

Sl. 1789/2023

IV-133/2023

IV-129/2023



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AL 956860

Sl. 1789/2023
427070

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION,
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEET ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

Addl. Dist. Sub-Registrar
Sliguri -II at Bagdogra

01 MAR 2023

DECLARATION

Kanjinder
Sabanita Das
Kansuk Majinder

Darbesh Projects Pvt. Ltd.

Director

AMENDMENT OF DEVELOPMENT AGREEMENT

THIS INDENTURE IS MADE ON THIS THE 01ST DAY OF

MARCH, 2023.

6

SL. NO. 44132 Date 17/11/2023
PURCHASER Smt. Sarbani Majumder & others
Full Address Hospital More, Uttar Bagdogra
Total Value 100/-
Stamp Purchased from JPG Treasury-1

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



Addl. Dist. Sub Registrar
Siliguri II at Rajganj, Dist. Darjeeling

01 MAR 2023

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Others
to

: 2 :

Swajunder
Nabanita Das.
Kaushik Majumder

Garbesh Projects Pvt. Ltd.
Director

BETWEEN

- ✓ 1. **SMT. SARBANI MAJUMDER**, wife of Late Pijush Kanti Majumder, Indian by Nationality, Hindu by faith, House-wife by occupation, residing at Hospital More, Uttar Bagdogra, P.O. - Bagdogra, P.S. - Naxalbari at present Bagdogra, District - Darjeeling, PIN - 734014, in the State of West Bengal, (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, successors, representatives, administrators and assignees) (I.T. PAN - BMQPM3979M),
- ✓ 2. **SMT. NABANITA DAS**, wife of Sri Nabinananda Das and daughter of Late Pijush Kanti Majumder, Indian by Nationality, Hindu by faith, House-wife by occupation, residing at Nabin Construction, Upper Bagdogra, P.O. - Bagdogra, P.S. - Naxalbari at present Bagdogra, District - Darjeeling, PIN - 734014, in the State of West Bengal, (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, successors, representatives, administrators and assignees) (I.T. PAN - AEWPD1473J) and
- ✓ 3. **SRI KAUSHIK MAJUMDER**, son of Late Pijush Kanti Majumder, Indian by Nationality, Hindu by faith, Business by occupation, residing at Hospital More, Uttar Bagdogra, P.O. - Bagdogra, P.S. - Naxalbari at present Bagdogra, District - Darjeeling, PIN - 734014, in the State of West Bengal, (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assignees) (I.T. PAN - ADXPM7367G),

hereinafter called the " **FIRST PARTIES / LANDLORDS** " of the " **ONE PART** ".

C.

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Surajinder
Nabawita Das
Kamaldeep Meher

Darbesh Projects Pvt. Ltd.

Director

A N D

DARBESH PROJECTS PRIVATE LIMITED, a Private Limited Company incorporated under the provisions of the Companies Act, 1956, having its Office at Bijoydeep Building, 41 Sevoke Road, Siliguri, P.O. and P.S. - Siliguri, District - Darjeeling, PIN - 734001, in the State of West Bengal, represented by its **Director - SRI RAVINDER PAL SINGH CHOWDHURY**, son of Late Mohan Singh Chowdhury, Indian by Nationality, Sikh by faith, Business by occupation, residing at Nivedita Road, Pradhan Nagar, Siliguri, P.O. and P.S. - Pradhan Nagar, District - Darjeeling, PIN - 734003, in the State of West Bengal, hereinafter called the "**SECOND PARTY / DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, successors-in-office, representatives, administrators and assignees) of the "**OTHER PART**".
(I.T. PAN - AACCD6724D)

I. WHEREAS the First Parties have entered into a Development Agreement with the Second Party, executed on 09-11-2022, being Document No.10224 for the year 2022, entered in Book - I, Volume No.0403-2022, Pages - 221114 to 221145, registered in the Office of the Additional District Sub-Registrar, Siliguri - II at Bagdogra, for development / construction of a Ground plus Five Storied Resi Com Building (hereinafter referred to as 'the said Project') on all that piece or parcel of land measuring 0.12 Acres, more particularly described in Schedule-A given hereinbelow.

