materials required for this purpose, provided such change is not legally barred by the competent authority, which may demand by the Builder. The cost materials shall be given in cash to the Builder by the Owner either in advance or after completion of such work as settled by the parties.

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by the pen of Pradip M. Saha

Mirali Mondal
Tharona Biswas
Pabhu Roy
Kanan Dey Roy,
Soma Roy

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Goutam Roy

Gopal Roy.

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Aparupa Roy Borsak.

Aindibe Roy

Deepika Roy.

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Gnigaha Roy

Smida Barman

- 15] In case the Builder at first complete construction of the portion of allocation of the owners and put them in possession thereof as per terms and conditions mentioned earlier the owner shall not prevent the Builder from carrying out construction of his portion of allotment unless noise and pollution become extremely unbearable.
- 16] The roof of the constructed of the Multi-Storied Building shall remain for common use of the owners and flat purchasers.
- 17] The Builder shall execute Sale Deed in respect of his/her/their flats and the owner shall also be Vendor's Party to the Sale Deed at the time of registration provided the construction of the said Multi - Storied Building is made legally and terms and conditions of this Agreement are complied with. The Owner shall not remain liable to the Purchasers in any matters mentioned in the Sale Deed excepting saleable title of the land of the said Multi-Storied Building.
- 18] The Owners and the Builder shall have proportionate right, title and interest proportionate to their respective allocation of share in the land as well as all constructions, amenities made and provided in the premises whereon the said Multi-Storied Building stands.
- 19] All owners of Multi-Storied Building shall enjoy common right of pumping water, electricity, passage, stair -case overhead tank and for enjoyment of common services and amenities. They shall from the Multi-Storied Building Owner's Association or Body or Owners Association in any other name for maintenance and cost of maintenance will be borne by the owners proportionately. This provision shall contain in the Deed of Sale of the Purchasers of the flat.

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by the pen of Pradip Mr. Saha

Minati Mondal
Jharna Biswas
Rabi Roy
Kamala Dey Roy.
Soma Roy

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Goutam Roy

Gaspal Roy.

Shilpi Roy

Alpana Roy Bask.

Arindita Roy
Deepika Roy.

216 2152

Snigdha Roy

Smriti Berman

- 20] The layout design/construction/materials of the building may be altered if required for cause of betterment and/or statutory obligation with the prior permission of the owners in writing.
- 21] If any reason whatsoever the Builder cannot carry out execution of this agreement, he may not appoint another Builder for the purpose of discharge of his obligation with prior written permission of the Owners entering into an agreement. The Owner will also have the right to change the Builder/file is found to neglect or causing unnecessary delay for construction of the said Multi- Storied Building with prior notice and in that case the Builder will be entitled compensation.
- 22] The Owner shall execute a General Power of attorney in favor of the Builder for the purpose of selling of the Builder Allocation. The clause relating to sale and sale proceeds in the said Power of Attorney shall not be operative after execution of his agreement.
- 23] The dispute between the owners of the land and the Builder if arises for any matter shall be resolved amicably by particle negotiation and if necessary help of a common well wisher may be availed of before going to the Court of Law.
- 24] In case of violation of terms and conditions of this agreement either of the parties shall have the right to rescind this agreement and claim/compensation and remedy against other.
- 25] That the common rights and facilities are enjoyable by the owners and Builder or his Purchaser of the Flats. None will be entitled to sell common rights and Facilities.

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ST of sipal, clerk
by the pen of handi, Mr. Sam

Minati Mondal
Thama Biswas
Sathu Roy
Kamru Dey Roy.
Soma Roy

Goutam Roy

Gopal Roy.

Shor Aji

Aparna Roy Basak.

Anindita Roy

Acipika Roy.

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Gujgha Roy

Smida Barman

- 26] Builder shall provide a security guard room at any appropriate place at ground floor.
- 27] That the Developers agreement shall be executed only after all the relevant documents related to development is completed by the parties.

SCHEDULE "A" ABOVE REFERRED TO
(LAND)

All that piece or parcel of Homestead land measuring Bastu vacant land measuring 12.6 Decimal, appertaining and forming part of R.S Plot No. 12291, recorded in R.S Khatian No. 4273, Mouza – Siliguri, J.L. No.110, Ward No.24, Holding No. 348/127/182/139, Pargana- Baikunthapur, P.S. Siliguri, Dist. Darjeeling. Situated at South Bharat Nagar.

The said land is butted and bounded as follows:

- On the North : Land of Mohan Prasad;
- On the South : Land of Late Dhiju Bhushan Bhowmick
- On the East : Land of Late Aordhundi Roy
- On the West : 25 feet Road ✓

SCHEDULE "B" ABOVE REFERRED TO
(OWNER'S ALLOCATION)

1. Four Flats at Third Floor each measuring approx 750 Sq. ft.
2. Four Flats at Fourth Floor each measuring approx 750 Sq. ft.
3. Common parking area approx. 200 Sq.ft at ground floor

①

Part of asipali sankeer
by the run of

dradip m. saka

Minati Mondal

Tharua Biswas

Balut Roy

Kanah Deo Roy.

Soma Roy

Goutam Roy

18

Gopal Roy.

Deep Roy

Aparupa Roy Basak.

Amrita Roy

Deepika Roy.

270 2151

Snigdha Roy

Smita Barman

**SCHEDULE "C" ABOVE REFERRED TO
DEVELOPER'S ALLOCATION**

ALL THAT remaining share of Building consisting of several flats and parking spaces and other areas to be constructed on the Schedule - 'A' land by the Developer according to the sanctioned building plan of the Siliguri Municipal Corporation, together with undivided proportionate share of land and common parts of the building.

