

SL No 634/2023

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पश्चिमबंगाल पश्चिमबंगाल WEST BENGAL

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Chyngal
19.40
14.03.23

Grifeli Chatterjee
Sagnik Chatterjee
Satyaki Chatterjee

V.C - 71/2023

Pitambara Realtors LLP
Parag Das
Designated Partner

Pitambara Realtors LLP
Suman Choudhary
Designated Partner

DEVELOPMENT AGREEMENT

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE ENDEORSEMENT SHEET IS ATTACHED TO THE DOCUMENT AND THE PART OF THE DOCUMENT

Chyngal
ADDL DIST. SUP. REGISTRAR
BILGUR

15/03/2023

71/2023

250w

400w

650w

14/03/2023

15/03/2023



S. L. No. 57663 Date 06/03/23
Rs. 5000
Issued of Sri/Smt. Pitambar Realtors LLP
Address. Siliguri

Gitali Chakraborty



TAM-271

Gitali Chakraborty



TAM-272

Sagnik Chakraborty



TAM-273

Satyaki Chakraborty



TAM-274

Pitambar Realtors LLP

Sarajit Das
Designated Partner



TAM-275

Pitambar Realtors LLP

Surmit Choudhary
Designated Partner

R.C. Das
STAMP VENDER
Licence No. 2 of 80-81
D.S.R. Office, Jalpaiguri



Asst. Dist. Registrar
Siliguri-1, D. Darjeeling

14 MAR 2023



TAM-276

Banu Roy
SA Ranjit Roy
Champasai
Siliguri, Darjeeling
734003.

Gitali Chakraborty

Sagnik Chakraborty

Satyaki Chakraborty

Pitambara Realtors LLP

Saraj Dam
Designated Partner

Pitambara Realtors LLP

Suvronil Chowdhury
Designated Partner

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THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE
14th DAY OF THE MONTH OF MARCH, 2023.

BETWEEN

- 1. SMT GITALI CHAKRABORTY (PAN NO. ACDPC5391D),** wife of Late Samiran Chakraborty,
- 2. SRI SAGNIK CHAKRABORTY (PAN NO. AWUPC3003H),**
- 3. SRI SATYAKI CHAKRABORTY (PAN NO. AWZPC6486B),** both are sons of Late Samiran Chakraborty, all are Hindu by faith, Indian by Nationality, No. 1 is Housewife by Occupation and No. 2 & 3 are Service by Occupation, all are Residents of Chakraborty Bhawan, 112 Netaji Subhash Road, Subhash pally, Ward No. 18 of S.M.C., P.O. & P.S. Siliguri, District: Darjeeling, Pin: 734001, in the State of West Bengal - hereinafter called the "**LAND OWNERS/FIRST PARTIES**" (Which name and expression shall unless otherwise expressed or is excluded by or repugnant to the subject or context, be deemed to mean and include their heirs, executors, successors, representatives administrators and assigns) of the "**ONE PART**".

AND

PITAMBARA REALTORS LLP (PAN NO. ABDFP1995M) a Limited Liability Partnership firm, bearing LLPIN NO. ABD-0440, having its registered office at holding premises no. 474/1, Z/No D11, Gas Godown Road, Shiv Nagar, P.O. & P.S. Pradhan Nagar, District Darjeeling, Pin: 734003, in the State of West Bengal, represented by its **DESIGNATED PARTNERS, 1. SRI SARAJ DAM (PAN NO. ACLPD0742P) (DIN 10045707),** son of Late Satyendra Nath Dam, and **2. SRI SUVRONIL CHOWDHURY (PAN NO. AFPPC3194R) (DIN 10045708),** Son of Late Sunil Kumar Chowdhury, both are Hindu by Religion, Indian by Nationality, Business by Occupation, No. 1 is



Gitali Chakraborty

Saugnik Chakraborty

Satyaki Chakraborty

Pitambara Realtors LLP

Designated Partner

Pitambara Realtors LLP

Designated Partner

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Resident of 3, Netaji Subhash Road, Subhash Pally, P.O. & P.S. Siliguri, District: Darjeeling, Pin : 734001, in the State of West Bengal, and No. 2 is Resident of Labanya weigh Bridge, Pashupati Road, P.O. & P.S. Pradhan Nagar, District Darjeeling, Pin: 734003, - hereinafter called the "**DEVELOPER/SECOND PARTY**" (which expression shall unless excluded by or repugnant to the context be deemed to include its partners, executors, successors, representatives, administrators and assigns) of the "**OTHER PART**".

