

Sl. 3562/2023

F-3443/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 987832

64  
27/04/2023  
Sh. 1056571

STAR CONSTRUCTION  
Bijay  
Partner

STAR CONSTRUCTION  
Bijay  
Partner

## ADDENDUM DEVELOPMENT AGREEMENT

THIS INDENTURE IS MADE ON THIS 27<sup>th</sup> DAY  
OF APRIL, TWO THOUSAND TWENTY THREE

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

Attd. District Sub-Registrar,  
Siliguri-II at Bagdogra

27 APR 2023

Star Construction

Bijay

Partner

Contd....P/2

1453 Date 22/11/23  
Star Construction  
of sly

Rs. 10/- Rupees (Ten)

Ritu Yadav  
Stamp Vendor  
Sig. Court  
L.No. 1170/R.M.



STAR CONSTRUCTION

Belw.

Partner

STAR CONSTRUCTION

M. S. Majumdar

Partner

2037

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**THIS INDENTURE IS MADE ON THIS 27<sup>th</sup> DAY OF APRIL,  
TWO THOUSAND TWENTY THREE**

**BETWEEN**

**STAR CONSTRUCTION, [PAN NO. AEEFS3235B]** a Partnership Firm, having its office at C/O Star Royal, Ground Floor, Naya Busty Road, Behind Kali Bary, Champasari, P.O. & P.S. Pradhan Nagar, S.M.C. Ward No. 46, District Darjeeling represented jointly by two of its partner **[1] SRI SAURABH EIRAN, [PAN NO. AAYPE6083B] [AADHAR NO. 576288576089]** Son of Sri Suresh Agarwal & **[2] SRI BHOLA MAJUMDAR, [PAN NO. AJPPM4043F] [AADHAR NO. 547948322057]** Son of Sri Ramakanta Majumdar, both Hindu by Religion, Indian by Nationality, Business by occupation, Sl. No. 1 resident of Hat Bazar, Kurseong, Post Office and Police Station - Kurseong, Pin No. 734203, District Darjeeling, Sl. No. 2 resident of Bhanubhakta Sarani, Post Office and Police Station Pradhan Nagar, Pin No. 734003, District Darjeeling (W.B.) - hereinafter called the **DEVELOPER/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to its representatives, executors, partners, administrators and assigns) of the **ONE PART.**

**A N D**

**SMT. ATOSHI BARMAN, [PAN NO. AJSPB7407P] [AADHAR NO. 974513630455]** Wife of Sri Surat Barman, Hindu by Religion, Indian by Nationality, Housewife by occupation, resident of Ghokla jote, Barogharia, Matigara, Post Office and Police Station Matigara, District Darjeeling (W.B.) - hereinafter referred to as the **LAND OWNER/SECOND PARTY** (Which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, legal representative, administrators and assigns) the **OTHER PART.**

**WHEREAS** one Sri Haripada Majumder, Son of Late Hara Sundar Majumder, was the absolute recorded owner of Land measuring 6.94 Acre, recorded in R.S. Khatian No. 9/1, comprised in R.S Plot No. 91, 97, 99, 104, 101, 87/151, 83, 96, 209, 208 & 211, J.L No. 81, Situated within Mouza Gourcharan, Pargana Patharghata, Within Patharghata Gram Panchayat Area, P.S. Matigara, Dist. Darjeeling, since then in his khas actual physical possession therein having permanent heritable, and transferable right therein free from all encumbrances and charges whatsoever.