SPECIFICATION OF CONSTRUCTION OF FLAT

- 1) RCC Construction R.C.C Super structure to be constructed as per the sanctioned plan of the S.M.C and specifications suggested by the Architect; the super structure shall comprise of :
- a) R.C.C. Foundation- TMT Bar / Sail/ ELEGENT/SHAM STEEL
 - b) R.C.C. Columns;
 - c) R.C.C. Beam;
 - d) R.C.C Roof;
 - e) Earthquake resistant structure as per S.M.C. plane.
- 2) Masonry Work
- a) Perimeter Walls:
The outside walls shall be constructed and laid as per the sanctioned plan of the S.M.C but generally would be 125 mm thick. The wall would be constructed using first class bricks, cement and sand mortar of appropriate mix.
 - b) Internal Wall:
the internal walls which generally is also the partition walls would be 125 mm as per drawing and design thick would be constructed using first class brick, cement and sand mortar f appropriate mix.

2

AT of 01/01/2018
by the pen of *Pradip Mondal*

Minati Mondal

Jharna Biswas

Palibhoy

Kanan Dey Roy.

Soma Roy

Goutam Roy

Gopal Roy.

Shob MR.

Apurva Roy Barak.

Swindita Roy

Deepika Roy.

Shob MR.

Trigatha Roy

Smida Barman

3) Flooring

a) all bathroom will have marble or floor tiles over the floors while the dado on the walls will be finished with glazed tiles upto height of lintel/door frame level from floor.

b) Rest of floor will be finished with Tiles

c) stairs and lobbies of each floor shall also be finished with marble

Main door will be Flush doors and rests of the doors are of commercial flush door made by block board with fitting & fixture with oil paint finish.

4) Windows

The standard aluminum windows with 4 mm plane Glass.

5) Doors

Main door with Sal wooden fitting with wooden palla.

6) Electrical

a) Electrical conductors will be concealed with P.V.C conduit and wire will be approved gauze and make.

i) MCB of approved brand(ISI Mark)

ii) All switches and socket etc of approved brand (ISI Mark) (Anchor/Havell's).

7) Plumbing

a) The water lines will be concealed alongwith approved brand (ISI Mark) fittings

b) The fittings and fixtures that shall be provided in each toilet (ISI Mark)



- 8) Dining One Porcelain white basin 16'x 20' size with necessary fitting fixings.
- 9) Kitchen A) One sink along with tap will be provided
b) Cooking platform will be provided with Granite 2-0' high glazed wall tiles from the cooking slab.
- 10) Water Source

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

WITNESSES :

1. Pradip Mondal
S/o Pt. Usham Ch. Saha
Deshbandhu Park
Siliguri
Dr. D. B. Das
W.D

Atti ob asipati
clerked by the party of
Pradip Mondal
Minarti Mondal
Jhavana Biswas
Rabbi Roy
Kanan Jey Roy,
Soma Roy
Gautam Roy
Gopal Roy.
Dr. M.
Aparupa Roy Basak.

①

2) Uttam Roy Chowdhury

East. Sushil Roy Chowdhury

Lake Town

P.S. Bhaktinagar
Jalpaiguri

Amrita Roy
Deepika Roy.

স্মিতা বর্মান
Smridha Roy

Smridha Barmann

S. P. CONSTRUCTION

Sultra Das
PARTNER

SIGNATURE OF OWNER

S. P. CONSTRUCTION

Prabir Das
PARTNER

SIGNATURE OF DEVELOPER

Drafted & printed in my office &
read over and explained to the party
by me as per instruction of the party

(AJAY KUMAR MITRUKA)

Advocate, Siliguri.

Enrol, No. WB/797/2006

Act of Indian Registration Act, 1908
Fingerprint sheet signature



Sultana

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

S. P. CONSTRUCTION

Sultana

Signature with date PARTNER




Prabir Saha

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


S. P. CONSTRUCTION

Prabir Saha

Signature with date PARTNER


| | | | | | | |
|--|------------|-------|-------------|---------------|-------------|---------------|
|  P. K. Roy | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Left Hand | | | | | |
| | Right Hand | | | | | |

P. K. Roy
Signature with date


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

Signature with date by the pen of P. K. Roy

Signature with date by the pen of P. K. Roy

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|  Minati Mondal | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Left Hand | | | | | |
| | Right Hand | | | | | |

Minati Mondal
Signature with date

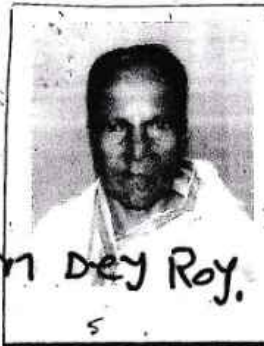
| | | | | | | |
|--|------------|-------|-------------|---------------|-------------|---------------|
|  Tharna Biswas | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Left Hand | | | | | |
| | Right Hand | | | | | |

Tharna Biswas
Signature with date

Signature of Identifier

Signature of R.O.

Signature with date



Kanan Dey Roy.

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

Kanan Dey Roy,
Signature with date



Soma Roy.

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

Soma Roy
Signature with date



Goutam Roy

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

Goutam Roy
Signature with date










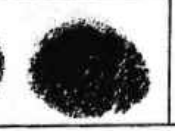



Gopal Roy.