WHEREAS one Satish Chandra Chakraborty, son of Late Golak Nath Chakraborty, being the R.S. recorded owner sold and transferred his entire land measuring 5 Kathas, by virtue of Deed of Sale, registered on 04/11/1955, at the office of Sub Registrar Siliguri, Registered in Book No. 1, Volume No. 27, Page No. 216 to 218, Being Document No. 3069 for the year 1955, in favour of his son Samar Kumar Chakraborty, son of Satish Chandra Chakraborty.

AND WHEREAS by virtue of aforesaid transfer the above named of Samar Kumar Chakraborty, son of Satish Chandra Chakraborty, acquired the said plot of land measuring 5 Kathas, in his khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS thereafter the above named Samar Kumar Chakraborty, died intestate on 11/12/1993 living behind his legal heirs namely:

1. Maya Rani Chakraborty - Wife
2. Samiran Chakraborty - Son
3. Shyamal Chakraborty - Son
4. Sumita Roy - Daughter
5. Samapti Adhikary- Daughter



Chitale Chakraborty

Sagnik Chakraborty

Satyaki Chakraborty

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Sagnik Chakraborty
Designated Partner

Pitambara Realtors LLP

Sagnik Chakraborty
Designated Partner

who all having 1/5th equal share over total land measuring 5 kathas of land of Late Samar Kumar Chakraborty, by virtue of inheritance as per the provision of Hindu Succession Act, 1956.

AND WHEREAS thereafter the above named 1. Smt Maya Rani Chakraborty, wife of Late Samar Kumar Chakraborty 2. Sri Shyamal Chakraborty, son of Late Samar Kumar Chakraborty 3. Smt Sumita Roy and 4. Smt Samapti Adhikary both are daughters of Late Samar Kumar Chakraborty who all jointly transferred 1/4th undivided share of land measuring 4 Kathas out of total land measuring 5 Kathas to Sri Samiran Chakraborty, son of Late Samar Kumar Chakraborty, by virtue of Deed of Gift, being document No. 1046 for the year 2009, registered on 25.05.2009, at the office of the Additional District Sub Registrar Siliguri - I, District: Darjeeling, registered in Book No. 1, CD Volume No. 4, Pages No. 1198 to 1209.

AND WHEREAS by virtue of aforesaid transfer the above named SRI SAMIRAN CHAKRABORTY, son of Late Samar Kumar Chakraborty became the absolute owner of land measuring 5 Kathas in his khas, actual and physical possession and ever since then the above named SRI SAMIRAN CHAKRABORTY is in exclusive possession of the aforesaid land without any act of objection, obstruction or hindrance from anybody having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS thereafter above named Samiran Chakraborty subsequently recorded his name in the revised Record of Rights and a separate new L.R. Khatian Being No. 13236, against L.R. Plot Nos. 1632 and 1633 was opened in his name as per the provision of West Bengal Land Reforms Act, 1955.



Gitali Chakraborty.

Sagnik Chakraborty

Satyaki Chakraborty

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Pitambara Realtors LLP

Samir Choudhary
Designated Partner

Pitambara Realtors LLP

Samir Choudhary
Designated Partner

AND WHEREAS thereafter the above named Samiran Chakraborty, died intestate on 01.09.2022 living behind his legal heirs namely:

1. Gitali Chakraborty - Wife
2. Sagnik Chakraborty - Son
3. Satyaki Chakraborty - Son , who all jointly inherited the aforesaid entire land measuring 5 Kathas, of Late Samiran Chakraborty, by virtue of inheritance as per the provision of Hindu Succession Act, 1956.

AND WHEREAS now the Land Owners/First Parties being desirous of constructing a G+4 storied residential building on the aforesaid land measuring 5 Kathas, more particularly described in the Schedule given herein under. But they are not in a position to put their contemplation and scheme into action due to paucity of funds and experience and as such have approached the Second Party to construct/promote/develop such building on their below Schedule land on the terms and conditions as mentioned herein.

AND WHEREAS the Developer/Second Party has accepted the offer of the Land Owners/First Parties to construct/promote/develop a G+4 storied residential building on the below Schedule land under certain terms and conditions mentioned herein under.