STAR CONSTRUCTION

*Besan*  
Partner

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A N D

STAR CONSTRUCTION

*Sh. e. Majumder*  
Partner

*Sayed Zishan Ali*

**WHEREAS** being the owner in such possession said Haripada Majumder, Son of Late Hara Sundar Majumder, died intestate leaving behind (1) Smt. Kalpana Majumder, (2) Smt. Jharna Roy, Wife of Late Dipak Roy, (3) Smt. Banani Bhattacharya, Wife of S.N. Bhattacharya, (4) Smt. Tapati Iyer, Wife of N. Dinesh Kumar Iyer, (5) Sri Surya Bhattacharjee, Son of Late Manik Bhattacharjee, (6) Smt. Gargi Ali Bhattacharjee, Wife of Sayed Zishan Ali, as his only Legal heirs and successors as per provision of Hindu Succession Act, 1956. Accordingly by virtue of inheritance the abovenamed legal heirs become the joint owners of the Land measuring 6.94 Acre. Therefore by virtue of inheritance (1) Smt. Kalpana Majumder, acquired undivided share of land measuring 76 Decimals, and a L.R. Khatian has been issued in her favour being L.R. Khatian No. 1221, (2) Smt. Jharna Roy, Wife of Late Dipak Roy, acquired undivided share of land measuring 76 Decimals, and a L.R. Khatian has been issued in her favour being L.R. Khatian No. 1222, (3) Smt. Banani Bhattacharya, Wife of S.N. Bhattacharya, acquired undivided share of land measuring 76 Decimals, and a L.R. Khatian has been issued in her favour being L.R. Khatian No. 1223, (4) Smt. Tapati Iyer, Wife of N. Dinesh Kumar Iyer, acquired undivided share of land measuring 76 Decimals, and a L.R. Khatian has been issued in her favour being L.R. Khatian No. 1224, all daughter of Late Haripada Majumder, (5) Sri Surya Bhattacharjee, Son of Late Manik Bhattacharjee, acquired undivided share of land measuring 38 Decimals, and a L.R. Khatian has been issued in his favour being L.R. Khatian No. 1226, (6) Smt. Gargi Ali Bhattacharjee, Wife of Sayed Zishan Ali, acquired undivided share of land measuring 37 Decimal, and a L.R. Khatian has been issued in her favour being L.R. Khatian No. 1227, of Mouza Gourcharan, J.L NO. 81, P.S. Matigara, Dist Darjeeling, Total Land measuring 379 Decimals, Previous Khatian No. 9/1, Plot No. 97 & 99, having permanent heritable and transferable right, title and interest therein.

A N D

**WHEREAS** being the owner in such possession said (1) Smt. Kalpana Majumder, (2) Smt. Jharna Roy, Wife of Late Dipak Roy, (3) Smt. Banani Bhattacharya, Wife of S.N. Bhattacharya, (4) Smt. Tapati Iyer, Wife of N. Dinesh Kumar Iyer, all are Daughter of Late Haripada Majumder, (5) Sri Surya Bhattacharjee, Son of Late Manik Bhattacharjee, (6) Smt. Gargi Ali Bhattacharjee, Wife of Sayed Zishan Ali, jointly sold and transferred their land measuring



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33 Decimals out of their total land measuring 379 Decimals, recorded in L.R. Khatian No. 1221, 1222, 1223, 1224, 1226 & 1227, comprised in L.R. Plot No. 19, J.L. No. 81, Touzi No. 91, Situated within Mouza Gourcharan, Pargana Patharghata, P.S. Matigara, District Darjeeling, to and in favour of Minor Hardeep Barman, Son of Sri Surat Barman, represented by and through his father and natural guardian Sri Surat Barman, Son of Sri Birendra Nath Barman, by virtue of a registered Deed of Sale being I-1846 for the year 2009, recorded in Book No. I CD Volume No. 5 Pages from 5444 to 5456 and same was registered at the office Addl. District Sub-Registrar Siliguri II at Bagdogra, and in the same sale deed said (1) Smt. Kalpana Majumder, (2) Smt. Jharna Roy, Wife of late Dipak Roy, (3) Smt. Banani Bhattacharya, Wife of S.N. Bhattacharya, was represented by and through their constituted attorney holder namely Sri Dharani Roy, Son of Late Gopal Roy, by virtue of registered General power of Attorney being No. IV-5848 for the year 2008 recorded in Book No. IV CD Volume No. 1 Pages from 25 to 34 and same was registered office at the A.R.A-III, Kolkata & (4) Smt Tapati Iyer, Wife of N. Dinesh Kumar Iyer, (5) Sri Sourya Bhattacharjee, Son of Late Manik Bhattacharjee, (6) Smt Gargi Ali Bhattacharjee, Wife of Sayed Zishan Ali, was represented by and through their constituted attorney holder namely Sri Dharani Roy, Son of Late Gopal Roy, by virtue of registered General Power of Attorney being No. IV-1161 for the year 2009 recorded in Book No. IV CD Volume No. 2 Pages from 6273 to 6282 and same was registered office at the A.R.A-III, Kolkata.