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


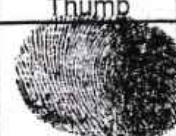




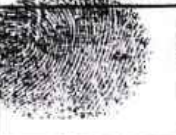



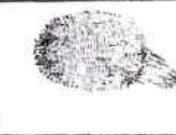
Gopal Roy.
Signature with date

Signature of Identifier





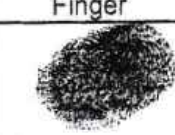





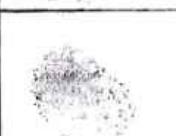
Signature of R.O.

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Signature with date

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Signature with date

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Signature with date












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Signature with date









Signature of Identifier

Signature of R.O.



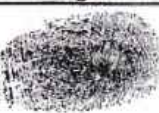








Signature with date

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ইতি রায়
Signature with date

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|  | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Left Hand |  |  |  |  |  |
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Snigdha Roy
Signature with date

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

Simita Borman
Signature with date

| | | | | | | |
|---|------------|-------|-------------|---------------|-------------|---------------|
| Photo with full Signature of the person | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Left Hand | | | | | |
| | Right Hand | | | | | |

Signature of Identifier

Signature of R.O.

Signature with date



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt

| | | | |
|--|--|---------------------|------------|
| Visit Commission Case No / Year | 0402000011/2023 | Date of Application | 13/01/2023 |
| Query No / Year | 04022000040251/2023 | | |
| Transaction | [0110] Sale, Development Agreement or Construction agreement | | |
| Applicant Name of QueryNo | Mr SNEHA GOYAL | | |
| Stampduty Payable | Rs.20,020/- | | |
| Registration Fees Payable | Rs.21/- | | |
| Applicant Name of the Visit Commission | Mr Ajay Kumar Mitrtuka | | |
| Applicant Address | sillguri | | |
| Place of Commission | SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 | | |
| Expected Date and Time of Commission | 13/01/2023 6:00 PM | | |
| Fee Details | K1: 50/-, K2: 250/-, PTA-K(2): 0/-, Total Fees Paid: 300/- | | |
| Remarks | | | |








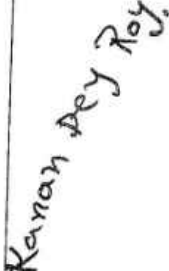


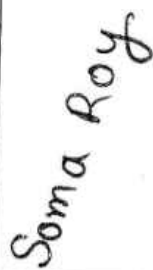
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue



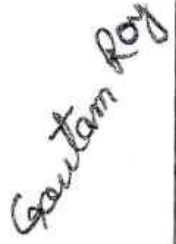





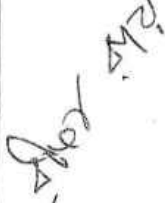
OFFICE OF THE A.D.S.R. SILIGURI, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04022000040251/2023






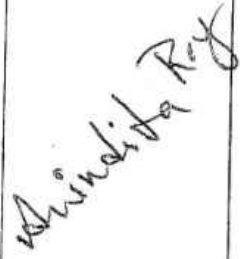



I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|-----------|---|---|---|
| 1 | Mr PALTU ROY SOUTH BHARAT NAGAR,86 AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord |  |  |  |
| 2 | Mrs KANAN DEY ROY SOUTH BHARAT NAGAR,86, AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord |  |  |  |
| 3 | Miss SOMA ROY SOUTH BHARAT NAGAR,86, AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord |  |  |  |



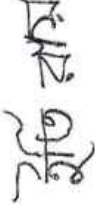








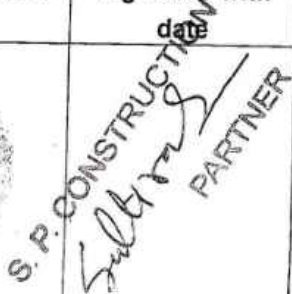
I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|-----------|---|---|---|
| 4 | Mr GOUTAM ROY SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord |  |  |  |
| 5 | Mr GOPAL ROY SOUTH BHARAT NAGAR,86, AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord |  |  |  |
| 6 | Mrs RITA ROY SOUTH BHARAT NAGAR,86, AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord |  |  |  |





I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|-----------|---|---|---|
| 7 | Mrs APARUPA ROY Alias Mr APARUPA ROY BASAK SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, City:-, P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord |  |  |  |
| 8 | Mrs ANINDITA ROY SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, City:-, P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord |  |  |  |
| 9 | Mrs DEEPIKA ROY SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, City:-, P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord |  |  |  |

I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|--|---|---|---|
| 10 | Mrs ITI ROY SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, City:-, P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord |  |  |  |
| 11 | Mrs SNIGDHA ROY SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, City:-, P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord |  |  |  |
| 12 | Mrs SMITA ROY City:-, P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord |  |  |  |
| 13 | Mr SUBRATA JOARDAR DESHBANDHUPARA, City:-, P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Representative of Developer [S P CONSTRUCTIONS] |  |  |  |

I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|--|---|--|---|
| 14 | Mr PRABIR SAHA DESHBANDUPARA, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Representative of Developer [S P CONSTRUCTIONS] |  |  | <i>P. CONSTRUCTION</i> <i>Prabir Saha,</i> <i>PARTNER</i> |
| SI No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | Mr PRADIP KUMAR SAHA Son of Mr UPENDRA KUMAR SAHA DESHBANDHUPAR A, City:- , P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Mr PALTU ROY, Mrs DIPALI SARKAR, Mrs MINATI MANDAL Mrs JHARNA BISWAS, Mrs KANAN DEY ROY, Miss SOMA ROY, Mr GOUTAM ROY, Mr GOPAL ROY, Mrs RITA ROY, Mrs APARUPA ROY, Mrs ANINDITA ROY, Mrs DEEPIKA ROY, Mrs ITI ROY, Mrs SNIGDHA ROY, Mrs SMITA ROY, Mr SUBRATA JOARDAR, Mr PRABIR SAHA |  |  | <i>Pradip Mr. Saha</i> |

