

Sl. No. 1794/2022

D - 1714/2022



अन्धप्रदेश पश्चिम बंगाल WEST BENGAL

2/1710640/E 896520  
/2022

*Chyngden*  
12:57

08.06.22

*Kenstar & Co*  
*Siddhi Vinayak*  
*Singh Tyre*  
*Chyngden*

SIDDHI VINAYAK CONSTRUCTION  
*Kenstar & Co*  
Partner

SIDDHI VINAYAK CONSTRUCTION  
*Siddhi Vinayak*  
Partner

**DEVELOPMENT AGREEMENT**

NOTED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION AND THE ENCLOSURE SHEET IS ATTACHED TO THIS DOCUMENT AND THE PARTIES TO THIS DOCUMENT

*Chyngden*  
NOT. SEC. REG. REGISTRAR  
BANGORU  
*8/6/2022*



NON JUDICIAL STAMP

Sl. No. 342 Dated 02.06.22  
Name Siddhi Vinayak Construction, Partnership Firm  
Of Siliguri  
Value Rs. 5000/- (Rupees Five thousand only)

SANDHYA SAMA GOON  
GOVT. STAMP VENDOR  
SILIGURI COURT  
L/No-174RM OF 2014



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

08 JUN 2022



Koustav Dey  
Subrata Sarkar  
Sanjib Pyne  
Chiranjib Pyne

SIDDHI VINAYAK CONSTRUCTION  
Koustav Dey  
Partner

SIDDHI VINAYAK CONSTRUCTION  
Subrata Sarkar  
Partner

THIS DEVELOPMENT AGREEMENT IS MADE ON  
THIS THE 8<sup>th</sup> DAY OF JUNE,  
TWO THOUSAND TWENTY-TWO.

### B E T W E E N

1. SRI KOUSTAV DEY, son of Sri Ashok Kumar Dey (PAN: AFDPD 4863 J, AADHAR 5786 9407 0699), residing at 20, Gostho Paul Sarani, Hakimpara, Post Office & Police Station – Siliguri, Pin – 734 001, District – Darjeeling and
2. SRI SUBRATA SARKAR, son of Sri Bibhash Sarkar (PAN: APWPS 9907 D; Aadhaar No. 4997 1320 9169), residing at 39, Rashbehari Sarani, Hakimpara, Post Office and Police Station – Siliguri, Pin – 734 001, District – Darjeeling,
3. SRI SANJIB PYNE (PAN: BTFFP 7819 F; Aadhaar No. 4062 4718 8911) and
4. SRI CHIRANJIB PYNE (PAN: ARFPP 9556 L; Aadhaar No. 8094 5584 6187), both are sons of Late Himadri Pyne, Hindu by faith, Business by occupation, Indian by Citizen, residing at 15/23, Azad Hind Sarani, Subhas Pally, Post Office and Police Station – Siliguri, Pin – 734 001, District – Darjeeling, hereinafter collectively called “the FIRST PARTY/ LAND-OWNER” (which expression shall mean and include unless excluded by or repugnant to the context of their heirs, executors, successors, administrators, legal representatives and assigns) of the FIRST PART.

### A N D

M/S. SIDDHI VINAYAK CONSTRUCTION, a Partnership firm [PAN: AEMFS 7759 E], having its office at Holding No. 215/1/293, Ground floor, Rashbehari Sarani, Hakimpara, Post Office and Police Station – Siliguri, Pin – 734 001, District – Darjeeling, represented by its Partners, viz. SRI KOUSTAV DEY, son of Sri Ashok Kumar Dey (PAN: AFDPD 4863 J, AADHAR 5786 9407 0699), residing at 20, Gostho Paul Sarani, Hakimpara, Post Office & Police Station – Siliguri, Pin – 734 001, District – Darjeeling and SRI SUBRATA



Koustav Deu  
Subrata Sankar  
Sanjib Pyre  
Himadri Pyne.