**A N D**

**WHEREAS** being owner in such possession said Minor Hardeep Barman, Son of Sri Surat Barman, represented by and through his father and natural guardian Sri Surat Barman, Son of Sri Birendra Nath Barman, mutated his name at the office of the B.L. & L.R.O. Matigara in respect of his said land measuring 33 Decimals and therefore a new khatian has been issued in his favour vide L.R. Khatian No. 1421, being L.R. Plot No. 19, and since then having permanent heritable transferable right therein.

**A N D**

**WHEREAS** said Sri Surat Barman, father of the Minor Hardeep Barman, filed an application under the Guardian and Wards Act, 1890 before the Ld. District Judge at Darjeeling registered as Act VIII Case No. 45 of 2013 praying for appointment/declaration of

STAR CONSTRUCTION

B. Barman  
Partner

STAR CONSTRUCTION

B.L. Matigara  
Partner

21/11/2014

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guardian of the minor for his person and property in respect of the Scheduled land, and said Sri Surat Barman, father of the Minor Hardeep Barman, for the welfare, proper care, proper education, maintenance and for the healthy upbringing of the minor also prayed in the aforesaid application to the Ld. District Judge, Darjeeling for an order granting permission to the father and natural guardian to sign, execute and present for registration before the Additional District Sub-Registrar, Siliguri-II at Bagdogra, a Gift Deed absolutely conveying the below schedule property in favor of the minor Donor and the permission of the LD. District Judge, Darjeeling is annexed with the Deed of Gift herewith and forms part of these present.

**A N D**

**WHEREAS** being owner in such possession said Minor Hardeep Barman, Son of Sri Surat Barman, represented by and through his father and natural guardian Sri Surat Barman, Son of Sri Birendra Nath Barman, transferred his Land measuring 33 Decimals, recorded in L.R. Khatian No. 1421, comprised in R.S. Plot No. 97, corresponding to L.R. Plot No. 19, Situated within Mouza Gourcharan, J.L No. 81, Touzi No. 91, Pargana Patharghata, P.S. Matigara, Under Patharghata Gram Panchayat Area, registered District Darjeeling, to and in favour of his mother cum the present land owner namely Smt. Atoshi Barman, Wife of Sri Surat Barman, by virtue of registered Deed of Gift being document No. I-9762 for the year 2014 recorded in Book No. I CD Volume No. 34 Pages from 2191 to 2207 registered at the office Addl. District Sub-Registrar Siliguri-II- Bagdogra.

**A N D**

**WHEREAS** being owner in such possession said Smt. Atoshi Barman, Wife of Sri Surat Barman, had mutated her name at the office of the B.L. & L.R.O. Matigara in respect of her said land measuring 33 Decimals and therefore a new khatian has been issued in his favour vide L.R. Khatian No. 5367, being L.R. Plot No. 19, and since then having permanent heritable transferable right therein.

**A N D**

**WHEREAS** being the owner in such possession said owner of the land i.e. Smt. Atoshi Barman, Wife of Sri Surat Barman, have decided to develop her said land by making a Multi-storied Building



STAR CONSTRUCTION

*Eiran*

Partner

STAR CONSTRUCTION

*Bhola Majumdar*

Partner

*Atoshi Barman*

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as per the plan to be approved/sanctioned by the appropriate authority on the said "A" scheduled land therefore they had entered into a registered Development Agreement being No. I-2747 for the year of 2020 recorded in Book No. I Volume No. 403 Pages from 68313 to 68347 registered at the office of the Additional District Sub-Registrar Bagdogra, with the present developers namely Star Construction, a Partnership Firm, represented jointly by two of its partners namely (1) Sri Saurabh Eiran, Son of Sri Suresh Agarwal & (2) Sri Bhola Majumdar, Son of Sri Ramakanta Majumdar, with some terms and conditions mutually decided between them.

**A N D**

**WHEREAS** being the owner in such possession said Smt. Atoshi Barman, Wife of Sri Surat Barman, further executed a Development Power of Attorney being No. I-5414 for the year of 2020, recorded in Book No. I Volume No. 403 Pages from 134119 to 134142 registered at the office of the Additional District Sub-Registrar Bagdogra, to and in favour of the said developers namely (1) Sri Saurabh Eiran, Son of Sri Suresh Agarwal & (2) Sri Bhola Majumdar, Son of Sri Ramakanta Majumdar, partners of Star Construction, a Partnership Firm, to transfer the developer's allocated area/s as per said Development Agreement being No. I-2747 for the year of 2020 to and in favour of other intending purchaser/s.