AND WHEREAS in consideration of the aforesaid offer and the acceptance by the Parties hereof and to avoid future disputes and misunderstandings the Parties hereby mutually agree to the following terms and conditions appearing hereunder:-



Chitalo Chakraborty

Sagnik Chakraborty

Satyaki Chakraborty

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Pitambara Realtors LLP

Deepa Das
Designated Partner

Pitambara Realtors LLP

Suman Choudhary
Designated Partner

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

1. THAT the Developer/Second Party will construct/promote/develop a multistoried building on the plot of land mentioned in the Schedule given hereinbelow, as per plans, elevations, designs, drawings and specifications approved by the appropriate authority/ies and shall for the identity of the building use appropriate nomenclature of its choice.
2. THAT the Developer/Second Party will construct a G+4 storied residential building the plan prepared for which will be approved by the appropriate authority.
3. THAT the Developer/Second Party will get the elevations, lift, designs, drawings and specifications approved from the appropriate authority at its own cost.
4. THAT the First Parties undertakes to signify their consent to the plans, elevations, lift, designs, drawings, specifications, etc. as proposed by the Second Party and to sign it and all other incidental and necessary papers for approval of the L.U.C.C. and building plan.
5. THAT the Land Owners/First Parties hereby declares that the below Schedule land is free from all encumbrances, charges, liens, lispendences, acquisition, requisitions, claims and demands whatsoever or howsoever.
6. THAT in the event the title of the Land Owners/First Parties to the said land is found to be defective or encumbered in any way, then the Land Owners/First Parties shall take all necessary and effective steps to remove such defects and encumbrance and shall also remove all hurdles in the way of development so as to enable



Gitali Chakraborty.

Sagnik Chakraborty

Satyaki Chakraborty

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the Developer/Second Party to carry on the construction work smoothly.

7. THAT the **Land Owners/First Parties** shall be entitled to get a total consideration amount of **Rs. 95,00,000/- (Rupees Ninety Five Lakhs) only to be paid by the Second Party/Developer** in the following mode of payment:-
- A.** An amount of **Rs. 35,00,000/- (Rupees Thirty Five Lakhs)** only should be paid at the time of execution of Development Agreement.
- B.** Secondly an amount of **Rs. 15,00,000/- (Fifteen Lakhs) only** will be paid at the time of starting construction of the G+4 storied residential building in the below schedule land.
- C.** Thirdly an amount of **Rs. 15,00,000/- (Rupees Fifteen Lakhs) only** will be paid after Completion of Third Floor Roof construction of the G+4 storied residential building.
- D.** Fourthly an amount of **Rs. 15,00,000/- (Fifteen Lakhs) only** will be paid after completion of Fourth Floor Roof construction of the G+4 storied residential building.
- E.** Fifthly an amount of **Rs. 15,00,000/- (Fifteen Lakhs) only** will be paid at the time of handover of the Land owners allocation.

The Developer/ Second Party shall make the aforesaid entire payment to the Land Owners/First Parties after deducting 10 % TDS under section 194 of the IC of the Income Tax Act, 1961.

Pitambara Realtors LLP

Saurabh
Designated Partner

Pitambara Realtors LLP

Sunil Choudhary
Designated Partner



Giridhar Chakrabarty

Sagnik Chakrabarty

Satyaki Chakrabarty

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Pitambara Realtors LLP

Designated Partner

Pitambara Realtors LLP

Designated Partner

The Land Owners/First Parties will also get entire **SECOND FLOOR, of the G+4 Storied Residential Building, ONE COVERED PARKING SPACE in Front side and ONE COVERED PARKING in Back Side, of the Ground Floor** in the common stack car parking area of the G+4 Storied Residential Building, to be constructed on their below mentioned Schedule-X land, (**hereinafter referred to as the FIRST PARTIES/LAND OWNERS ALLOCATION**).

8. THAT the **ENTIRE REMAINING AREA** of the G+4 storied residential building to be constructed on the below mentioned Schedule- X land (apart from the aforementioned First Parties/Land Owners Allocation) shall be of the Second Party (**hereinafter referred to as the "SECOND PARTY/ DEVELOPER'S ALLOCATION**).
9. THAT the Developer/Second Party will provide a LIFT of Kone make brand having capacity of 6 (six) passengers and wheel chair friendly in the proposed G+4 storied residential building for COMMON USE.
10. THAT the Developer/Second Party shall use the building materials which to be standard ISI mark.
11. THAT the Developer/Second Party shall be entitled to realise and receive any advances, sale consideration, premium, rent, lease premium, lease rent or in other form from any intending Party/Purchaser/s or from any bank or any other institutions of their behalf against sale, lease, tenancy, etc., in respect of the said Developer's allocation.