SIDDHI VINAYAK CONSTRUCTION  
Koustav Deu  
Partner

SIDDHI VINAYAK CONSTRUCTION  
Subrata Sankar  
Partner

SARKAR, son of Sri Bibhash Sarkar (PAN: APWPS 9907 D; Aadhaar No. 4997 1320 9169), residing at 39, Rashbehari Sarani, Hakimpara, Post Office and Police Station – Siliguri, Pin – 734 001, District – Darjeeling, in the State of West Bengal, hereinafter called “the SECOND PARTY / DEVELOPER” (which expression shall mean and include unless excluded by or repugnant to the context of its executors, successors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS, the First party Nos. 1 & 2 acquired a plot of land measuring about 3 (three) kathas 6 (six) chhataks or 0.0557 acres, appertaining to and forming part of R. S. Plot No. 6521, recorded in R. S. Khatian No. 3939, situated within Mouza - Siliguri, J. L. No. 110(88), Touzi No. 3(Ja), Pargana – Baikunthapur, within Ward No. 20 of Siliguri Municipal Corporation, Police Station – Siliguri, District – Darjeeling, by virtue of a Deed of Sale, duly executed by SRI BISWARUP GHOSH & SRI AGNIRUP GHOSH, both are sons of Late Samarendra Narayan Ghosh, registered with the office of the Additional District Sub-Registrar, Siliguri on 11.08.2021 and the said document was recorded in Book No. I, Volume No. 0402-2021, at pages from 78101 to 78125, being No. I-1884, for the year 2021.

Subsequently, record of right was prepared for the said land measuring 0.0557 acres in the name of SRI SUBRATA SARKAR & SRI KOUSTAV DEY in the newly published L. R. Khatian; vide Khatian No. 13239 & 13238, L. R. Plot No. 1655/1834 of Mouza – Siliguri Madhya. Thereafter, above named SRI SUBRATA SARKAR & SRI KOUSTAV DEY mutated their names for the said property with the Holding Registrar of Siliguri Municipal Corporation, bearing Holding No. 43/9/2/91.

AND WHEREAS, one SRI HIMADRI PYNE, son of Late Hari Charan Pyne acquired a plot of land measuring 0.04 acres in part of R. S. Plot No. 6521, R. S. Khatian No 3939, situated within Mouza - Siliguri, J. L. No. 110(88), Touzi No. 3(Ja), Pargana – Baikunthapur, Police Station – Siliguri, District – Darjeeling, by virtue of a Deed of Gift, duly executed by SRI KHITINDRA NATH PYNE, registered with the office of the then Sub-Registrar, Siliguri on 17.02.1980 and the said document was recorded in Book No. I, Volume No. 30, at pages from 185 to 189, being No. I-1180, for the year 1982.

Thereafter, above named HIMADRI PYNE died intestate on 07.08.2019 and his wife SATI PYNE also died on 10.08.2014, leaving behind them 2 (two) sons, viz.



Koustav Dey  
Subrata Sarkar  
Sanjib Pyne  
Chiranjib Pyne.

SIDDHI VINAYAK CONSTRUCTION  
Koustav Dey  
Partner

SIDDHI VINAYAK CONSTRUCTION  
Subrata Sarkar  
Partner

SRI SANJIB PYNE & SRI CHIRANJIB PYNE i.e. First party Nos. 3 & 4, as their only legal heirs and/ or successors to inherit their estates as per provisions of Hindu Succession Act, 1956. By virtue of such law of inheritance, above named SRI SANJIB PYNE & SRI CHIRANJIB PYNE i.e. First party Nos. 3 & 4 acquired the said land measuring 0.04 acres in part of R. S. Plot No. 6521, R. S. Khatian No 3939, situated within Mouza - Siliguri, J. L. No. 110(88), Touzi No. 3(Ja), Pargana - Baikunthapur, Police Station - Siliguri, District - Darjeeling in their khas, actual and physical possession with permanent, heritable and transferable right, title and interest therein.

Subsequently, record of right was prepared for the said land measuring 0.04 acres in the name of SRI SANJIB PYNE & SRI CHIRANJIB PYNE in the newly published L. R. Khatian; vide Khatian No. 13240 & 13241, L. R. Plot No. 1655/1834 of Mouza - Siliguri Madhya. Thereafter, above named SRI SANJIB PYNE & SRI CHIRANJIB PYNE mutated their names for the said property with the Holding Registrar of Siliguri Municipal Corporation, bearing Holding No. 100/37/113.

Thereafter, above named SRI SUBRATA SARKAR & SRI KOUSTAV DEY i.e. the First party Nos. 1 & 2, SRI SANJIB PYNE & SRI CHIRANJIB PYNE i.e. First party Nos. 3 & 4 amalgamated their land into a single plot of land by executing an Amalgamation Agreement on 08.06.2022.

AND WHEREAS the Land-owner hereinabove for the purpose of development of their aforesaid land morefully described in the Schedule herein below, have decided to develop the same but due to insufficiency of adequate funds, resource and expertise in the sphere of construction, approached the Developer, i.e. M/S. SIDDHI VINAYAK CONSTRUCTION, a Partnership firm to develop their amalgamated land measuring 0.0957 acres by constructing a Multi-storied Building thereon to which the Developer had agreed under certain terms and conditions stated hereunder.

