

Sl no: 506/2023

I - 492/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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 03/03/2023

सुविधा
 Sushu Roy
 Sonita Basu

S. P. CONSTRUCTION
 Subhojit
 PARTNER

S. P. CONSTRUCTION
 Subhojit Basu
 PARTNER

DEVELOPMENT AGREEMENT

THIS INDENTURE IS MADE ON THIS
 THE 3rd Day of MARCH, 2023

Contd. ... P/2

CERTIFIED THAT THE DOCUMENT IS ADMITTED
 TO REGISTRATION THE INSTRUMENT AND
 THE ENDORSEMENT SHEET ATTACHED TO THIS
 DOCUMENT ARE THE PART OF THIS DOCUMENT

ADDL. DIST. REGISTRAR
 KOLKATA

[Signature]
 03/03/2023

A

N. J. Stamp

Sl. No. 38 Date 02/03/23

Sold to M/s S.P. Construction P.

at Siliguri

Value 5000/- Rupees Five Thousand only

[Signature]

JAYABRATA BANK
Govt. Stamp Vender
A.D.S.R. Office Bagdogra
L/No- 539-R.M/Darjeeling
Year 2007



[Signature]

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

03 MAR 2023

27/0 27/3
 Snigdha Roy
 Smite Barman

S. P. CONSTRUCTION
 S. P. Roy
 PARTNER

S. P. CONSTRUCTION
 S. P. Roy
 PARTNER

1. SMT. ITI ROY W/O LATE ARDHENDU ROY
 (PAN:EOEPR6470D ,AADHAR NO: 384580874886)
2. SMT. SNIGDHA ROY D/O LATE ARDHENDU ROY
 (PAN:DBCCK1205B,AADHAR NO: 366267627871)
3. 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,
 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.**

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27/12/2001

Snigdha Roy

Smita Barman

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S. P. CONSTRUCTION
Sulata Das
PARTNER

S. P. CONSTRUCTION
Shobha Das
PARTNER

WHEREAS One Late Ardhendu Roy S/o Anil Krishna Roy was the owner of land measuring 1272 Sq.ft., 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 Gift being No. I-6134 dated 21.12.2001, executed by Rani Bala Roy, registered in the office of the Addl. Dist. Sub Registrar Siliguri, Dist-Darjeeling, for the year 2001, having all permanent, heritable and transferable rights, title and interest therein.

AND WHEREAS the said Late Ardhendu Roy S/o Anil Krishna Roy expired leaving behind the following as his legal heirs to jointly inherit his landed property measuring 1272 Sq.ft 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 1272 Sq.ft, 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.

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*R D M
Sujatha Roy*

Smite Beerman

S. P. CONSTRUCTION
Sudhakar
PARTNER

S. P. CONSTRUCTION
Ramesh Babu
PARTNER

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 understand by the Developer that all the Development costs shall be borne by the Developer.

ARTICLE - II

TITLE AND INDEMNITY BY THE OWNER

- 1] The first party/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.

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27/02/21
 Smita Berman
 Smita Berman

S. P. CONSTRUCTION
 S. P. CONSTRUCTION
 PARTNER

S. P. CONSTRUCTION

S. P. CONSTRUCTION
 PARTNER

- 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 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".


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.
- 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.

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 PARTNER


 S. P. CONSTRUCTION
 PARTNER

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 SJDA/Gram Panchayat/ Corporation/Plan Sanctioning Authority and also empowering the Developer to enter into agreement with the intending purchaser/s, execute necessary sale deed and receive consideration against the sale of flat and parking space/s etc. out of **Developers allocation** and the said General Power of Attorney shall remain in force until and unless the Project of Building as aforesaid is completed and different flats and parking spaces etc. are disposed and/or transferred to and in favour of different purchaser/s, and/or person/s.