Gitali Chakraborty

Sagnik Chakraborty

Satyaki Chakraborty

Pitambara Realtors LLP

Harish
Designated Partner

Pitambara Realtors LLP

Sandhya
Designated Partner

12. THAT the Developer/Second Party shall be at liberty to occupy, sell, gift, mortgage, exchange or let-out, transfer, assign or otherwise alienate and also to enter any agreement/s for sale, exchange or let-out, lease out or transfer and/or assign the Developer's allocation in the said building wholly or in part/s or in separate unit/s of different specifications to any person or party upon the terms and conditions as per its choice and convenience, in the manner the Second Party likes or prefers at any point of time after execution of this Agreement.
13. THAT the Land Owners/First Parties shall execute all necessary papers and documents from time to time as may be required by the Developer/Second Party for construction of the said building and transfer of the title of the total constructed area in favour of the intending Purchaser/s as the case may be.
14. THAT the Land Owners/First Parties also undertake to execute a registered Development Agreement and registered Power of Attorney in favour of the Developer/Second Party for executing any document/s for passing/modification of the plan, payment of taxes and all related works and for construction of the said building and for occupation, sale, gift, mortgage, let-out, lease-out, exchange or transfer otherwise the Developer's allocation in the said building.
15. THAT the Land Owners/First Parties shall have no claim or objection in respect of the Second Party/Developer's allocation and the Second Party, as Attorney by virtue of a registered General Power of Attorney as mentioned herein, can sign, execute and register on behalf of the Land Owners/First Parties all conveyances and transfer in favour of person or persons as and when required by the Developer/Second Party to effect the deed or



Critali Chakraborty

Sagnik Chakraborty

Satyaki Chakraborty

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Pitambar
Designated Partner

Pitambar Realtors LLP

Sunil Chakraborty
Designated Partner

deeds more perfectly and effectively in respect of the Developer's allocation.

16. THAT all the cost of transfer of title, i.e., stamp duty, registration fees, etc. shall be borne by the intending Purchaser/s or as agreed amongst the Parties thereof.
17. THAT the Developer/Second Party shall demolish all the existing structure if any standing on the below Schedule land at its own costs and responsibility and shall remove the scrap thereof and shall also be entitled to sale the scrap to any person and retain the value of the same.
18. THAT the Land Owner/First Party shall handover the possession of the below mentioned Schedule- X land to the Developer/Second Party for the purpose of construction of the said building immediately after execution of these present and the Developer/Second Party shall use the said land for the purpose of construction. The Second Party may store the building materials as per requirement, keep the guard/chowkidar or any other staff or may take other security measures.
19. THAT the Developer/Second Party will give a monthly rent to the Land Owners/First Parties till completion and handover of the G+4 storied residential building from the date of taking physical possession of the below schedule "X" land.
20. THAT all taxes and dues including that of land revenue if any payable by the Land Owners/First Parties relating to the period prior to the execution of these presents/commencement of the construction of the building shall be paid by the Land Owners/First Parties. The Land Owners/First Parties shall handover the original land documents to the Developer/Second



Pratibha Chakrabarty

Sangmit Chakrabarty

Satyaki Chakrabarty

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Sangmit Chakrabarty
Designated Partner

Pitambara Realtors LLP

Sangmit Chakrabarty
Designated Partner

Party who will duly acknowledge and will receive the same and return back to the Land Owners/First Parties on completion of the project.

21. That the Land Owners/First Parties will obtain their own independent electric connection in their own cost from the W.B.S.E.D.C.L. for their own allocation, or any other concerned place or places for his/her/their electric requirements and the connection charges as well as the electric consumption bill will be paid by the Parties and the Second Party/Developer shall have no responsibility or liability to that effect.
22. That the parties will pay the maintenance charges to the maintenance committee which will formed after handover of the said flats to be constructed on the below Schedule land.
23. THAT both the Parties hereof shall bear their respective proportionate statutory impositions and/or tax liabilities. The capital gain, wealth tax, income tax, GST, and/or any other taxes that may arise due to the development of the property shall be borne by the Parties in proportion to their respective share in the said building.
24. THAT articles of display or otherwise shall not be kept by the either Party in any place of common use in the building so as to cause hindrance in any manner in the free movement of users of places of common use in the building.
25. THAT the Developer/Second Party shall construct the said building at its own cost and engaging direct labourers or through the contractor/s of its choice as per approved plan and the Developer/Second Party shall construct the said building in accordance with the rules and guidelines of the Siliguri Jalpaiguri



Trishala Chakraborty

Sagnik Chakraborty

Satyajit Chakraborty

12

Pitambara Realtors LLP

Sarajit Das
Designated Partner

Pitambara Realtors LLP

Suman Choudhary
Designated Partner

Development Authority, Siliguri Municipal Corporation, Gram Panchayat and/or any other concerned Authority or Authorities and if any violation is made then the Developer/Second Party will be responsible.