AND WHEREAS the Developer hereof being so approached by the Land-owners had agreed to develop the below Schedule mentioned land by constructing Multi-storied Building thereon as per the sanctioned Building Plan and given proposal accordingly to the Land-owners.

AND WHEREAS the Land-owners had accepted the proposal and granted permission and exclusive right to the Developer to Develop the Schedule mentioned land by constructing a multi-storied residential building in accordance with the



Kanwar Singh  
Subash Singh  
Sanjib Tyagi  
Chiranjib Singh

SIDDHI VINAYAK CONSTRUCTION  
Kanwar Singh  
Partner

SIDDHI VINAYAK CONSTRUCTION  
Subash Singh  
Partner

approved Building Plan and the Land-owners had agreed to convey undivided proportionate share of the below Schedule mentioned land in respect of the residential Flats, parking spaces, Garages and other areas to be constructed.

AND WHEREAS in order to avoid future disputes and differences 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 AS FOLLOWS:-

1. That a G+ 3 storied multi-storied residential building consisting of several independent flats, garage / parking space shall be constructed by the Second Party on the land of the First party as fully described in the schedule "A" below.
2. That the Second Party will promote the said complex on the plot of land mentioned in the schedule given herein below as per plans. Elevations, designs, drawings and specifications shall be approved by the building cell of Siliguri Municipal Corporation and use appropriate nomenclature of its choice.
3. That any modification in the Plans, elevations, designs, drawings and specifications approved from the appropriate authority will be at the cost of Second party.
4. That the First parties undertake to signify their consents to the plans, elevation, 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 building plan.
5. That the Second party shall provide one Flat measuring 800 square feet including 20% super built-up area and stair case in the Third floor to the First party No. 1 & 2.
6. That the Second party shall provide 2 (two) Nos. of Flat measuring 880 square feet each including 20% super built-up area and stair case out of which one flat in the Second floor – back side and another in the Third floor back side and 2 (two) covered Garage measuring 130 square feet each in the Ground floor back side to the First Party No. 3 & 4. The construction shall be



Konstar Dey  
Subut Saha  
Sanjib Puro  
Chinanjib Puro

SIDDHI VINAYAK CONSTRUCTION  
Konstar Dey  
Partner

SIDDHI VINAYAK CONSTRUCTION  
Subut Saha  
Partner

as per approved Building Plan of Siliguri Municipal Corporation, the maximum size as may be utilized.

7. That the Second party shall bear the expenses of registration of Deed of Partition between the First party No. 3 & 4, regarding their allocation.
8. That the Second Party shall demolish the existing structure of the said land and will receive the sale proceeds. The Second party will arrange accommodation of First Party No. 3 from the date of demolition of the existing structure to the date of handing over possession of the Flat.
9. The construction work of the building will be started within 6 (six) months after approval of the building plan by the appropriate authority.
10. That if there will be any dispute regarding the ownership as well as the possession of the schedule land, the Landlords or First Party will arrange to rectify the dispute by their own cost or by mutual understanding.
11. The First party/ owner shall execute the registered General Power of Attorney in favour of the Developer/ Second party authorizing the Developer/ Second party to carry out all sorts of development works of the said premises/ complex 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 the necessary sanction from the Siliguri Municipal Corporation, and for the transfer of the Developer/ Second party's areas and the said General Power of Attorney shall remain in force until and unless the development works is completed, as well as the title of entire Developer/ Second party's areas are transferred in favour of the intending Purchaser(s)..
12. That except owner's allocation, remaining area shall be treated as Developer's allocation.
13. That the Second Party shall be entitled to realize and receive any advances, sale consideration, Baina, salami, premium, rent, lease premium, lease rent or in other form from any party against sale, lease, tenancy etc. in respect of the DEVELOPER'S ALLOCATION as per approved Building Plan. The Second party shall also be entitled to sign and execute all documents regarding land,



Kuntar Dey  
 Subrata Ghosh  
 Sangit Pyne  
 Chinanjib Dasgupta

SIDDHI VINAYAK CONSTRUCTION  
 Kuntar Dey  
 Partner

SIDDHI VINAYAK CONSTRUCTION  
 Subrata Ghosh  
 Partner

S. M. C. Plan, Electric connection and all Govt. official works for development purpose.

14. That the First party shall bear proportionate expenses for electric transformer.
15. That the First Parties apart from the General Power of Attorney shall also execute all necessary papers and documents from time to time as may be required by the Second Party for construction of the said complex and during sale / transfer of title of the "Developer's Area" in favour of the intending purchase or nominated person(s) to the choice of the Second Party and the Second Party will sign as confirming party in the said Deed(s) of Transfer.  
  