II. AND WHEREAS as per clause 2.1 of the aforesaid Development Agreement, certain units in the said Project were allocated in favour of the First Parties and the Second Party in the manner as follows:

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Suryajander
Nabanita Das.
Kausik Majumder

Corbasa Projects Pvt. Ltd.
Director

IN FAVOUR OF THE FIRST PARTIES / LANDLORDS
(Schedule-B, Part - I, Page - 19)

RESIDENTIAL FLATS	BHK	SIDE	AREA (Super Built-Up)
Second Floor			
Tenement 1	3BHK	East	1241.184 Sq.ft.
Tenement 2	1BHK	West	604.896 Sq.ft.
Tenement 3	3BHK	South	1290.125 Sq.ft.
Fourth Floor			
Tenement 7	2BHK	East	923.352 Sq.ft.
Fifth Floor			
Tenement 11	2BHK	West	923.352 Sq.ft.
COMMERCIAL UNITS	MARKING AS PER SITE PLAN ATTACHED HEREWITH	SIDE	AREA (Super Built-Up)
First Floor	A	North	142.920 Sq.m.
First Floor	B & C (combined)	South	36.844 Sq.m.

IN FAVOUR OF THE SECOND PARTY / DEVELOPER
(Schedule-B, Part - II, Page - 20)

RESIDENTIAL FLATS	BHK	SIDE	AREA (Super Built-Up)
Third Floor			
Tenement 4	2BHK	East	923.352 Sq.ft.
Tenement 5	2BHK	West	923.352 Sq.ft.
Tenement 6	3BHK	South	1290.125 Sq.ft.
Fourth Floor			
Tenement 8	2BHK	West	923.352 Sq.ft.
Tenement 9	3BHK	South	1290.125 Sq.ft.
Fifth Floor			
Tenement 10	2BHK	East	923.352 Sq.ft.
COMMERCIAL UNITS	MARKING AS PER SITE PLAN ATTACHED HEREWITH	SIDE	AREA (Super Built-Up)
Ground Floor	D	North	116.734 Sq.m.
First Floor	B & C (combined)	South	63.030 Sq.m.

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Smajunder
Nabanita Das
Kanduk Majunder

Parbest Projects Pvt. Ltd.


Director

III. AND WHEREAS the parties hereto have now mutually decided to revise the aforesaid allocations with minor corrections and amendments.

IV. NOW THEREFORE in order to avoid future disputes and differences between the parties, it has been thought fit and proper to put into writing this Indenture to amend the aforesaid Development Agreement being Document No.10224 for the year 2022, entered in Book - I, Volume No.0403-2022, Pages - 221114 to 221145, registered in the Office of the Additional District Sub-Registrar, Siliguri - II at Bagdogra.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

1. That the minor corrections and amendments in Schedule - B at Pages 19 and 20 of the aforesaid Development Agreement being Document No.10224 for the year 2022, entered in Book - I, Volume No.0403-2022, Pages - 221114 to 221145, registered in the Office of the Additional District Sub-Registrar, Siliguri - II at Bagdogra shall stand replaced by Schedule - B of these presents.
2. That the Site Plan attached herewith shall be deemed to constitute part and parcel of the aforesaid Development Agreement being Document No.10224 for the year 2022, entered in Book - I, Volume No.0403-2022, Pages - 221114 to 221145, registered in the Office of the Additional District Sub-Registrar, Siliguri - II at Bagdogra.
3. That except to the extent expressly stated hereinabove, the aforesaid Development Agreement shall remain in full force and effect without impairment or modification and on the execution of this Indenture by both the parties hereto, this Indenture shall be deemed to constitute part and parcel of the aforesaid Development Agreement being Document No.10224 for the year 2022, entered in Book - I, Volume No.0403-2022, Pages - 221114 to 221145, registered in the Office of the Additional District Sub-Registrar, Siliguri - II at Bagdogra.

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Subajunder
Nabanita Das.
Kausik Majumdar

Parbesh Projects Pvt. Ltd.
Director

4. That each of the Parties shall execute such other and further documents and do such further acts as may be reasonably required to effectuate the intent of the Parties and carry out the terms of this Indenture.

SCHEDULE - A

All that piece or parcel of land measuring 0.12 Acres, situated within Mouza - Uttar Bagdogra, J.L. No.93, Pargana - Patharghata, P.S. - Bagdogra, District - Darjeeling, in the State of West Bengal.