That the Developer/Second Party shall complete the construction within 24 months from the date of execution of this Development Agreement provided however in case of delay in the construction due to any act of God or for any government guidelines or protocols due to covid 19 pandemic or anything beyond the control of the Developer/Second Party, then the time shall be mutually extended.

26. THAT the Land Owners/First Parties will not object, stop and/or obstruct the construction work. If the construction is stopped/delayed due to the Land Owners/First Parties inspite of Developer/Second Party eagerness to complete the construction the Land Owners/First Parties shall adequately compensate the Developer/Second Party.
27. THAT the Developer/Second Party may advertise in the media and/or publish brochure, etc., for sale of its allocation area in the said building and the cost shall be borne by the Developer/Second Party.
28. THAT it is agreed and recorded that the Parties hereto shall mutually indemnify and keep indemnified each other against all actions, losses, claims, damages, that will be incurred or suffered by the Parties hereto on account of or arising out of any breach of any of the terms or any law, rules and regulations or otherwise howsoever.



Ganesh Chakraborty

Sagnik Chakraborty

Satyaki Chakraborty

Pitambara Realtors LLP

Sarvejan
Designated Partner

Pitambara Realtors LLP

Suman Choudhary
Designated Partner

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29. THAT the Land Owners/First Parties further agrees that neither the powers and authorities as given hereinabove to the Developer/Second Party nor the Power of Attorney executed in favour of the Developer/Second Party can be rescinded or cancelled during the pendency or continuance and till the time this Agreement is in force until and unless the Developer/Second Party acts against the interest of the Land Owners/First Parties or the Developer/Second Party defers the contents of this Agreement.
30. THAT in case of death of the Land Owners/First Parties, then in that event their respective successors/heirs will remain bound to execute the Sale Deed/s in favour of prospective Purchaser/s to be selected by the Developer/Second Party in respect of the Developer's allocation and also remain bound to execute an irrevocable Power of Attorney authorising the same power in favour of the Developer/Second Party.
31. THAT in case of any changes in Government policies, rules, laws effecting the construction work the effect shall be borne by both the Parties hereof.
32. THAT the Land Owners/First Parties will have to cancel all previous agreement in respect to the below schedule land if they have entered into with any Third Parties and is declaring that they will not enter into any agreement for sale or any other development agreement or joint venture agreement with others in respect to the below schedule "X" land.
33. THAT Land Owners/First Parties will execute the register Development Agreement and Registered Development Power of Attorney in favour of the above named Developer/ Second Party.



Gitali Chakraborty.

Sagnik Chakraborty

Satyaki Chakraborty

Pitambara Realtors LLP

Sangita
Designated Partner

Pitambara Realtors LLP

Sumit Chaudhary
Designated Partner

14

34. THAT any notice required to be given by either of the Parties to the other of them shall without prejudice to any other mode of service available be deemed to have been served if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due to the last known or recorded address of the Party concerned.
35. THAT if the Land Owners/First Parties fails to execute any documents as required by the Developer/Second Party, then the Developer/Second Party shall be entitled to file suit for specific performance and all the costs, damages, charges and expenses on account of filing of the suit and damages shall be payable by the Land Owners/First Parties to the Developer/Second Party.
36. THAT the land on which the building stands with all easements, rights and appurtenances, attached to the land and building as follows:-
- A) The foundation, columns, griders, beams, supports main outer wall, roofs, corridors, lobbies, stairs, stairways, fire escape, entrance and exit and sewage system;
 - B) Quarters of the door keepers;
 - C) Installations of common services;
 - D) Tanks, Pumps, compressors, pipes and all such for common use;
 - E) Common facilities specifically provided in the declaration of apartment committee of the said Building/Apartment.



Girish Chakrabarty

Sangrita Chakrabarty

Satyaki Chakrabarty

15

All the flat owners shall have equal right, title and interest according to the proportionate share of the owners as per each unit of flat owned by them over/upon the common facilities in good and heritable condition to the association of said apartment.