 Provided if the First Parties would fail and neglect to execute the Deed of Sale in favour of the Second Party or the person(s) selected by the Second Party after receipt of intimation to that effect then, the First Party Shall be bound to compensate the Second Party for his willful delay /negligence.
16. That the parties of both the parts shall have impartiable proportionate shares in the land on which the said complex will be constructed.
17. That the First Parties shall handover the possession of the below scheduled property to the Second Party within One month months from the date, of execution of this agreement for the purpose of construction of the said complex and the Second Party shall use the said property for the purpose of construction of G + 3 (three) storied building. It may store the building materials as per requirement. Keep the Guard / Chowkidar or any other staff or may take other security measures.
18. That if at any time it is found that the said land described in the schedule below is encumbered, the First Parties will be liable to make it unencumbered at their own cost.
19. That all taxes and dues payable by the First Parties relating to the period up to the date of execution of these presents shall be payable by the First Parties.
20. That the taxes and other dues payable since after the date of execution of this agreement and during the construction period shall be paid by the Second Party of this Deed.



Konstar Jay  
Rabindra Kumar

Sanjay Tyagi

Chinajib p.m.c.

SIDDHI VINAYAK CONSTRUCTION  
Konstar Jay  
Partner

SIDDHI VINAYAK CONSTRUCTION  
Rabindra Kumar  
Partner

21. That the Second Party shall complete the construction of the said complex within 18 (eighteen) months from the date of approval of the building plan, provided that in case of delay in execution of work due to failure of the First Parties to make available the area vacant as per requirement or for any other reason not for the fault of the Second Party, the time shall be mutually and reasonably extended.
22. That the Second Party shall construct the said complex at its own cost be engaging direct laborers or through the contractor/s of its choice as per approved plan and the Second Party shall construct the said complex in accordance with the rules and guidelines of Siliguri Municipal Corporation and if any violation is made then, the Second Party will be solely responsible. If any accident happens during the period of continuance of construction of the building, the First Party shall not be held liable.
23. That during the continuation of construction works the existing electric line shall be disconnected and separate electric connection shall be taken by the DEVELOPER for the purpose of construction work.
24. That the First Party will not object and / or obstruct the construction work. If the construction is stopped / delayed due to the First Party inspite of Second Party's eagerness to complete the construction then, the First Parties shall adequately compensate the Second Party. That in the same way First party shall be compensated if the construction work is delayed due to the reason of Second party.
25. That the First Party shall not interfere in the construction works by the Second Party in the below schedule land, if the construction work is done as per approved Building Plan.
26. That the First party shall hand over all the original document relating to the property to the Second party on the date of execution of this Development Agreement. The Second party shall provide original documents to the First party as and when required for their official works. The Second Party shall return those documents to the First party on completion of sale/ transfer of Developer's allocation.

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Konstar Dey  
Subash Sankar

Ranjit Ghose

Chinanjib Prme.

SIDDI VINAYAK CONSTRUCTION  
Konstar Dey  
Partner

SIDDI VINAYAK CONSTRUCTION  
Subash Sankar  
Partner

27. That the Second Party may advertise in the media for sale and /or letting out the Developer's area of the said complex at its cost.
28. That all taxes and dues payable by the First parties relating to the period up to the date of execution of these presents shall be payable by the First Parties.
29. That the Second Party will act as per provision of West Bengal Apartment Ownership Act, 1972 and West Bengal (Regulation of Promotion of construction and Transfer by Promoters) Act. 1993 and if the Second Party fails to comply with any provision of the above mentioned two acts then, the Second Party will be liable for any fine, damage, Imposed by the authority.