R.S. Khatian No.	L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area
69	429/1	342	1043	0.04 Acres
	197/1		1043	0.04 Acres
	65/1		1043	0.04 Acres
Total				0.12 Acres

The said land is bound and butted as follows :

By North : Asian Highway 2 Bagdogra to Siliguri,

By South : House of Utpal Ghosh and Others,

By East : 12 feet wide Pucca Road,

By West : House of Arun Ghosh and Others.

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Swayjunder
Sabanita Das.
Kamalika Majumder

Arbesh Projects Pvt. Ltd.


Director

SCHEDULE - B

(REVISED)

PART - I

LANDLORDS' ALLOCATION

RESIDENTIAL FLATS	BHK	SIDE	AREA (Super Built-Up)
Second Floor			
Tenement 1	3BHK	East	1241.184 Sq.ft.
Tenement 2	1BHK	West	604.896 Sq.ft.
Tenement 3	3BHK	South	1290.125 Sq.ft.
Fourth Floor			
Tenement 7	2BHK	East	923.352 Sq.ft.
Tenement 8	2BHK	West	923.352 Sq.ft.

COMMERCIAL UNITS	MARKING AS PER SITE PLAN ATTACHED HERewith	SIDE	AREA (Built-Up)
First Floor	A	North	142.920 Sq.m.
First Floor	B & C (combined)	South	36.844 Sq.m.

: 8 :

Surej Kumar

Nabavita Ltd.

Kanubhai Meghwar

Arbesh Projects Pvt. Ltd.

Director

PART - II

DEVELOPER'S ALLOCATION

RESIDENTIAL FLATS	BHK	SIDE	AREA (Super Built-Up)
Third Floor			
Tenement 4	2BHK	East	923.352 Sq.ft.
Tenement 5	2BHK	West	923.352 Sq.ft.
Tenement 6	3BHK	South	1290.125 Sq.ft.
Fourth Floor			
Tenement 9	3BHK	South	1290.125 Sq.ft.
Fifth Floor			
Tenement 10	2BHK	East	923.352 Sq.ft.
Tenement 11	2BHK	West	923.352 Sq.ft.

COMMERCIAL UNITS	MARKING AS PER SITE PLAN ATTACHED HEREWITH	SIDE	AREA (Built-Up)
Ground Floor	D	North	116.734 Sq.m.
First Floor	B & C (combined)	South	63.030 Sq.m.

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

WITNESSES:

1. *Birash Bose*
s/o. Sri Bijan Behari Bose
Mukunda Das Road,
New Milanpally Siliguri,
P.O. Siliguri Bazar, P.S. Siliguri
Dist. Darjeeling

2. *Ashish Dey Tarafdar*
s/o - Lt. Sudhendra Ch. Dey
vill. - Bhatipara,
P.O. - Nathuahat
P.S. - Bardhat
Dist. - Jalpaiguri

Swajunder
Nabanita Das
Kausik Majumdar

(FIRST PARTIES / LANDLORDS)

Darbesh Projects Pvt. Ltd.
Whwohy
Director

(SECOND PARTY/ DEVELOPER)

Drafted as per the instruction of the parties and printed in the Office of Kamal Kumar Kedia & Associates, Siliguri.

Read over and explained by me.

Rahul Kedia

Rahul Kedia
Advocate, Siliguri.
E.No.F/1379/1449/2017.