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



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

| | | | |
|--|---|---------------------|------------|
| Visit Commission Case No / Year | 0402000006/2023 | Date of Application | 05/01/2023 |
| Query No / Year | 04022000040251/2023 | | |
| Transaction | [0110] Sale, Development Agreement or Construction agreement | | |
| Applicant Name of QueryNo | Mr SNEHA GOYAL | | |
| Stampduty Payable | Rs.20,020/- | | |
| Registration Fees Payable | Rs.21/- | | |
| Applicant Name of the Visit Commission | Mr Ajay Kumar Mitruka Adv | | |
| Applicant Address | siliguri | | |
| Place of Commission | Kolkata | | |
| Expected Date and Time of Commission | 07/01/2023 2:00 PM | | |
| Fee Details | J1: 250/-, J2: 11,720/-, PTA-J(2): 0/-, Total Fees Paid: 11,970/- | | |
| Remarks | | | |







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue



OFFICE OF THE A.D.S.R. SILIGURI, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04022000040251/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|-----------|---|--|--|
| 1 | Mr PALTU ROY SOUTH BHARAT NAGAR,86 AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord | | | absent |
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 2 | Mrs DIPALI SARKAR SOUTH BHARAT NAGAR,86, AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord |  |  | LTI of Dipali Sarkar by the pen of Pradip Mandal |
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 3 | Mrs MINATI MANDAL SOUTH BHARAT NAGAR,86, AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord |  |  | Minati Mandal 7.01.23 |

I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|-----------|---|---|--------------------------|
| 4 | Mrs JHARNA BISWAS SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord |  |  | Jharana Biswas 7/1/23 |
| 5 | Mrs KANAN DEY ROY SOUTH BHARAT NAGAR,86, AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord | | | |
| 6 | Miss SOMA ROY SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord | absent | | |

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|-----------|-------|--------------|---------------------|
| 7 | Mr GOUTAM ROY SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:- Silliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord | | | |
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 8 | Mr GOPAL ROY SOUTH BHARAT NAGAR,86, AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:- Silliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord | | absent | |
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 9 | Mrs RITA ROY SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:- Silliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord | | | |




I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|-----------|--------|--------------|---------------------|
| 10 | Mrs APARUPA ROY Alias Mr APARUPA ROY BASAK SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord | | | |
| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 11 | Mrs ANINDITA ROY SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord | absent | | |
| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 12 | Mrs DEEPIKA ROY SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord | | | |

I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|--|-------|--------------|---------------------|
| 13 | Mrs ITI ROY SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord | | | |
| 14 | Mrs SNIGDHA ROY SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord | | | |
| 15 | Mrs SMITA ROY City:- , P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Land Lord | | absent | |
| 16 | Mr SUBRATA JOARDAR DESHBANDHUPARA, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Representative of Developer [S P CONSTRUCTIONS] | | | |

I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|---|--|--|--|
| 17 | Mr PRABIR SAHA DESHBANDUPARA, City:- , P.O:- SILIGURI, P.S:-Silliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Represent ative of Developer [S P CONSTR UCTIONS] | | | |
| SI No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | Mr PRADIP KUMAR SAHA Son of Mr UPENDRA KUMAR SAHA DESHBANDHUPAR A, City:- , P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | Mr PALTU ROY, Mrs DIPALI SARKAR, Mrs MINATI MANDAL, Mrs JHARNA BISWAS, Mrs KANAN DEY ROY, Miss SOMA ROY, Mr GOUTAM ROY, Mr GOPAL ROY, Mrs RITA ROY, Mrs APARUPA ROY, Mrs ANINDITA ROY, Mrs DEEPIKA ROY, Mrs ITI ROY, Mrs SNIGDHA ROY, Mrs SMITA ROY, Mr SUBRATA JOARDAR, Mr PRABIR SAHA |  |  |  |

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

Major Information of the Deed

| | | | |
|--|--|---|------------|
| Deed No : | I-0402-00125/2023 | Date of Registration | 17/01/2023 |
| Query No / Year | 0402-2000040251/2023 | Office where deed is registered | |
| Query Date | 05/01/2023 10:46:21 AM | A.D.S.R. SILIGURI, District: Darjeeling | |
| Applicant Name, Address & Other Details | SNEHA GOYAL KHALPARA, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9679474705, Status :Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1] | | |
| Set Forth value | Market Value | | |
| | Rs. 1,15,46,184/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 20,020/- (Article:48(g)) | Rs. 21/- (Article:E, E, E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: SOUTH BHARAT NAGAR WARD NO.24, Mouza: Siliguri, JI No: 88, Pin Code : 734004

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-------------------|---------|--------------|-------------------------|-----------------------|---|
| L1 | RS-12291 | RS-4273 | Bastu | Bastu | 12.6 Dec | | 1,15,46,184/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, |
| Grand Total : | | | | | 12.6Dec | 0 /- | 115,46,184 /- | |

Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | <p>Mr PALTU ROY Son of Late ANIL KRISHNA ROY SOUTH BHARAT NAGAR,86 AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BHxxxxxx4D, Aadhaar No: 68xxxxxxxx1462, Status :Individual, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence</p> |

| | |
|---|---|
| 2 | <p>Mrs DIPALI SARKAR Wife of Mr MANINDRANATH SARKAR SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: QLxxxxxx4M, Aadhaar No: 83xxxxxxxx3333, Status :Individual, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 07/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 07/01/2023 ,Place : Pvt. Residence</p> |
| 3 | <p>Mrs MINATI MANDAL (Presentant) Wife of Mr PRASANTA KUMAR MANDAL SOUTH BHARAT NAGAR,86, AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CBxxxxxx9R, Aadhaar No: 58xxxxxxxx4270, Status :Individual, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 07/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 07/01/2023 ,Place : Pvt. Residence</p> |
| 4 | <p>Mrs JHARNA BISWAS Wife of Mr MIHIR BISWAS SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxxx0P, Aadhaar No: 81xxxxxxxx6864, Status :Individual, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 07/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 07/01/2023 ,Place : Pvt. Residence</p> |
| 5 | <p>Mrs KANAN DEY ROY Wife of Late ARABINDA ROY SOUTH BHARAT NAGAR,86, AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Blxxxxxx4P, Aadhaar No: 94xxxxxxxx2476, Status :Individual, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence</p> |
| 6 | <p>Miss SOMA ROY Daughter of Late ARABINDA ROY SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CLxxxxxx7F, Aadhaar No: 88xxxxxxxx9121, Status :Individual, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence</p> |
| 7 | <p>Mr GOUTAM ROY Son of Late ANIL KRISHNA ROY SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx4L, Aadhaar No: 99xxxxxxxx9661, Status :Individual, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence</p> |
| 8 | <p>Mr GOPAL ROY Son of Late ANIL KRISHNA ROY SOUTH BHARAT NAGAR,86, AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: GFxxxxxx7K, Aadhaar No: 83xxxxxxxx2891, Status :Individual, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence</p> |

| | |
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| 9 | <p>Mrs RITA ROY Wife of Late AMALENDU ROY SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DJxxxxxx6M, Aadhaar No: 24xxxxxxxx3170, Status :Individual, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence</p> |
| 10 | <p>Mrs APARUPA ROY, (Alias: Mr APARUPA ROY BASAK) Daughter of Late AMALENDU ROY SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CAxxxxxx4J, Aadhaar No: 44xxxxxxxx0521, Status :Individual, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence</p> |
| 11 | <p>Mrs ANINDITA ROY Daughter of Late AMALENDU ROY SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BWxxxxxx9G, Aadhaar No: 64xxxxxxxx4757, Status :Individual, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence</p> |
| 12 | <p>Mrs DEEPIKA ROY Daughter of Late AMALENDU ROY SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DSxxxxxx4B, Aadhaar No: 38xxxxxxxx0401, Status :Individual, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence</p> |
| 13 | <p>Mrs ITI ROY Wife of Late ARDHENDU ROY SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EOxxxxxx0D, Aadhaar No: 38xxxxxxxx4886, Status :Individual, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence</p> |
| 14 | <p>Mrs SNIGDHA ROY Daughter of Late ADHENDU ROY SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DBxxxxxx5B, Aadhaar No: 36xxxxxxxx7871, Status :Individual, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence</p> |
| 15 | <p>Mrs SMITA ROY Daughter of Late ARDHENDU ROY City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FYxxxxxx5L, Aadhaar No: 45xxxxxxxx3928, Status :Individual, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Pvt. Residence</p> |

Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | S P CONSTRUCTIONS DESHBANDHUPARA, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 , PAN No.:: ADxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Mr SUBRATA JOARDAR Son of Late KISHOR CHANDRA JOARDAR DESHBANDHUPARA, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 38xxxxxxxx6045 Status : Representative, Representative of : S P CONSTRUCTIONS (as PARTNER) |
| 2 | Mr PRABIR SAHA Son of Mr PRADIP KUMAR SAHA DESHBANDUPARA, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 61xxxxxxxx0791 Status : Representative, Representative of : S P CONSTRUCTIONS (as) |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| Mr PRADIP KUMAR SAHA Son of Mr UPENDRA KUMAR SAHA DESHBANDHUPARA, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 | | | |
| Identifier Of Mr PALTU ROY, Mrs DIPALI SARKAR, Mrs MINATI MANDAL, Mrs JHARNA BISWAS, Mrs KANAN DEY ROY, Miss SOMA ROY, Mr GOUTAM ROY, Mr GOPAL ROY, Mrs RITA ROY, Mrs APARUPA ROY, Mrs ANINDITA ROY, Mrs DEEPIKA ROY, Mrs ITI ROY, Mrs SNIGDHA ROY, Mrs SMITA ROY, Mr SUBRATA JOARDAR, Mr PRABIR SAHA | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|----------------------------|
| 1 | Mr PALTU ROY | S P CONSTRUCTIONS-0.84 Dec |
| 2 | Mrs DIPALI SARKAR | S P CONSTRUCTIONS-0.84 Dec |
| 3 | Mrs MINATI MANDAL | S P CONSTRUCTIONS-0.84 Dec |
| 4 | Mrs JHARNA BISWAS | S P CONSTRUCTIONS-0.84 Dec |
| 5 | Mrs KANAN DEY ROY | S P CONSTRUCTIONS-0.84 Dec |
| 6 | Miss SOMA ROY | S P CONSTRUCTIONS-0.84 Dec |
| 7 | Mr GOUTAM ROY | S P CONSTRUCTIONS-0.84 Dec |
| 8 | Mr GOPAL ROY | S P CONSTRUCTIONS-0.84 Dec |
| 9 | Mrs RITA ROY | S P CONSTRUCTIONS-0.84 Dec |
| 10 | Mrs APARUPA ROY | S P CONSTRUCTIONS-0.84 Dec |
| 11 | Mrs ANINDITA ROY | S P CONSTRUCTIONS-0.84 Dec |
| 12 | Mrs DEEPIKA ROY | S P CONSTRUCTIONS-0.84 Dec |
| 13 | Mrs ITI ROY | S P CONSTRUCTIONS-0.84 Dec |
| 14 | Mrs SNIGDHA ROY | S P CONSTRUCTIONS-0.84 Dec |
| 15 | Mrs SMITA ROY | S P CONSTRUCTIONS-0.84 Dec |