### SCHEDULE

(Description of the land owned and possessed by the First parties)

All that piece or parcel of land measuring 0.0957 acres, in part of R. S. Plot No. 6521, corresponding to L. R. Plot No. 1655/1834, recorded in R. S. Khatian No. 3939, corresponding to L. R. Khatian No. 13238, 13239, 13240 & 13241, situated within Mouza - Siliguri (at present Siliguri Madhya), J. L. No. 110(88), Touzi No. 3(Ja), Pargana - Baikunthapur, Subhas Pally, bearing Holding No. 43/9/2/91 & 100/37/113, within Ward No. 20 of Siliguri Municipal Corporation, Post Office - Siliguri, Pin-734001, Police Station - Siliguri, District - Darjeeling. The said land is butted and bounded as follows:-

NORTH	: By the land and house of Ranjit Ghosh;
SOUTH	: By the land of Mr. S. Chanda;
EAST	: By the 21'-6" wide S. M. C. Road;
WEST	: By the Green Valley Apartment

### OWNERS' ALLOCATION

1. one Flat measuring 800 square feet including 20% super built-up area and stair case in the Third floor to the First party No. 1 & 2.
2. 2 (two) Nos. of Flat measuring 880 square feet each including 20% super built-up area and stair case out of which one flat in the Second floor - back side and another in the Third floor back side and 2 (two) Nos. covered Garage measuring 130 square feet each in the Ground floor back side to the First Party No. 3 & 4;



Konkar Dny  
Sobhar Sankar

Sanjiv Pyne



Chiranjib Pyne.

SIDDHI VINAYAK CONSTRUCTION

Konkar Dny  
Partner

SIDDHI VINAYAK CONSTRUCTION

Sobhar Sankar  
Partner


DEVELOPERS' ALLOCATION

That except owner's allocation, remaining area shall be treated as Developer's allocation.

SCHEDULE - 'C'

(Technical Specification of Construction of the Building)

1. General: The Building shall be R. C. C. framed structure with Iron steel and cement (ISI standard) as per design of Engineer.
2. Brick Work: All interior and exterior brick wall shall be 5" thick (1:5) with 1" class bricks as per Siliguri Market.
3. Plaster: The inside and outside plaster of the Building will be 1/2" to 3/4" thick (average) including the ceiling plaster.
4. Flooring & Dado:
  - i) Bed rooms, Drawing/ Dining room, Balcony (if any) shall be floor tiles (2' X 2');
  - ii) Kitchen and Toilet(s) shall be Marble flooring (According to Developer's choice);
5. Doors & Windows:
  - i) Door & Door Frame:- Door frame will be of sal, Flash door with 32 mm ply Board, 2 Nos. of 6" tower bolt with one coat primer and two coat enamel paints.
  - ii) Main door will be of wooden - Gamari wood;
  - iii) Toilets Door:- Plastic door with PVC frame. Two Nos. of 4" Tower bolt. Two Nos. of 5" handle.
  - iv) Windows:- Aluminium 2 Tak windows with white plain 4 mm semitransparent glass and plain inside fixed grill.
6. Kitchen Fitting:-
  - i) One cooking platform/ kitchen slab made with Granite (According to Developer's choice).
  - ii) One steel sink 17"X20" and one Tap.





Kanwar Dey  
Subant Saha  
Sangit Pyne  
Chinanjib Pyne

SIDDHI VINAYAK CONSTRUCTION  
Kanwar Dey  
Partner

SIDDHI VINAYAK CONSTRUCTION  
Subant Saha  
Partner

iii) Window level glazed tiles (8"X12") only 3 side costing upto Rs.200/- to Rs.220/- per box.

7. Toilets fittings:-

- i) 7' ft. height glazed tiles (8"X12") costing upto Rs.200/- to 220/- per box.
- ii) Toilet with white Commode;
- iii) One white Basin (550 mm X 400 mm) with Pillar Cock in dining area, waste coupling and connection pipe.
- iv) 2 (two) Nos. of Taps and one Shower Point in toilet;

8. Stair-case:-

- i) Stair-case landing will be provided with M. S. Grill & Balcony for proper light and ventilation as per design;
- ii) Stair steps will be Marble as per builders choice;
- iii) Stair railing will be Stainless Steel Bar complete with hand rail, one M S door at the roof entrance.
- iv) Balcony will be covered upto 2½' ft. with Grill;
- v) Loft;

9. Roof:-

- i) 3½' ft. height parapet wall will be provided all around the Top roof;
- ii) Stair case roof area will be covered upto 2' ft. height parapet wall;
- iii) Suitable P. V. C. rain pipe for proper drainage from the roof;

10. Wall finishing:- The Building shall be painted extremely with cement paint and inside with putty (white primer). Outside front elevation will be wall putty and exterior with emulsion;

11. Electrical fittings:-

- i) Separate meter space for flat/ unit etc. apart from connection;



Kanwar Singh  
Subodh Kumar

Sanjit Pyne

Chinanjib prnc.