**A N D**

**WHEREAS** in consideration of the said Development Agreement being No. I-2747 for the year of 2020 the land owner namely Smt. Atoshi Barman, Wife of Sri Surat Barman, were allotted 42% of the total constructed area in a new building/s to be constructed as "**OWNER'S ALLOCATION**", in all respects in accordance with the sanctioned plan free of costs/ charges/ encumbrances on the said land as mentioned in the Schedule-"A" herein below to be developed by the Developer and remaining 58% of the total constructed area of the building/s to be constructed on the Land mentioned in the schedule "A" land, except the Owner's Allocation were allotted to the developers as "**DEVELOPER'S ALLOCATION**".

**A N D**

**WHEREAS** due to some reason the land owner Smt. Atoshi Barman, Wife of Sri Surat Barman, decided to alter the "**OWNER'S ALLOCATION**" which was decided through the said Development

STAR CONSTRUCTION

*Beelan*

Partner

STAR CONSTRUCTION

*Bela Mayan*

Partner

*2037-2016*

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Agreement being No. I-2747 for the year of 2020 and the developers accepted the fact and therefore the parties hereof decided to execute this indenture to remove all doubt and further to avoid future disputes and complications.

**A N D**

**WHEREAS** as per mutual settlement in between the parties herein agreed of this indenture that for alteration of allocations of the parties hereof and the developer agreed that the First party/Developer shall hand over 42% of entire sale proceeds of the said Multi-storied Building/s, as consideration for the development of Land measuring 33 Decimals of land which is more specifically mentioned in the Schedule-"A" herein below, which shall be treated, constructed and considered as the **OWNER'S ALLOCATION**, more particularly described in the **Schedule "B" below**. Accordingly the remaining 58% of entire sale proceeds of the said Multi-storied Building/s covering the below "A" schedule land, except the owner's allocation more particularly described in the **Schedule "C" below** of the building/s shall be treated and considered as the **DEVELOPER'S ALLOCATION**, more particularly described in the schedule "C" below.

**AND WHEREAS** the Second Party further declares that the below scheduled land is not acquisitioned/requisitioned either by the Central Government or State Government and no part of the same is under alignment or have been vested in the Government and title of the property is remaining free from all encumbrances and the Landlords/Second Party have good marketable and indefeasible title to the same.

**NOW THE AGREEMENT WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES UNDER THE TERMS AND FOLLOWS:-**

1. That it is obtaining the said sanction plan, the First Party shall borne all necessary expenses to that extent. It had been further mutually agreed upon by and between the parties of this indenture, that all other terms and conditions will remain the same as per aforesaid Development Agreement being No. I-2747 for the year of 2020 except allocations of the parties hereof.

2. That it is be noted that with the execution of this deed of agreement, the Development Power of Attorney being No. I-5414



STAR CONSTRUCTION  
S. K. S. S. S.  
Partner

STAR CONSTRUCTION  
S. K. S. S. S.  
Partner

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for the year of 2020 which was already executed by the Second Party will remain binding upon the altered allocations of the parties which are allotted through this indenture and the same would be binding and shall be in effect for constructing the present "A" schedule land, as well as vesting right to transfer to the different intending Buyer(s) **OF THE AREA, MEANT FOR AND OUT OF THE "C" SCHEDULE ALLOCATION** i.e. the developer's area within the meaning of the Transfer of Properties Act, 1862.

3. That the parties hereof have entered into this agreement purely on principal to principal and nothing stated herein shall be deemed to be constructed as the joint venture or partnership of the parties.
4. That in case of death of any of the parties to this Agreement, the terms and conditions of this Agreement shall not be changed or any addition, modification or deletion as provided by law.

**SCHEDULE "A"**  
**(DESCRIPTION OF THE LAND)**

**ALL THAT PIECE OR PARCEL** Bastu Homestead Land measuring 33 Decimals more or less, recorded in R.S. Khatian No. 9/1, corresponding to L.R Khatian No. 5367, comprised in R.S Plot No. 97 correspondence to L.R Plot No. 19, Situated within Mouza - Gourcharan, Pargana Patharghata, J.L No. 81 within Patharghata Gram Panchayat Area, Registry office at the Additional District Sub-Registrar Bagdogra, P.S Matigara, Dist. Darjeeling, in the State of West Bengal.

The said premises is presently butted and bounded as follows:-

By the North	: Land of Smt. Kalpana Majumdar & Others;
By the South	: 14 Ft. Wide Road;
By the East	: 34 Ft. Wide Anchal Road;
By the West	: 15 Ft. Wide Road.