- 37.** THAT the maintenance cost including the electricity bill for running the common water pump, common area and lighting and other common electricity consumption shall be borne by the society to be formed by the flat owners and the proportionate payments shall have to be made on the basic of the units of the building allocation by every flat owners
- 38.** THAT any further matter arising out of this Agreement which has not been specifically clarified shall be mutually dealt with and decided.
- 39.** THAT both the parties to this agreement are binding with each an every terms of this agreement.
- 40.** THAT in case of any dispute arising out of this Agreement or with respect to the interpretation of any terms and conditions recorded herein or with respect to the working of this Agreement or any other matter, it shall be referred to the Arbitrators under the provisions of the Arbitration and Conciliation Act, 1996 and if the matter is not settled then the Parties hereto may approach the competent Court of Law at Siliguri.

Pitambara Realtors LLP

Manoj Kumar
Designated Partner

Pitambara Realtors LLP

Suman Choudhary
Designated Partner



Girfeli Chakraborty.

Sagnik Chakraborty

Satyaki Chakraborty

Pitambara Realtors LLP

Sagnik Chakraborty
Designated Partner

Pitambara Realtors LLP

Satya Chakraborty
Designated Partner

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SCHEDULE X
(DESCRIPTION OF THE LAND)

ALL THAT piece and parcel of HOMESTEAD land measuring **5 KATHAS**, appertaining to and forming part of R.S. Plot No. 6449 corresponding to its L.R. Plot Nos. 1632 and 1633 recorded in R.S. Khatian No. 4174 and L.R. Khatian No. 13236, situated within **MOUZA. SILIGURI**, J.L. No. 110(88), Pargana. Baikunthapur, within Ward No. 18 of Siliguri Municipal Corporation Area, under the jurisdiction of P.S. Siliguri, District: Darjeeling.

The said land is bounded and butted as follows:-

- North:-** Land of Jhuma Saha;
- South:-** Land of Prabir Chakraborty;
- East:-** 28 Feet wide Road;
- West:-** Land of Radheshyam Ghosh.



Girfali Chakraborty

Sagnik Chakraborty

Katyaki Chakraborty

Pitambara Realtors LLP

Sangeeta
Designated Partner

Pitambara Realtors LLP

Susmita Choudhury
Designated Partner

17

SPECIFICATION OF THE FLAT OF THE LAND OWNER AREA

1. **STRUCTURE:** RCC framed Structure with brick wall.
2. **FINISH:** All the interior walls will be finished putty and a coat of primer.
3. **WINDOW:** Aluminum window frame with glass fittings with outside iron grill.
4. **DOOR:** Frames will be of sirish wood/pvc frame and doors will be readymade flash decorative panel doors.
5. **FLOORING:** Vitrified tiles 2 X 2.
6. **TOILET:** Marble/Anti Skit Tiles flooring with glazed tiles upto choukat level height along with commode, basin and shower etc.
7. **KITCHEN:** Working table will be of Granite/ with glazed tiles upto 3 feet from cooking slab and stainless steel sink.
8. **ELECTRIC:** Concealed wiring with (KEI brand) copper wire and necessary fittings with modular switches.
 - i) Main switch board will be of Legrand, and rest switches will be of Havells /Anchor
 - ii) point for micro wave, electric chimney, refrigeration in kitchen
 - iii) necessary AC point, T.V. Point, Telephone Point, geyser point will be provided,



IN WITNESSES WHEREOF the Parties hereto in good health and conscious mind have set and subscribed their respective hands on this **DEVELOPMENT AGREEMENT** on the day, month and year first above written.

WITNESSES:-

1. Banti Roy
S/O Ranyit Roy
Champasani
Siliguri, Doochaling
734003.

The contents of this document have been gone through and understood personally by the Parties hereof.

Gitali Chakraborty

Sagnik Chakraborty

Satyaki Chakraborty

FIRST PARTIES



Pitambara Realtors LLP

Srijan Das
Designated Partner

Pitambara Realtors LLP

Saurabh Choudhary
Designated Partner

2. *parash sarkar*
Shri Upendra chandra Sarkar
Kadobani hat
Dist:- Jalpai guri

SECOND PARTY

Drafted as per instructions, read
over & explained by me to the
Parties & printed in my office.