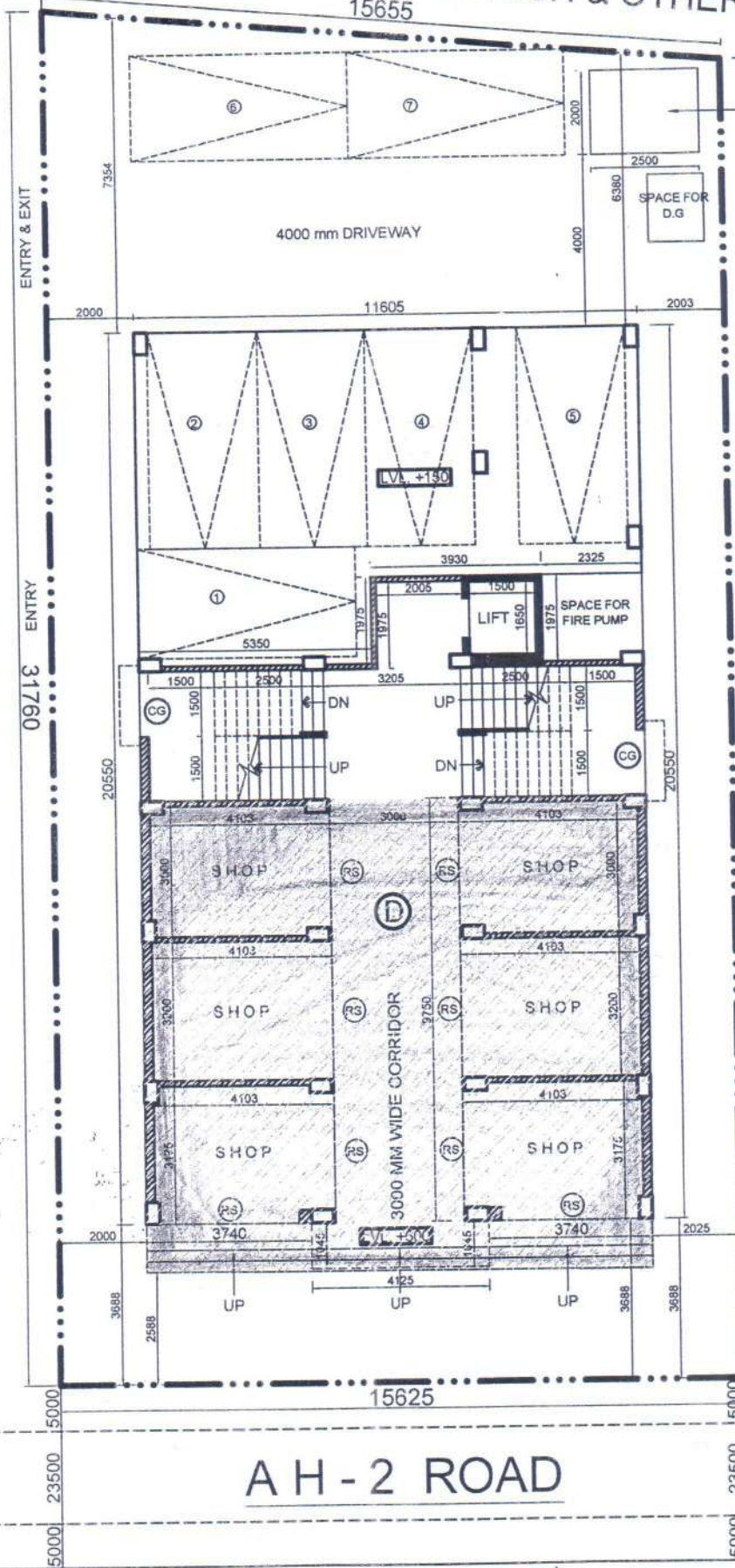
HOUSE OF UTPAL GHOSH & OTHERS

15655

SPACE FOR GARBAGE DISPOSAL UNIT

3650 WIDE ROAD

HOUSE OF ARUN GHOSH & OTHERS



Darbesh Projects Pvt. Ltd.