SIDDHI VINAYAK CONSTRUCTION

Kanwar Singh  
Partner

SIDDHI VINAYAK CONSTRUCTION

Subodh Kumar  
Partner

- ii) Two light points, one fan point and one plug point in each bed room and sitting room;
- iii) One light point in Balcony only and one T. V. and cable Point one power point in the sitting room (if any) only;
- iv) One light point in toilet, one light point in Kitchen and one power point 15 Amp.
- v) One point for smoke exhaust fan for kitchen and one point for Bath room;
- vi) One geyser point in bathroom;
- vii) Inverter line;
- viii) One calling bell connection;
- ix) One A/C point, cable point in master bed room and drawing room;
- x) All electric wiring will be concealed type with copper wire and switch (ISI standard);
- xi) The Developer shall provide only concealed electric lines with wire and switch (ISI Mark). Fittings, shades etc. are upon the cost of the First party;

12. That Second party/ Developer will provide one pump and two water tank to the First party nos.3 & 4.

13. Gate of the garage will be of foldable Iron Gate.

14. That the First party has agreed to pay the Second party/ Developer in respect of all charges and cost for the extra works of additional facility for his allocations.

PROVIDED that as per desirousness of the First party/ owner for the extra works of additional facility and items may be provided over and above the bench marks as set out by the Second party/ Developer upon the written requisition made by the First party/ owner to the Second party/ Developer.





Konstar Dey  
Subash Sunkar  
Sanjib Pyre  
Chiranjib Pyre

SIDDHI VINAYAK CONSTRUCTION  
Konstar Dey  
Partner

SIDDHI VINAYAK CONSTRUCTION  
Subash Sunkar  
Partner

### COMMON AREAS AND FACILITIES

(Description of common facilities, common areas and common users)

1. All the stair case and landings.
2. All the electrical fittings of the stair-case and landings.
3. All the drains sewerage and rain water pipes.
4. Entire overhead water tank.
5. All the boring system, water pumps and common running water pipe lines.
6. Foundation, plinth, roof, common walls and all other supporting structures of the Building.
7. Boundary wall.
8. All vacant space in the Schedule mentioned land, Road, pathways and passage of the Building shall be used as entrance to and exit from the Building to then Siliguri Municipal Corporation Road without any interruption or hindrance whatsoever.



IN WITNESS WHEREOF all the above mentioned parties hereunto set their respective hands on the day month and year first above written.

WITNESSES:

1. Swadesh Das  
S/o- Subhas Das  
South Shantinagar.  
P.O- Dakgram 2.  
P.S- Bhaktinagar.  
DIST- Jalpaiguri  
Pin - 734004.

2. Pravat Sarkar  
S/o- Let Paritosh Sarkar  
vill/P.O- Rangamaj  
P/S Islampur  
Dist- Uttar Dinajpur  
Pin - 733207

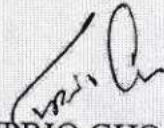
1. Koustav Das
2. Subank Sarkar
3. Sanjay Pyne
4. Chinarajib Pyne.

Signature of the FIRST PARTY/  
LAND-LORD.

1. Koustav Das
2. Subank Sarkar  
Partner












Signature of the SECOND PARTY/  
DEVELOPER.

Drafted by me and computerized in my chamber:












  
(SUPRIO GHOSH)  
Advocate, Siliguri,  
Enroll. No. WB-493/2003.














# EXECUTANT SHEET (LAND-OWNER)

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Konek</i>						
						

*Konek*  
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Subodh</i>						
						












*Subodh*  
Signature with date


		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Sanjay Pyne</i>						
						

*Sanjay Pyne*  
Signature with date














# EXECUTANT SHEET (LAND-OWNER)












		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Chinanjib Pyne</i>						
						

  
Chinanjib Pyne.  
 Signature with date

## (DEVELOPER)

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Kanetav</i>						
						

SIDDHI VINAYAK CONSTRUCTION  
*Kanetav*  
 Signature with date Partner

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>S</i>						
						

SIDDHI VINAYAK CONSTRUCTION  
*Subroto*  
 Signature with date Partner



### Major Information of the Deed

Deed No :	I-0402-01714/2022	Date of Registration	08/06/2022
Query No / Year	0402-2001710640/2022	Office where deed is registered	
Query Date	07/06/2022 8:24:22 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Suprio Ghosh Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 8250809457, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 1,04,39,000/-		Rs. 1,04,39,998/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



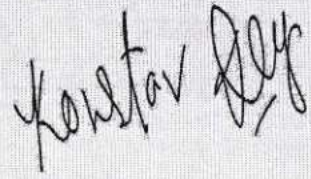





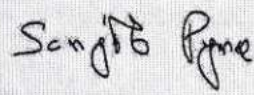
### Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: SUBHAS PALLY, Road Zone : (Ward No.20 – Ward No.20) , Mouza: Siliguri, JI No: 88, Pin Code : 734001