Saurabh Sarkar
SAURAB SARKAR
ADVOCATE, SILIGURI.
ENROLLMENT NO. WB/589/2013

IMPRESSION SHEETS



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

Gitali Chakraborty
Signature



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












Sagrik Chakraborty
Signature



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

Satyaki Chakraborty
Signature










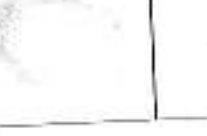

IMPRESSION SHEETS

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Nagesh Kumar</i>	LEFT HAND					
	RIGHT HAND					

Pitambara Realtors LLP

Nagesh Kumar
Designated Partner

Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Survir Choudhary</i>	LEFT HAND					
	RIGHT HAND					

Pitambara Realtors LLP

Survir Choudhary
Designated Partner

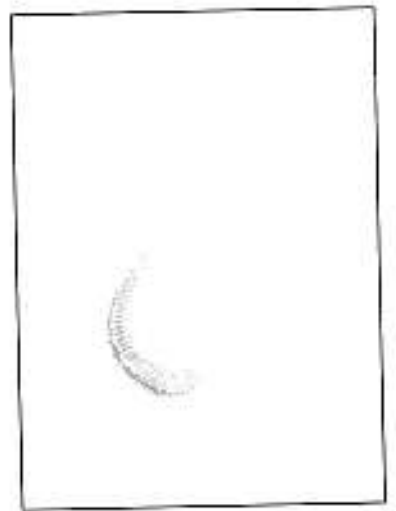
Signature

WITNESSES IMPRESSION SHEETS

PHOTO



THUMB



Banti Roy

Signature



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

Miscellaneous Receipt

Visit Commission Case No / Year	0402000071/2023	Date of Application	14/03/2023
Query No / Year	04022000650440/2023		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr Saurab Sarkar		
Stampduty Payable	Rs.20,001/-		
Registration Fees Payable	Rs.95,007/-		
Applicant Name of the Visit Commission	Mr S Sarkar		
Applicant Address	siliguri		
Place of Commission	siliguri		
Expected Date and Time of Commission	14/03/2023 6:00 PM		
Fee Details	J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/-		
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 04022000650440/2023


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	Smt Gitali Chakraborty Chakraborty Bhawan, 112 Netaji Subhash Road, Subhash Pally, Ward NO. 18 Of S.M.C., City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Land Lord			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri Sagnik Chakraborty Chakraborty Bhawan, 112 Netaji Subhash Road, Subhash Pally, Ward No. 18 Of S.M.C., City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	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
3	Shri Satyaki Chakraborty Chakraborty Bhawan, 112 Netaji Subhash Road, Subhash Pally, Ward No. 18 Of S.M.C., City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Land Lord			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Saraj Dam 3 Netaji Subhash Road, Subhash Pally, City:- Siliguri Mc, P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Represent ative of Developer [Pitambar a Realtors LLp]			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Shri Suvronil Chowdhury Labanya Weigh Bridge, Pushupati Road,, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN:- 734003	Represent ative of Developer [Pitambar a Realtors LLp]			

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Banti Roy Son of Ranjit Roy Champasari More, Ananda Moyee Colony, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN:- 734003	Smt Gitali Chakraborty, Shri Sagnik Chakraborty, Shri Satyaki Chakraborty, Shri Saraj D Suvronil Chowdhury			


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

Major Information of the Deed

Decd No :	I-0402-00616/2023	Date of Registration	15/03/2023
Query No / Year	0402-2000650440/2023	Office where deed is registered	
Query Date	13/03/2023 11:47:38 AM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Saurab Sarkar Siliguri, Thana : Pradhan Nagar, District : Darjeeling, WEST BENGAL, PIN - 734003, Mobile No. : 8509881078, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 95,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,21,50,003/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,001/- (Article:48(g))	Rs. 95,007/- (Article:E, B)		
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: NETAJI SUBHAS RD. IN WARD NO-18,19,20.
Mouza: Siliguri, JI No: 88, Pin Code : 734001

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-6449	RS-4147	Bastu	Bastu	5 Katha	1/-	1,21,50,003/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
Grand Total :					8.25Dec	1 /-	121,50,003 /-	

Land Lord Details :

SI No	Name, Address, Photo, Finger print and Signature
1	<p>Smt Gitali Chakraborty (Presentant) Wife of Late Samiran Chakraborty Chakraborty Bhawan, 112 Netaji Subhash Road, Subhash Pally, Ward NO. 18 Of S.M.C., City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: acxxxxxx1d, Aadhaar No: 95xxxxxxxx7541, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence</p>

Shri Sagnik Chakraborty

Son of Late Samiran Chakraborty Chakraborty Bhawan, 112 Netaji Subhash Road, Subhash Pally, Ward No. 18 Of S.M.C., City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: awxxxxxx3h, Aadhaar No: 93xxxxxxxx2795, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023
 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2023
 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence

3 Shri Satyaki Chakraborty

Son of Late Samiran Chakraborty Chakraborty Bhawan, 112 Netaji Subhash Road, Subhash Pally, Ward No. 18 Of S.M.C., City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: awxxxxxx6b, Aadhaar No: 69xxxxxxxx2375, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023
 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2023
 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Pitambara Realtors LLP 474/1, Z/No D11, Gas Godown Road, Shiv Nagar, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 , PAN No.:: abxxxxxx5m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Saraj Dam Son of Late Satyendra Nath Dam 3 Netaji Subhash Road, Subhash Pally, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxxx2p, Aadhaar No: 32xxxxxxxx6938 Status : Representative, Representative of : Pitambara Realtors LLP (as Designated Partners)
2	Shri Suvronil Chowdhury Son of Late Sunil Kumar Chowdhury Labanya Weigh Bridge, Pushupati Road,, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx4r, Aadhaar No: 36xxxxxxxx4163 Status : Representative, Representative of : Pitambara Realtors LLP (as Designated Partners)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Banti Roy Son of Ranjit Roy Champasari More, Ananda Moyee Colony, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN:- 734003			
Identifier Of Smt Gitali Chakraborty, Shri Sagnik Chakraborty, Shri Satyaki Chakraborty, Shri Saraj Dam, Shri Suvronil Chowdhury			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Gitali Chakraborty	Pitambara Realtors LLP-2.75 Dec
2	Shri Sagnik Chakraborty	Pitambara Realtors LLP-2.75 Dec
3	Shri Satyaki Chakraborty	Pitambara Realtors LLP-2.75 Dec

On 14-03-2023

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

Presented for registration at 19:40 hrs on 14-03-2023, at the Private residence by Smt Gitali Chakraborty , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1.21,50,003/-

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

Execution is admitted on 14/03/2023 by 1. Smt Gitali Chakraborty, Wife of Late Samiran Chakraborty, Chakraborty Bhawan, 112 Netaji Subhash Road, Subhash Pally, Ward NO. 18 Of S.M.C., P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 2. Shri Sagnik Chakraborty, Son of Late Samiran Chakraborty, Chakraborty Bhawan, 112 Netaji Subhash Road, Subhash Pally, Ward No. 18 Of S.M.C., P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Service, 3. Shri Satyaki Chakraborty, Son of Late Samiran Chakraborty, Chakraborty Bhawan, 112 Netaji Subhash Road, Subhash Pally, Ward No. 18 Of S.M.C., P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Service

Identified by Shri Banti Roy, , Son of Ranjit Roy, Champasari More, Ananda Moyee Colony, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Service

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

Execution is admitted on 14-03-2023 by Shri Saraj Dam, Designated Partners, Pitambara Realtors LLP (LLP), 474/1, Z/No D11, Gas Godown Road, Shiv Nagar, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN:- 734003

Identified by Shri Banti Roy, , Son of Ranjit Roy, Champasari More, Ananda Moyee Colony, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Service

Execution is admitted on 14-03-2023 by Shri Suvronil Chowdhury, Designated Partners, Pitambara Realtors LLP (LLP), 474/1, Z/No D11, Gas Godown Road, Shiv Nagar, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003

Identified by Shri Banti Roy, , Son of Ranjit Roy, Champasari More, Ananda Moyee Colony, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Service

Sangha Ratna Syangden

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

On 15-03-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 95,007.00/- (B = Rs 95,000.00/- .E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 95,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2023 8:00PM with Govt. Ref. No: 192022230330540971 on 13-03-2023, Amount Rs: 95,007/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2080218510 on 13-03-2023, Head of Account 0030-03-104-001-16

ent of Stamp Duty

Required that required Stamp Duty payable for this document is Rs. 20,001/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,001/-

Description of Stamp

† Stamp: Type: Impressed, Serial no 57663, Amount: Rs.5,000.00/-, Date of Purchase: 06/03/2023, Vendor name: K C Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2023 8:00PM with Govt. Ref. No: 192022230330540971 on 13-03-2023, Amount Rs: 15,001/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2080218510 on 13-03-2023, Head of Account 0030-02-103-003-02

Syangden

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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0402-2023, Page from 22398 to 22430
being No 040200616 for the year 2023.



Syngden

Digitally signed by SANGHA RATNA
SYANGDEN
Date: 2023.03.22 15:50:38 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2023/03/22 03:50:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)