**SCHEDULE "B"**  
**(ALLOCATION OF THE LAND OWNER'S/SECOND PARTY)**

**ALL THAT PIECE OR PARCEL** of 42% of entire sale proceeds of the said Multi-storied Building/s, in all respects in accordance with the sanctioned plan free of costs/ charges/ encumbrances on the said

land as mentioned in the Schedule-"A" herein above to be developed by the Developer as consideration for the development of Land measuring 33 Decimals of land which is more specifically mentioned in the Schedule-"A" herein above.

**SCHEDULE "C"**  
**(DEVELOPERS ALLOCATION)**

**ALL THAT PIECE OR PARCEL** of the remaining 58% of entire sale proceeds of the said Multi-storied Building/s to be constructed on the Land mentioned in the schedule "A" land, except the owner's allocation, described in the schedule "B" above.

**IN WITNESS WHEREOF**, the parties of this agreement enter into this agreement in terms of the provision, contained in Article 5 of Schedule 1A of the Indian Stamp Act, 1899 as amended by Art. 5(f) of the W.B. Finance Act 2012 (w.e.f. 01.04.2012) and the do hereby set and subscribe their hands on the day, month and year as mentioned above.

**WITNESSES:-**

1.

Srijan Kumar  
S/O Lali - Jayrambhai  
Belakasa, Sarabeni  
Talpaiguri

STAR CONSTRUCTION

*Bijan*  
Partner

STAR CONSTRUCTION

*B.K. Majumdar*  
Partner

Signature of the First Party/Developer.

*অজিত সর্কার*

Signature of the Second Party/Land Owner.

2.

Nitish Saha  
S/O Shankar Saha  
Rammagan Colony  
Bhadriganagar  
Talpaiguri  
734007

Drafted as per the instruction of the Executants, readover and explained to the parties by me and printed in my chamber.

*(Signature)*



**(CHINMAY SARKAR)**

Advocate, Siliguri












Enrolment No. WB/523/2003.














# **(EXECUTANTS SHEET)**

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

STAR CONSTRUCTION  
 (SIGNATURE) Seiw  
 Partner

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

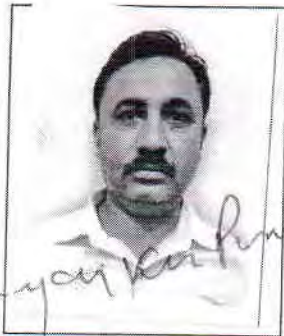
STAR CONSTRUCTION  
 (SIGNATURE) Bl. k. Majin  
 Partner

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

03/07/2014  
 (SIGNATURE)

# IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Sanjay Kumar  
Signature of Identifier



## Major Information of the Deed




Deed No :	I-0403-03473/2023	Date of Registration	27/04/2023
Query No / Year	0403-2001056571/2023	Office where deed is registered	
Query Date	26/04/2023 8:41:27 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	CHINMAY SARKAR HAKIMPARA, SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9475024583, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value		Market Value	
		Rs. 1,55,92,500/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,000/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks			

### Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Gourcharan-(81), JI No: 81, Pin Code : 734010

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-19 (RS :- )	LR-5367	Bastu	Bastu	33 Dec		1,55,92,500/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road, ,Project : Not Specified
Grand Total :					33Dec	0 /-	155,92,500 /-	

### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Atoshi Barman Wife of Shri Surat Barman Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office			
		27/04/2023	LTI 27/04/2023	27/04/2023









Ghokla Jote, Barogharia, Matigara, City:- Not Specified, P.O:- Matigara, P.S:-Matigara, District:- Darjeeling, West Bengal, India, PIN:- 734010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx7P, Aadhaar No: 97xxxxxxx0455, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023  
 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office