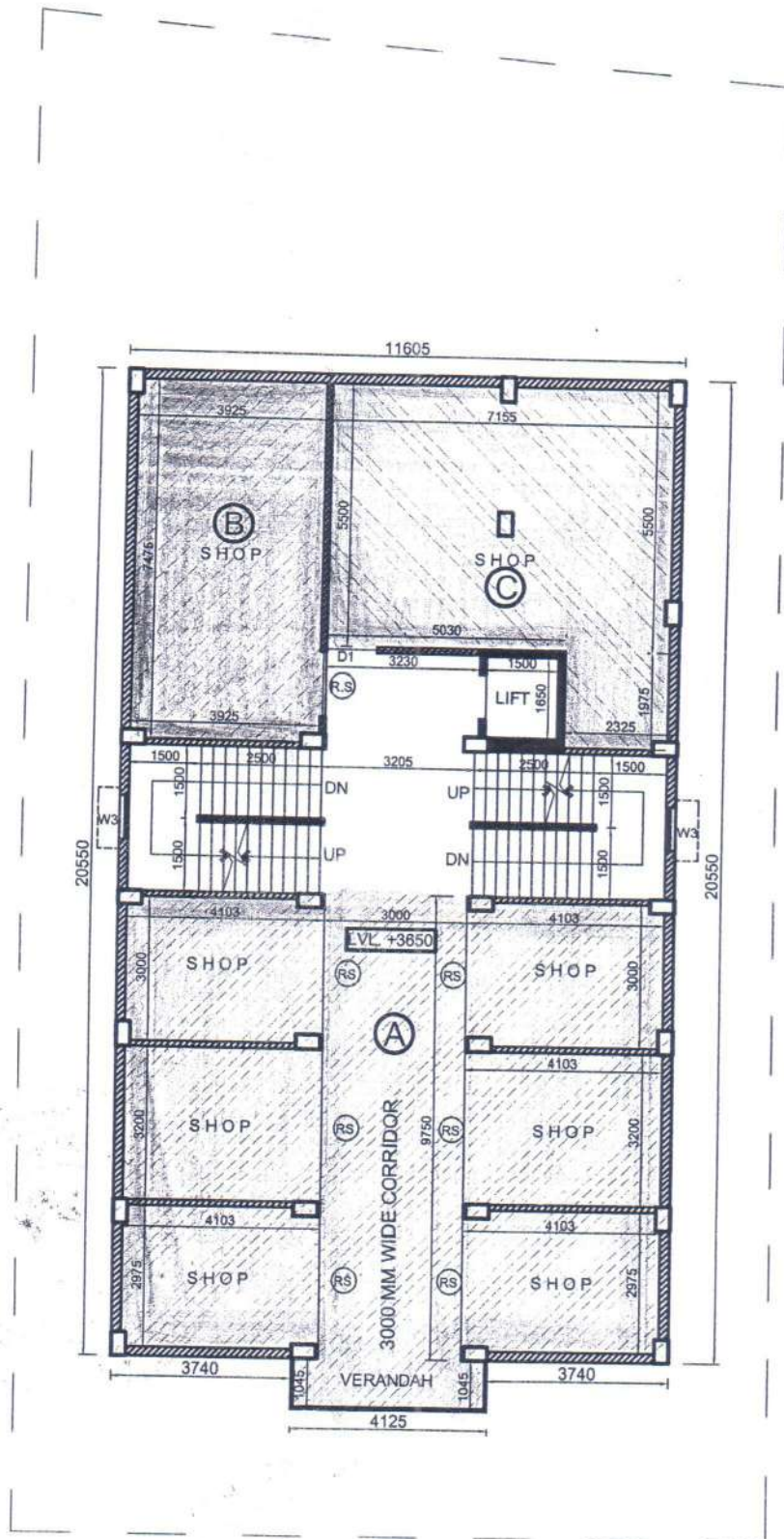
[Signature]
Director



GROUND FLOOR PLAN

SCALE - 1:100

Sujinder Kaur Dal.
Kanshik Majinder



*Smajinder
Kabanith Sas.
Kausik Majinder*



FIRST FLOOR PLAN
SCALE - 1:100 1:150

Darbish Projects Pvt. Ltd.

[Signature]
Director



FINGER PRINTS OF SMT. SARBANI MAJUMDER (FIRST PARTY NO.1 / LANDLORD NO.1)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Sarbani Majumder
SIGNATURE



Nabanita Das.











FINGER PRINTS OF SMT. NABANITA DAS (FIRST PARTY NO.2 / LANDLORD NO.2)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Nabanita Das
SIGNATURE



FINGER PRINTS OF SRI KAUSHIK MAJUMDER (FIRST PARTY NO.3 / LANDLORD NO.3)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Kaushik Majumder

SIGNATURE



Sri Ravinder Pal Singh Chowdhury

FINGER PRINTS OF SRI RAVINDER PAL SINGH CHOWDHURY DIRECTOR OF DARBESH PROJECTS PRIVATE LIMITED (SECOND PARTY / DEVELOPER)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Darbesh Projects Pvt. Ltd.

