



M/s. S. P. CONSTRUCTION

[Deals In : Development and Promotion of Commercial and Residential]
Deshbandhupara, Siliguri, Darjeeling, Mob : 98323 33138 / 98324 75004

To,
The West Bengal Real Estate Regulatory Authority
Calcutta Greens Commercial Complex (1st Floor)
1050/2, Survey Park
Santoshpur, West Bengal
Kolkata- 700075

SUB: SELF DECLARATION BY THE DEVELOPER / DECLARANT IN RESPECT OF THE PROJECT "RANI PLAZA":

Sir/Madam,

We, "**M/S. S.P. CONSTRUCTION**", a Partnership Firm, having its registered office at Deshbandhu Para, Siliguri, Post Office & Police Station – Siliguri, Pin Code – 734014, District – Darjeeling, in the State of West Bengal, represented by and through its Partners namely (1) Sri Subrata Joarder, Son of Late Kishor Chandra Joarder, & (2) Sri Prabir Saha, Son of Sri Pradip Kumar Saha, duly constituted by virtue of a Notarized Deed of Partnership dated on 22nd January, 2019, executed before the Ld. Notary Public at Siliguri, hereinafter collectively referred to as the "Developer / Declarant", do hereby solemnly affirm and declare as follows:

That the project namely "**RANI PLAZA**", Situated at South Bharat Nagar, under Ward No. 24 of Siliguri Municipal Corporation area, Post Office & Police Station – Siliguri, Pin Code – 734004, District – Darjeeling, State of West Bengal, is being jointly developed by the Developer in association with the land owner's of the scheduled property more fully described hereinbelow.

That the land owner's of the aforesaid project land are namely:

- (1) Sri Gopal Roy, Son of Late Anil Krishna Roy;
- (2) Sri Goutam Roy, Son of Late Anil Krishna Roy;
- (3) Smt. Minati Mandal, Wife of Sri Prasanta Kumar Mandal & Daughter of Late Anil Krishna Roy;
- (4) Smt. Jharna Biswas, Wife of Sri Mihir Kanti Biswas & Daughter of Late Anil Krishna Roy;
- (5) Smt. Kanan Dey Roy, Wife of Late Arabinda Roy;
- (6) Smt. Soma Roy, Daughter of Late Arabinda Roy;
- (7) Smt. Iti Roy, Wife of Late Ardhendu Roy;
- (8) Smt. Snigdha Kundu, Daughter of Late Ardhendu Roy;
- (9) Smt. Smita Barman, Daughter of Late Ardhendu Roy;
- (10) Smt. Anindita Roy, Daughter of Late Amalendu Roy;



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- (11) Smt. Deepika Roy, Daughter of Late Amalendu Roy;
 - (12) Smt. Rita Roy, Wife of Late Amalendu Roy;
 - (13) Smt. Aparupa Roy Basak, Daughter of Late Amalendu Roy;
 - (14) Smt. Dipali Sarkar, Wife of Sri Manindra Nath Sarkar; &
 - (15) Sri Paltu Roy, Son of Late Anil Krishna Roy;
- hereinafter collectively referred to as the "Land Owner's".

That the aforesaid Land Owner's and the Developer have jointly entered into two separate registered Development Agreements, (i) Development Agreement dated on 19th January, 2023, registered at the office of the Additional District Sub-Registrar, Siliguri, recorded in Book No. I, Volume No. 0402-2023, Pages 7722 to 7775, being Deed No. 040200125 of 2023; & (ii) Development Agreement dated on 14th March, 2023, registered at the office of the Additional District Sub-Registrar, Siliguri, recorded in Book No. I, Volume No. 0402-2023, Pages 18576 to 18603, being Deed No. 040200492 of 2023. That pursuant thereto, the aforesaid Land Owner's also executed two separate registered Development Powers of Attorney in favour of the Developer, (i) Development Power of Attorney dated on 09th February, 2023, registered at the office of the Additional District Sub-Registrar, Siliguri, recorded in Book No. I, Volume No. 0402-2023, Pages 12058 to 12099, being Deed No. 040200223 of 2023; & (ii) Development Power of Attorney dated on 16th March, 2023, registered at the office of the Additional District Sub-Registrar, Siliguri, recorded in Book No. I, Volume No. 0402-2023, Pages 19742 to 19760, being Deed No. 040200500 of 2023, thereby lawfully authorizing and empowering the Developer to undertake development, construction, promotion, marketing, sale, execution, registration, and all ancillary acts and deeds in respect of the said project and the scheduled property.

That subsequently, Sri Paltu Roy, died intestate dated on 08th February, 2023, & his Wife namely Smt. Swapna Roy, had predeceased him on 25th November, 2014, also intestate, leaving behind their legal heirs and successors under the provisions of the Hindu Succession Act, 1956, namely (i) Sri Abhijit Roy, Son of Late Paltu Roy; & (ii) Smt. Mou Roy, Daughter of Late Paltu Roy, who accordingly inherited the undivided and unpartitioned share and interest of the deceased in the aforesaid landed property and thereby became joint owner's thereof by way of inheritance and succession.

That thereafter all the aforesaid Land Owner's, including the legal heirs of Late Paltu Roy, having mutually agreed to jointly develop their adjacent & contiguous plots of land for better utilization and beneficial enjoyment, amalgamated their respective plots into one composite plot of land and, in furtherance thereof, executed a Notarized Deed of Amalgamation / Affidavit for Amalgamation of Land, dated on 30th April, 2024 before the Ld. Executive Magistrate at Siliguri.



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That the aforesaid amalgamated Land Measuring 5516 Sq. Ft., + 1272 Sq. Ft., = 6788 Sq. Ft., or 15.556 Decimal, appertaining to and forming part of R.S. Plot No. 12291, corresponding to L.R. Plot No. 2166, recorded in R.S. Khatian No. 4273, corresponding to L.R. Khatian Nos. 5001, 5002, 5003 (Old) & 6591, 6592, 6593, 6594, 6595, 6596, 6597, 6598, 6599, 6600, 6601, 6602, 6603, 6604, 6890 & 6891 (New), Situated at Mouza – Siliguri Dakshin-2, J.L. No. 93 (Old) & 88(110) (New), R.S. Sheet No. 20, corresponding to L.R. Sheet No. 05, Pargana Baikunthapur, Under Ward No. 24 of Siliguri Municipal Corporation area, within the jurisdiction of Police Station – Siliguri, registry office at Additional District Sub-Registrar Siliguri, in the District of Darjeeling, is presently being developed into a Ground Floor (Parking) + 4 (Four) Storied Residential Building in terms of the Sanctioned Building Plan bearing Permit No. SWS-OBPAS/0104/2024/1035, duly approved by Siliguri Municipal Corporation, dated on 12.06.2025.

That by virtue of the aforesaid registered Development Agreements & registered Development Powers of Attorney executed by and between the Land Owner's and the Developer, the Developer has derived lawful right, authority, consent, and authorization to act as the Developer and Declarant of the aforesaid project before all statutory, regulatory, municipal, and governmental authorities including the West Bengal Real Estate Regulatory Authority.

That this declaration is being made bona fide and in compliance with the requirements of the West Bengal Real Estate Regulatory Authority for the purpose of record, registration, and all consequential acts in respect of the said project.

And we sign this declaration on this 19th day of May, 2026 at Siliguri.

For **M/S. S.P. CONSTRUCTION**
(Developer / Declarant)

S. P. CONSTRUCTION


PARTNER

Authorized Partner
(**Sri Subrata Joarder**)