Endorsement For Deed Number : I - 040200125 / 2023

On 05-01-2023

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 1,15,46,184/-

Syngden

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

On 07-01-2023

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

Presented for registration at 16:00 hrs on 07-01-2023, at the Private residence by Mrs MINATI MANDAL , one of the Executants.

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

Execution is admitted on 07/01/2023 by 1. Mrs DIPALI SARKAR, Wife of Mr MANINDRANATH SARKAR, SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 2. Mrs MINATI MANDAL, Wife of Mr PRASANTA KUMAR MANDAL, SOUTH BHARAT NAGAR,86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 3. Mrs JHARNA BISWAS, Wife of Mr MIHIR BISWAS, SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business

Indetified by Mr PRADIP KUMAR SAHA, , Son of Mr UPENDRA KUMAR SAHA, DESHBANDHUPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

Syngden

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

On 13-01-2023

Endorsement for issuing commission Case No:- 000011 of 2023

1. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to Priyabrata Bhattacharjee, Head Clerk for the purpose of enquiring whether this document has been executed by Mr PALTU ROY, , Son of Late ANIL KRISHNA ROY, SOUTH BHARAT NAGAR,86 AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business by whom it purports to have been executed

2. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to Priyabrata Bhattacharjee, Head Clerk for the purpose of enquiring whether this document has been executed by Mrs KANAN DEY ROY, , Wife of Late ARABINDA ROY, SOUTH BHARAT NAGAR,86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business by whom it purports to have been executed

3. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to Priyabrata Bhattacharjee, Head Clerk for the purpose of enquiring whether this document has been executed by Miss SOMA ROY, , Daughter of Late ARABINDA ROY, SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business by whom it purports to have been executed

4. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to Priyabrata Bhattacharjee, Head Clerk for the purpose of enquiring whether this document has been executed by Mr GOUTAM ROY, , Son of Late ANIL KRISHNA ROY, SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business by whom it purports to have been executed
5. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to Priyabrata Bhattacharjee, Head Clerk for the purpose of enquiring whether this document has been executed by Mr GOPAL ROY, , Son of Late ANIL KRISHNA ROY, SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business by whom it purports to have been executed
6. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to Priyabrata Bhattacharjee, Head Clerk for the purpose of enquiring whether this document has been executed by Mrs RITA ROY, , Wife of Late AMALENDU ROY, SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business by whom it purports to have been executed
7. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to Priyabrata Bhattacharjee, Head Clerk for the purpose of enquiring whether this document has been executed by Mrs APARUPA ROY, , Mr APARUPA ROY BASAK , Daughter of Late AMALENDU ROY, SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business by whom it purports to have been executed
8. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to Priyabrata Bhattacharjee, Head Clerk for the purpose of enquiring whether this document has been executed by Mrs ANINDITA ROY, , Daughter of Late AMALENDU ROY, SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business by whom it purports to have been executed
9. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to Priyabrata Bhattacharjee, Head Clerk for the purpose of enquiring whether this document has been executed by Mrs DEEPIKA ROY, , Daughter of Late AMALENDU ROY, SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business by whom it purports to have been executed
10. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to Priyabrata Bhattacharjee, Head Clerk for the purpose of enquiring whether this document has been executed by Mrs ITI ROY, , Wife of Late ARDHENDU ROY, SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business by whom it purports to have been executed
11. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to Priyabrata Bhattacharjee, Head Clerk for the purpose of enquiring whether this document has been executed by Mrs SNIGDHA ROY, , Daughter of Late ADHENDU ROY, SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business by whom it purports to have been executed
12. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to Priyabrata Bhattacharjee, Head Clerk for the purpose of enquiring whether this document has been executed by Mrs SMITA ROY, , Daughter of Late ARDHENDU ROY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business by whom it purports to have been executed
13. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to Priyabrata Bhattacharjee, Head Clerk for the purpose of enquiring whether this document has been executed by Mr SUBRATA JOARDAR, PARTNER, S P CONSTRUCTIONS (Partnership Firm), DESHBANDHUPARA, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 by whom it purports to have been executed
14. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to Priyabrata Bhattacharjee, Head Clerk for the purpose of enquiring whether this document has been executed by Mr PRABIR SAHA, , S P CONSTRUCTIONS (Partnership Firm), DESHBANDHUPARA, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 by whom it purports to have been executed

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/01/2023 12:01PM with Govt. Ref. No: 192022230242847828 on 05-01-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 0138382678718 on 05-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by by online = Rs 5,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/01/2023 12:01PM with Govt. Ref. No: 192022230242847828 on 05-01-2023, Amount Rs: 5,020/-, Bank: SBI EPay (SBlePay), Ref. No. 0138382678718 on 05-01-2023, Head of Account 0030-02-103-003-02

Syngden

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

On 17-01-2023

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.