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Smita Barman

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PARTNER

S. P. CONSTRUCTION
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PARTNER

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


ARTICLE - V
BUILDING AND CONSTRUCTION

Upon the construction of the Building, the Developer under the strength of the General Power of Attorney shall be entitled to convey, transfer & sale different flats or premises, parking space etc. except Owner's allocation to the intending purchaser/s together with the proportionate undivided share of interest in the land within the area of the Developer's allocation as per Sanctioned Plan. It being distinctly understood by and between the parties hereto that while execution and registering such Deed or Document of Transfer the first party/Owner will not accept or claim any consideration whatsoever.

ARTICLE - VI
CONSIDERATION

The Developer shall construct the multi storied pucca building etc. on the said Schedule - 'A' land as per Sanctioned building plan totally with their own fund and shall covey, sell and transfer the Flats, Garages, Spaces etc. falling in the developer's allocation by virtue of General Power of Attorney 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.

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 Smita Basman

S. P. CONSTRUCTION

 PARTNER

S. P. CONSTRUCTION


 PARTNER

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.

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.




 Prigda Roy
 Smida Gorman

S. P. CONSTRUCTION

 PARTNER

S. P. CONSTRUCTION


 Prigda Roy

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.

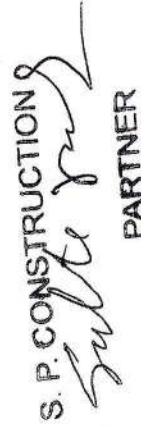
ARTICLE - XI

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.
- 2] The developer will also has the control and right to commercially exploit the developer's allocation as mentioned in schedule- '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.

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 Smita Borman


S. P. CONSTRUCTION

 PARTNER

S. P. CONSTRUCTION

 PARTNER

- 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.

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.





 Smita Barman

 Sushma Roy



S. P. CONSTRUCTION

 PARTNER

S. P. CONSTRUCTION

 PARTNER

- 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.
- 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.

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S. P. CONSTRUCTION

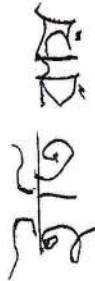

 PARTNER


S. P. CONSTRUCTION

 PARTNER

- 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.
- 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.




 Smita Barman

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S. P. CONSTRUCTION

 PARTNER

S. P. CONSTRUCTION


 PARTNER

- 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.
- 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.

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Smruti Borman

S. P. CONSTRUCTION



PARTNER

S. P. CONSTRUCTION



PARTNER

- 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.
- 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 1272 Sq.ft, 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 & House of Rani Bala Roy
 On the East : 14 Feet S.M.C Road;
 On the West : Land & House of Rani Bala Roy




 Smita Barmar

 Smita Barmar

S. P. CONSTRUCTION

 PARTNER

S. P. CONSTRUCTION


 PARTNER

SCHEDULE "B" ABOVE REFERRED TO

(OWNER'S ALLOCATION)

(Joint ownership)

1. One Flat at First Floor measuring approx 750 Sq. ft. (including super buildup area)
2. One Flat at Fourth Floor measuring approx 750 Sq. ft (including super buildup area)
3. Car parking area approx. 130 Sq.ft at ground floor


 Smita Barmar


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.

(A)


 Smita Basmon

S. P. CONSTRUCTION

 PARTNER

S. P. CONSTRUCTION

 PARTNER

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 of appropriate mix.

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.

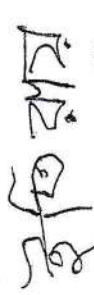


4) Windows

The standard aluminum windows with 4 mm plane Glass.

5) Doors

Main door with Sal wooden fitting with wooden palla.