#### Developer Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Star Construction</b> C/o Star Royal, Ground Floor, Naya Busty Road, Behind Kali Bary, Champasari, Ward No. 46, Siliguri, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 , PAN No.:: AExxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Saurabh Eiran</b> Son of Shri Suresh Agarwal Date of Execution - 27/04/2023, , Admitted by: Self, Date of Admission: 27/04/2023, Place of Admission of Execution: Office			
		Apr 27 2023 2:10PM	LTI 27/04/2023	27/04/2023
Hat Bazar, Kurseong, City:- Not Specified, P.O:- Kurseong, P.S:-Kurseong, District:-Darjeeling, West Bengal, India, PIN:- 734203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aaxxxxxx3b, Aadhaar No: 57xxxxxxxx6089 Status : Representative, Representative of : Star Construction (as Partner)				
2	Name	Photo	Finger Print	Signature
	<b>Shri Bhola Majumdar (Presentant )</b> Son of Shri Ramakanta Majumdar Date of Execution - 27/04/2023, , Admitted by: Self, Date of Admission: 27/04/2023, Place of Admission of Execution: Office			
		Apr 27 2023 2:12PM	LTI 27/04/2023	27/04/2023
Bhanu Bhakta Sarani, Siliguri, 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.:: ajxxxxxx3f, Aadhaar No: 54xxxxxxxx2057 Status : Representative, Representative of : Star Construction (as Partner)				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Sanjay Kumar Pandey</b> Son of Late J Pandey Sonar Bari, Belakoba, City:- Not Specified, P.O:- Prasanna Nagar, P.S:- Rajganj, District:-Jalpaiguri, West Bengal, India, PIN:- 735133			
	27/04/2023	27/04/2023	27/04/2023
Identifier Of Smt Atoshi Barman, Shri Saurabh Eiran, Shri Bhola Majumdar			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Atoshi Barman	Star Construction-33 Dec

**Land Details as per Land Record**

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Gourcharan-(81), JI No: 81, Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 19, LR Khatian No:- 5367	Owner:অতসী বর্মণ, Gurdian:সুস্থ , Address:নিজ , Classification:বাস্ত, Area:0.33000000 Acre,	Seller is not the recorded Owner as per Applicant.



On 27-04-2023

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

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

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

Presented for registration at 14:05 hrs on 27-04-2023, at the Office of the A.D.S.R. BAGDOGRA by Shri Bhola Majumdar ,.

**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 1,55,92,500/-

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

Execution is admitted on 27/04/2023 by Smt Atoshi Barman, Wife of Shri Surat Barman, Ghokla Jote, Barogharia, Matigara, P.O: Matigara, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by Profession House wife

Indetified by Shri Sanjay Kumar Pandey, , Son of Late J Pandey, Sonar Bari, Belakoba, P.O: Prasanna Nagar, Thana: Rajganj, , Jalpaiguri, WEST BENGAL, India, PIN - 735133, by caste Hindu, by profession Business

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

Execution is admitted on 27-04-2023 by Shri Saurabh Eiran, Partner, Star Construction (Partnership Firm), C/o Star Royal, Ground Floor, Naya Busty Road, Behind Kali Bary, Champasari, Ward No. 46, Siliguri, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003

Indetified by Shri Sanjay Kumar Pandey, , Son of Late J Pandey, Sonar Bari, Belakoba, P.O: Prasanna Nagar, Thana: Rajganj, , Jalpaiguri, WEST BENGAL, India, PIN - 735133, by caste Hindu, by profession Business

Execution is admitted on 27-04-2023 by Shri Bhola Majumdar, Partner, Star Construction (Partnership Firm), C/o Star Royal, Ground Floor, Naya Busty Road, Behind Kali Bary, Champasari, Ward No. 46, Siliguri, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003

Indetified by Shri Sanjay Kumar Pandey, , Son of Late J Pandey, Sonar Bari, Belakoba, P.O: Prasanna Nagar, Thana: Rajganj, , Jalpaiguri, WEST BENGAL, India, PIN - 735133, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/04/2023 10:38AM with Govt. Ref. No: 192023240030787198 on 27-04-2023, Amount Rs: 7/-, Bank: SBI EPay ( SBlePay), Ref. No. 6646503166813 on 27-04-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,000/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 3570, Amount: Rs.5,000.00/-, Date of Purchase: 26/04/2023, Vendor name: S S Goon

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/04/2023 10:38AM with Govt. Ref. No: 192023240030787198 on 27-04-2023, Amount Rs: 35,000/-, Bank: SBI EPay ( SBlePay), Ref. No. 6646503166813 on 27-04-2023, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2023, Page from 69008 to 69024  
being No 040303473 for the year 2023.



Digitally signed by YOGEN TSHERING  
BHUTIA

Date: 2023.05.02 13:32:38 +05:30

Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2023/05/02 01:32:38 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BAGDOGRA

West Bengal.

Star Construction

*Beiran*

Partner

(This document is digitally signed.)