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

Execution is admitted on 17/01/2023 by 1. Mr PALTU ROY, Son of Late ANIL KRISHNA ROY, SOUTH BHARAT NAGAR, 86 AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 2. Mrs KANAN DEY ROY, Wife of Late ARABINDA ROY, SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 3. Miss SOMA ROY, Daughter of Late ARABINDA ROY, SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 4. Mr GOUTAM ROY, Son of Late ANIL KRISHNA ROY, SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 5. Mr GOPAL ROY, Son of Late ANIL KRISHNA ROY, SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 6. Mrs RITA ROY, Wife of Late AMALENDU ROY, SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 7. Mrs APARUPA ROY, Alias Mr APARUPA ROY BASAK, Daughter of Late AMALENDU ROY, SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 8. Mrs ANINDITA ROY, Daughter of Late AMALENDU ROY, SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 9. Mrs DEEPIKA ROY, Daughter of Late AMALENDU ROY, SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 10. Mrs ITI ROY, Wife of Late ARDHENDU ROY, SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 11. Mrs SNI GDHA ROY, Daughter of Late ADHENDU ROY, SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 12. Mrs SMITA ROY, Daughter of Late ARDHENDU ROY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business

Indetified by Mr PRADIP KUMAR SAHA, , Son of Mr UPENDRA KUMAR SAHA, DESHBANDHUPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

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

Execution is admitted on 17-01-2023 by Mr SUBRATA JOARDAR, PARTNER, S P CONSTRUCTIONS (Partnership Firm), DESHBANDHUPARA, City:- , P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004

Identified by Mr PRADIP KUMAR SAHA, , Son of Mr UPENDRA KUMAR SAHA, DESHBANDHUPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

Execution is admitted on 17-01-2023 by Mr PRABIR SAHA, , S P CONSTRUCTIONS (Partnership Firm), DESHBANDHUPARA, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004

Identified by Mr PRADIP KUMAR SAHA, , Son of Mr UPENDRA KUMAR SAHA, DESHBANDHUPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

Endorsement by Commissioner after execution of Visit Commission Case No:-000011 of 2023

1. Having visited the residence of Mr PALTU ROY, , Son of Late ANIL KRISHNA ROY, SOUTH BHARAT NAGAR,86 AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business I have this day examined the said Mr PALTU ROY who has been identified to my satisfaction by Mr PRADIP KUMAR SAHA, , Son of Mr UPENDRA KUMAR SAHA, DESHBANDHUPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business AND the said Mr PALTU ROY has admitted the execution of this document

2. Having visited the residence of Mrs KANAN DEY ROY, , Wife of Late ARABINDA ROY, SOUTH BHARAT NAGAR,86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business I have this day examined the said Mrs KANAN DEY ROY who has been identified to my satisfaction by Mr PRADIP KUMAR SAHA, , Son of Mr UPENDRA KUMAR SAHA, DESHBANDHUPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business AND the said Mrs KANAN DEY ROY has admitted the execution of this document

3. Having visited the residence of Miss SOMA ROY, , Daughter of Late ARABINDA ROY, SOUTH BHARAT NAGAR,86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business I have this day examined the said Miss SOMA ROY who has been identified to my satisfaction by Mr PRADIP KUMAR SAHA, , Son of Mr UPENDRA KUMAR SAHA, DESHBANDHUPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business AND the said Miss SOMA ROY has admitted the execution of this document

4. Having visited the residence of Mr GOUTAM ROY, , Son of Late ANIL KRISHNA ROY, SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business I have this day examined the said Mr GOUTAM ROY who has been identified to my satisfaction by Mr PRADIP KUMAR SAHA, , Son of Mr UPENDRA KUMAR SAHA, DESHBANDHUPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business AND the said Mr GOUTAM ROY has admitted the execution of this document

5. Having visited the residence of Mr GOPAL ROY, , Son of Late ANIL KRISHNA ROY, SOUTH BHARAT NAGAR,86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business I have this day examined the said Mr GOPAL ROY who has been identified to my satisfaction by Mr PRADIP KUMAR SAHA, , Son of Mr UPENDRA KUMAR SAHA, DESHBANDHUPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business AND the said Mr GOPAL ROY has admitted the execution of this document

6. Having visited the residence of Mrs RITA ROY, , Wife of Late AMALENDU ROY, SOUTH BHARAT NAGAR,86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business I have this day examined the said Mrs RITA ROY who has been identified to my satisfaction by Mr PRADIP KUMAR SAHA, , Son of Mr UPENDRA KUMAR SAHA, DESHBANDHUPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business AND the said Mrs RITA ROY has admitted the execution of this document

7. Having visited the residence of Mrs APARUPA ROY, , Mr APARUPA ROY BASAK , Daughter of Late AMALENDU ROY, SOUTH BHARAT NAGAR,86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business I have this day examined the said Mrs APARUPA ROY , Mr APARUPA ROY BASAK who has been identified to my satisfaction by Mr PRADIP KUMAR SAHA, , Son of Mr UPENDRA KUMAR SAHA, DESHBANDHUPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business AND the said Mrs APARUPA ROY , Mr APARUPA ROY BASAK has admitted the execution of this document

8. Having visited the residence of Mrs ANINDITA ROY, , Daughter of Late AMALENDU ROY, SOUTH BHARAT NAGAR,86, AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business I have this day examined the said Mrs ANINDITA ROY who has been identified to my satisfaction by Mr PRADIP KUMAR SAHA, , Son of Mr UPENDRA KUMAR SAHA, DESHBANDHUPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business AND the said Mrs ANINDITA ROY has admitted the execution of this document