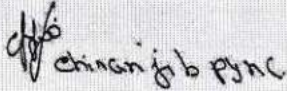
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-6521	RS-3939	Bastu	Bastu	0.0957 Acre	1,04,39,000/-	1,04,39,998/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>9.57Dec</b>	<b>104,39,000 /-</b>	<b>104,39,998 /-</b>	



**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr KOUSTAV DEY</b> <b>(Presentant)</b> Son of Mr ASHOK KUMAR DEY Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Office	<b>Photo</b>  08/06/2022	<b>Finger Print</b>  LTI 08/06/2022	<b>Signature</b>  08/06/2022
	GOSTHO PAUL SARANI,HAKIMPARA, 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.:: AFxxxxxx3J, Aadhaar No: 57xxxxxxxx0699, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Office			
2	<b>Name</b> <b>Mr SUBRATA SARKAR</b> Son of Mr BIBHASH SARKAR Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Office	<b>Photo</b>  08/06/2022	<b>Finger Print</b>  LTI 08/06/2022	<b>Signature</b>  08/06/2022
	RASHBEHARI SARANI,HAKIMPARA, 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.:: APxxxxxx7D, Aadhaar No: 49xxxxxxxx9169, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Office			
3	<b>Name</b> <b>Mr SANJIB PYNE</b> Son of Late HIMADRI PYNE Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Office	<b>Photo</b>  08/06/2022	<b>Finger Print</b>  LTI 08/06/2022	<b>Signature</b>  08/06/2022
	AZAD HIND SARANI ,SUBHAS 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.:: BTxxxxxx9F, Aadhaar No: 40xxxxxxxx8911, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Office			



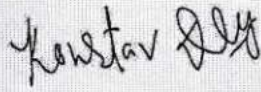


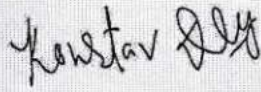


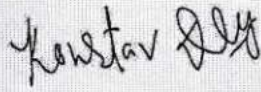


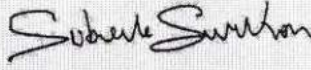


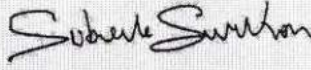


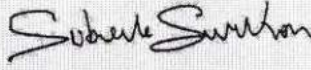


Name	Photo	Finger Print	Signature
<b>Mr CHIRANJIB PYNE</b> Son of Late HIMADRI PYNE Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Office			
08/06/2022	LTI 08/06/2022	08/06/2022	
AZAD HIND SARANI,SUBHAS PALLY, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx6L, Aadhaar No: 80xxxxxxxx6187, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Office			

**Developer Details :**




SI No	Name,Address,Photo,Finger print and Signature
1	<b>SIDDHI VINAYAK CONSTRUCTION</b> RASHBEHARI SARANI,HAKIMPARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AExxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr KOUSTAV DEY</b>            Son of Mr ASHOK KUMAR DEY            Date of Execution - 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jun 8 2022 1:01PM</td> <td>LTI 08/06/2022</td> <td>08/06/2022</td> <td></td> </tr> </tbody> </table> <p>GOSTHO PAUL SARANI,HAKIMPARA, 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.:: AFxxxxxx3J, Aadhaar No: 57xxxxxxxx0699 Status : Representative, Representative of : SIDDHI VINAYAK CONSTRUCTION (as PARTNER)</p>	Name	Photo	Finger Print	Signature	<b>Mr KOUSTAV DEY</b> Son of Mr ASHOK KUMAR DEY Date of Execution - 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022, Place of Admission of Execution: Office				Jun 8 2022 1:01PM	LTI 08/06/2022	08/06/2022	
Name	Photo	Finger Print	Signature										
<b>Mr KOUSTAV DEY</b> Son of Mr ASHOK KUMAR DEY Date of Execution - 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022, Place of Admission of Execution: Office													
Jun 8 2022 1:01PM	LTI 08/06/2022	08/06/2022											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SUBRATA SARKAR</b>            Son of Mr BIBHASH SARKAR            Date of Execution - 08/06/2022, , Admitted by: Self, Date of Admission: 08/06/2022, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jun 8 2022 1:02PM</td> <td>LTI 08/06/2022</td> <td>08/06/2022</td> <td></td> </tr> </tbody> </table> <p>RASHBEHARI SARANI,HAKIMPARA, 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.:: APxxxxxx7D, Aadhaar No: 49xxxxxxxx9169 Status : Representative, Representative of : SIDDHI VINAYAK CONSTRUCTION (as PARTNER)</p>	Name	Photo	Finger Print	Signature	<b>Mr SUBRATA SARKAR</b> Son of Mr BIBHASH SARKAR Date of Execution - 08/06/2022, , Admitted by: Self, Date of Admission: 08/06/2022, Place of Admission of Execution: Office				Jun 8 2022 1:02PM	LTI 08/06/2022	08/06/2022	
Name	Photo	Finger Print	Signature										
<b>Mr SUBRATA SARKAR</b> Son of Mr BIBHASH SARKAR Date of Execution - 08/06/2022, , Admitted by: Self, Date of Admission: 08/06/2022, Place of Admission of Execution: Office													
Jun 8 2022 1:02PM	LTI 08/06/2022	08/06/2022											