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 Smita Das

 Smita Das

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S. P. CONSTRUCTION

 PARTNER

S. P. CONSTRUCTION

 PARTNER

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

A

স্বাক্ষর

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

WITNESSES :

1/ Indip M. Saha
S.P. Construction
Desha Baniu Pura
Siliguri

2/ R. Das
Khalpara
Siliguri

স্বাক্ষর
Smita Barman

SIGNATURE OF OWNER
S. P. CONSTRUCTION

Smita Barman
PARTNER

S. P. CONSTRUCTION

Rabi 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

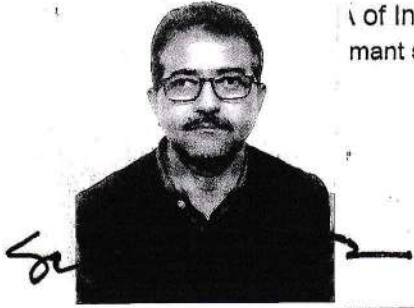


(AJAY KUMAR MITRUKA)

Advocate, Siliguri.

Enrol, No. WB/797/2006

of Indian Registration Act, 1908
mant sheet signature



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

S. P. CONSTRUCTION






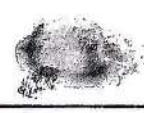





Signature with date
PARTNER












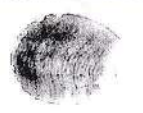

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S. P. CONSTRUCTION


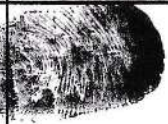









Signature with date
PARTNER

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

ইতিরায়
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
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Indira Roy
Signature with date

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	Right Hand					

Smita Banerjee
Signature with date

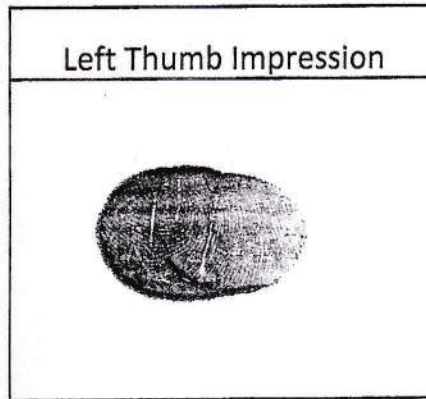
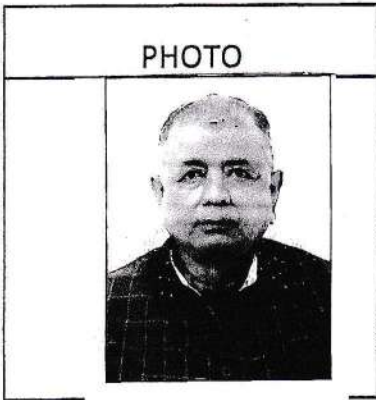
Photo with full Signature of the person		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Signature of Identifier

Signature of R.O.

Signature with date

IDENTIFIER PHOTO SHEET



Frank W. Saly
Signature with date

Major Information of the Deed



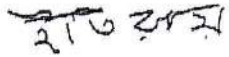
Deed No :	I-0402-00492/2023	Date of Registration	03/03/2023
Query No / Year	0402-2000579879/2023	Office where deed is registered	
Query Date	02/03/2023 6:58:00 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	AJAY MITRUKA Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7679105800, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value		Market Value	
Rs. 1/-		Rs. 24,16,803/-	
Stampduty Paid(\$D)		Registration Fee Paid	
Rs. 5,000/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



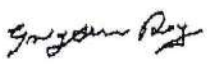


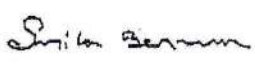
District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: SOUTH BHARAT NAGAR WARD NO.24, Mouza: Siliguri, JI No: 88, Pin Code : 734007

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-12291	RS-4273	Bastu	Bastu	1272 Sq Ft	1/-	24,16,803/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
Grand Total :					2.915Dec	1 /-	24,16,803 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt ITI ROY (Presentant) Wife of Late ARDHENDU ROY Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Office			
		03/03/2023	LTI 03/03/2023	03/03/2023