Sri Ravinder Pal Singh Chowdhury
Director

SIGNATURE

PHOTO AND LEFT THUMB IMPRESSION OF
SRI BIVASH BOSE (IDENTIFIER)

PHOTO



THUMB IMPRESSION






Bivash Bose

SIGNATURE OF THE IDENTIFIER

Major Information of the Deed

No :	IV-0403-00133/2023	Date of Registration	02/03/2023
No / Year	0403-3000427070/2023	Office where deed is registered	
Entry Date	16/02/2023 4:23:29 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Rahul Kedia S F Road Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9832066961, Status :Advocate		
Transaction	Additional Transaction		
[4305] Other than Immovable Property, Declaration			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 7/- (Article:E)		
Remarks			

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Sarbani Majumder Wife of Late Pijush Kanti Majumder Executed by: Self, Date of Execution: 01/03/2023 , Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Office			
	01/03/2023	LTI 01/03/2023	01/03/2023	
Hospital More Uttar Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 73xxxxxxxx0130, Status :Individual, Executed by: Self, Date of Execution: 01/03/2023 , Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
Nabanita Das Wife of Shri Nabinananda Das Executed by: Self, Date of Execution: 01/03/2023 , Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Office	 01/03/2023	 LTI 01/03/2023	 01/03/2023




Nabin Construction Upper Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 54xxxxxxxx4018, Status :Individual, Executed by: Self, Date of Execution: 01/03/2023 , Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Shri Kaushik Majumder (Presentant) Son of Late Pijush Kanti Majumder Executed by: Self, Date of Execution: 01/03/2023 , Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Office	 01/03/2023	 LTI 01/03/2023	 01/03/2023

Hospital More Uttar Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No: 79xxxxxxxx3252, Status :Individual, Executed by: Self, Date of Execution: 01/03/2023 , Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Office

4 Darbesh Projects Private Limited Bijoydeep Building 41 Sevoke Road Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 ,Aadhaar No Not Provided by UIDAI, Status :Organization as Developer, Executed by: Representative, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Ravinder Pal Singh Chowdhury Son of Late Mohan Singh Chowdhury Date of Execution - 01/03/2023, , Admitted by: Self, Date of Admission: 01/03/2023, Place of Admission of Execution: Office	 Mar 1 2023 3:26PM	 LTI 01/03/2023	 01/03/2023

Pradha Koad Pradhan Nagar, Siliguri, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar,
District:-Darjeeling, West Bengal, India, PIN:- 734003, Sex: Male, By Caste: Sikh, Occupation: Business,
Citizen of: India, , Aadhaar No: 50xxxxxxxx3754 Status : Representative, Representative of : Darbesh
Projects Private Limited

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bivash Bose Son of Shri Bijan Behari Bose Mukanda Das Road New Milan Pally Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005			
	01/03/2023	01/03/2023	01/03/2023
Identifier Of Smt Sarbani Majumder, Smt Nabanita Das, Shri Kaushik Majumder, Shri Ravinder Pal Singh Chowdhury			

03-2023

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

Presented for registration at 13:40 hrs on 01-03-2023, at the Office of the A.D.S.R. BAGDOGRA by Shri Kaushik Majumder, one of the Executants.

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

Execution is admitted on 01/03/2023 by 1. Smt Sarbani Majumder, Wife of Late Pijush Kanti Majumder, Hospital More Uttar Bagdogra, P.O: Bagdogra, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by Profession House wife, 2. Smt Nabanita Das, Wife of Shri Nabinananda Das, Nabin Construction Upper Bagdogra, P.O: Bagdogra, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by Profession House wife, 3. Shri Kaushik Majumder, Son of Late Pijush Kanti Majumder, Hospital More Uttar Bagdogra, P.O: Bagdogra, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by Profession Business

Identified by Mr Bivash Bose, , , Son of Shri Bijan Behari Bose, Mukanda Das Road New Milan Pally Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Advocate

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

Execution is admitted on 01-03-2023 by Shri Ravinder Pal Singh Chowdhury, director, Darbesh Projects Private Limited, Bijoydeep Building 41 Sevoke Road Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Identified by Mr Bivash Bose, , , Son of Shri Bijan Behari Bose, Mukanda Das Road New Milan Pally Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Advocate

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. 10/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 44132, Amount: Rs.100.00/-, Date of Purchase: 17/01/2023, Vendor name: J R Das

Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

On 02-03-2023

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 : 4 of Indian Stamp Act 1899.

Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

ate of Registration under section 60 and Rule 69.

ared in Book - IV

ne number 0403-2023, Page from 2041 to 2061

ig No 040300133 for the year 2023.



Digitally signed by YOGEN TSHERING
BHUTIA
Date: 2023.03.03 13:46:53 +05:30
Reason: Digital Signing of Deed.

Yogen Tshering Bhutia

(Yogen Tshering Bhutia) 2023/03/03 01:46:53 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)