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SURESH DAS</b> Son of Mr SUBHAS DAS SOUTH SHANTI NAGAR, City:- Not Specified, P.O:- DABGRAM II, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734004			
	08/06/2022	08/06/2022	08/06/2022
Identifier Of Mr KOUSTAV DEY, Mr SUBRATA SARKAR, Mr SANJIB PYNE, Mr CHIRANJIB PYNE, Mr KOUSTAV DEY, Mr SUBRATA SARKAR			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr KOUSTAV DEY	SIDDHI VINAYAK CONSTRUCTION-0.02785 Acre
2	Mr SUBRATA SARKAR	SIDDHI VINAYAK CONSTRUCTION-0.02785 Acre
3	Mr SANJIB PYNE	SIDDHI VINAYAK CONSTRUCTION-0.02 Acre
4	Mr CHIRANJIB PYNE	SIDDHI VINAYAK CONSTRUCTION-0.02 Acre



Endorsement For Deed Number : I - 040201714 / 2022

On 08-06-2022

**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 12:57 hrs on 08-06-2022, at the Office of the A.D.S.R. SILIGURI by Mr KOUSTAV DEY , 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 1,04,39,998/-

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

Execution is admitted on 08/06/2022 by 1. Mr KOUSTAV DEY, Son of Mr ASHOK KUMAR DEY, GOSTHO PAUL SARANI,HAKIMPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Mr SUBRATA SARKAR, Son of Mr BIBHASH SARKAR, RASHBEHARI SARANI,HAKIMPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. Mr SANJIB PYNE, Son of Late HIMADRI PYNE, AZAD HIND SARANI ,SUBHAS PALLY, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 4. Mr CHIRANJIB PYNE, Son of Late HIMADRI PYNE, AZAD HIND SARANI,SUBHAS PALLY, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr SURESH DAS, , , Son of Mr SUBHAS DAS, SOUTH SHANTI NAGAR, P.O: DABGRAM II, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 08-06-2022 by Mr KOUSTAV DEY, PARTNER, SIDDHI VINAYAK CONSTRUCTION (Partnership Firm), RASHBEHARI SARANI,HAKIMPARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Mr SURESH DAS, , , Son of Mr SUBHAS DAS, SOUTH SHANTI NAGAR, P.O: DABGRAM II, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-06-2022 by Mr SUBRATA SARKAR, PARTNER, SIDDHI VINAYAK CONSTRUCTION (Partnership Firm), RASHBEHARI SARANI,HAKIMPARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Mr SURESH DAS, , , Son of Mr SUBHAS DAS, SOUTH SHANTI NAGAR, P.O: DABGRAM II, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/06/2022 11:17AM with Govt. Ref. No: 192022230045253551 on 08-06-2022, Amount Rs: 21/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 510724994 on 08-06-2022, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 5,000/-  
by online = Rs 15,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 342, Amount: Rs.5,000/-, Date of Purchase: 02/06/2022, Vendor name: S S Goon

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 08/06/2022 11:17AM with Govt. Ref. No: 192022230045253551 on 08-06-2022, Amount Rs: 15,020/-,

Bank: Union Bank of India (UBIN0530166), Ref. No. 510724994 on 08-06-2022, Head of Account 0030-02-103-003-02

*Sangha Ratna Syangden*

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2022, Page from 64775 to 64798  
being No 040201714 for the year 2022.



*Syangden*

Digitally signed by SANGHA RATNA  
SYANGDEN  
Date: 2022.06.13 17:49:08 +05:30  
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2022/06/13 05:49:08 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.

(This document is digitally signed.)