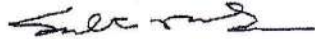



SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, City:- Siliguri Mc, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EOxxxxxx0D, Aadhaar No: 38xxxxxxxx4886, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Smt SNIGDHA ROY Daughter of Late ARDHENDU ROY Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Office	 <small>03/03/2023</small>	 <small>LTI 03/03/2023</small>	 <small>03/03/2023</small>
SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, City:- Not Specified, 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: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Smt SMITA ROY Daughter of Late ARDHENDU ROY Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Office	 <small>03/03/2023</small>	 <small>LTI 03/03/2023</small>	 <small>03/03/2023</small>
SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY, City:- Not Specified, 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: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Office				




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S P CONSTRUCTION DESHBANDHUPARA, City:- Not Specified, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 , PAN No.:: ADxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SUBRATA JOARDAR Son of Late KISHOR CHANDRA JOARDAR Date of Execution - 03/03/2023, , Admitted by: Self, Date of Admission: 03/03/2023, Place of Admission of Execution: Office	 Mar 3 2023 1:21PM	 LTI 03/03/2023	 03/03/2023
DESHBANDHUPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx1Q, Aadhaar No: 38xxxxxxxx6045 Status : Representative, Representative of : S P CONSTRUCTION (as PARTNER)				
2	Name Shri PRABIR SAHA Son of Shri PRADIP KUMAR SAHA Date of Execution - 03/03/2023, , Admitted by: Self, Date of Admission: 03/03/2023, Place of Admission of Execution: Office	 Mar 3 2023 1:21PM	 LTI 03/03/2023	 03/03/2023
DESHBANDHUPARA, SILIGURI, City:- Not Specified, 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 CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri PRADIP KUMAR SAHA Son of UPEN CHANDRA SAHA DESHBANDHUPARA, City:- Not Specified, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005	 03/03/2023	 03/03/2023	 03/03/2023
Identifier Of Smt ITI ROY, Smt SNIGDHA ROY, Smt SMITA ROY, Shri SUBRATA JOARDAR, Shri PRABIR SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt ITI ROY	S P CONSTRUCTION-0.971668 Dec
2	Smt SNIGDHA ROY	S P CONSTRUCTION-0.971668 Dec
3	Smt SMITA ROY	S P CONSTRUCTION-0.971668 Dec

Endorsement For Deed Number : I - 040200492 / 2023

On 03-03-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:08 hrs on 03-03-2023, at the Office of the A.D.S.R. SILIGURI by Smt ITI ROY , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 24,16,803/-

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

Execution is admitted on 03/03/2023 by 1. Smt ITI ROY, Wife of Late ARDHENDU ROY, SOUTH BHARAT NAGAR, 86 AMBIKA CHAKRABORTY, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 2. Smt SNIGDHA ROY, Daughter 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, 3. Smt SMITA ROY, Daughter 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

Indetified by Shri PRADIP KUMAR SAHA, , , Son of UPEN CHANDRA SAHA, DESHBANDHUPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

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

Execution is admitted on 03-03-2023 by Shri SUBRATA JOARDAR, PARTNER, S P CONSTRUCTION (Partnership Firm), DESHBANDHUPARA, City:- Not Specified, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004

Indetified by Shri PRADIP KUMAR SAHA, , , Son of UPEN CHANDRA SAHA, DESHBANDHUPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

Execution is admitted on 03-03-2023 by Shri PRABIR SAHA, PARTNER, S P CONSTRUCTION (Partnership Firm), DESHBANDHUPARA, City:- Not Specified, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004

Indetified by Shri PRADIP KUMAR SAHA, , , Son of UPEN CHANDRA SAHA, DESHBANDHUPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 38, Amount: Rs.5,000.00/-, Date of Purchase: 02/03/2023, Vendor name: J BANIK

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2023, Page from 18576 to 18603

being No 040200492 for the year 2023.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN
Date: 2023.03.14 16:57:00 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2023/03/14 04:57:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)