9. Having visited the residence of Mrs DEEPIKA ROY, , Daughter of Late AMALENDU ROY, SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business I have this day examined the said Mrs DEEPIKA ROY who has been identified to my satisfaction by Mr PRADIP KUMAR SAHA, , , Son of Mr UPENDRA KUMAR SAHA, DESHBANDHUPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business AND the said Mrs DEEPIKA ROY has admitted the execution of this document

10. Having visited the residence of Mrs ITI ROY, , Wife of Late ARDHENDU ROY, SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business I have this day examined the said Mrs ITI ROY who has been identified to my satisfaction by Mr PRADIP KUMAR SAHA, , , Son of Mr UPENDRA KUMAR SAHA, DESHBANDHUPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business AND the said Mrs ITI ROY has admitted the execution of this document

11. Having visited the residence of Mrs SNIGDHA ROY, , Daughter of Late ADHENDU ROY, SOUTH BHARAT NAGAR,86,AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business I have this day examined the said Mrs SNIGDHA ROY who has been identified to my satisfaction by Mr PRADIP KUMAR SAHA, , , Son of Mr UPENDRA KUMAR SAHA, DESHBANDHUPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business AND the said Mrs SNIGDHA ROY has admitted the execution of this document

12. Having visited the residence of Mrs SMITA ROY, , Daughter of Late ARDHENDU ROY, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business I have this day examined the said Mrs SMITA ROY who has been identified to my satisfaction by Mr PRADIP KUMAR SAHA, , , Son of Mr UPENDRA KUMAR SAHA, DESHBANDHUPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business AND the said Mrs SMITA ROY has admitted the execution of this document

13. Having visited the residence of Mr SUBRATA JOARDAR, PARTNER, S P CONSTRUCTIONS (Partnership Firm), DESHBANDHUPARA, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 I have this day examined the said Mr SUBRATA JOARDAR who has been identified to my satisfaction by Mr PRADIP KUMAR SAHA, , , Son of Mr UPENDRA KUMAR SAHA, DESHBANDHUPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business AND the said Mr SUBRATA JOARDAR has admitted the execution of this document

14. Having visited the residence of Mr PRABIR SAHA, , S P CONSTRUCTIONS (Partnership Firm), DESHBANDHUPARA, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 I have this day examined the said Mr PRABIR SAHA who has been identified to my satisfaction by Mr PRADIP KUMAR SAHA, , , Son of Mr UPENDRA KUMAR SAHA, DESHBANDHUPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business AND the said Mr PRABIR SAHA has admitted the execution of this document

Mr Priyabrata Bhattacharjee

Head Clerk

A.D.S.R. SILIGURI

Darjeeling, West Bengal

Endorsement by a Registering Officer ON receipt of Commissioner' s report Case No:- 000011 of 2023

1. From the above report I am satisfied that this document has been executed by the said Mr PALTU ROY AND I accordingly admit it to registration
2. From the above report I am satisfied that this document has been executed by the said Mrs KANAN DEY ROY AND I accordingly admit it to registration
3. From the above report I am satisfied that this document has been executed by the said Miss SOMA ROY AND I accordingly admit it to registration
4. From the above report I am satisfied that this document has been executed by the said Mr GOUTAM ROY AND I accordingly admit it to registration
5. From the above report I am satisfied that this document has been executed by the said Mr GOPAL ROY AND I accordingly admit it to registration
6. From the above report I am satisfied that this document has been executed by the said Mrs RITA ROY AND I accordingly admit it to registration

7. From the above report I am satisfied that this document has been executed by the said Mrs APARUPA ROY , Mr APARUPA ROY BASAK AND I accordingly admit it to registration
8. From the above report I am satisfied that this document has been executed by the said Mrs ANINDITA ROY AND I accordingly admit it to registration
9. From the above report I am satisfied that this document has been executed by the said Mrs DEEPIKA ROY AND I accordingly admit it to registration
10. From the above report I am satisfied that this document has been executed by the said Mrs ITI ROY AND I accordingly admit it to registration
11. From the above report I am satisfied that this document has been executed by the said Mrs SNIGDHA ROY AND I accordingly admit it to registration
12. From the above report I am satisfied that this document has been executed by the said Mrs SMITA ROY AND I accordingly admit it to registration
13. From the above report I am satisfied that this document has been executed by the said Mr SUBRATA JOARDAR AND I accordingly admit it to registration
14. From the above report I am satisfied that this document has been executed by the said Mr PRABIR SAHA AND I accordingly admit it to registration

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/01/2023 1:17PM with Govt. Ref. No: 192022230256328568 on 17-01-2023, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 9776967165438 on 17-01-2023, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 10,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 41795, Amount: Rs.5,000.00/-, Date of Purchase: 04/01/2023, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/01/2023 1:17PM with Govt. Ref. No: 192022230256328568 on 17-01-2023, Amount Rs: 10,000/-, Bank: SBI EPay (SBlePay), Ref. No. 9776967165438 on 17-01-2023, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2023, Page from 7722 to 7775

being No 040200125 for the year 2023.



Digitally signed by SANGHA RATNA
SYANGDEN

Date: 2023.01.19 16:21:45 +05:30

Reason: Digital Signing of Deed.

Syangden

(Sangha Ratna Syangden) 2023/01/19 04:21:45 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SILIGURI

West Bengal.

(This document is digitally signed.)