

Sl. No. 2364/2012

I- 2119/2012



अभिषेक पश्चिम बंगाल WEST BENGAL

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Changlin
12.14
15.07.22

Page 1.

Shree Shree Chandray

SHIVBOK CONSTRUCTION
15.07.2022

DEED OF AGREEMENT FOR DEVELOPMENT

This "Memorandum of Agreement for Development" made this the

15th day of July, 2022 at Siliguri.

(contd.to next sheet)

NOTED THAT THE SECURITY IS IN THE POSSESSION OF THE SIGNER AND THE SIGNER IS NOT RESPONSIBLE FOR THE LOSS OF THE SECURITY.

Changlin
15/7/2022

BETWEEN

SMT. DIPA DAS CHOWDHURY (PAN : BCMPC0953M) , WIFE OF SRI SRIKUMAR DAS CHOWDHURY & DAUGHTER OF LATE KARTICK CHANDRA BOSE, by religion Hindu, by Occupation Housewife, by Nationality Indian, resident of Ashok Nagar, Jalpaiguri, P.O., P.S. & Dist. Jalpaiguri, hereinafter called the **"FIRST PARTY/LANDOWNER"** (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, legal representatives, administrators and assigns.) of the **ONE PART.**

A N D

"SHIVLOK CONSTRUCTION", a Proprietorship firm, having its office At D.B.C. Road, Deshbandhu para, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, represented by its Proprietor -**SRI PRATAP CHANDRA NANDI (PAN : ABHPN9389B)**, Son of Late Rasiklal Nandi, by religion Hindu, by occupation Business, by Nationality Indian, resident of South Babupara, Siliguri, P.O. & P.S. Siliguri, Dt. Darjeeling, hereinafter called the **"SECOND PARTY/ DEVELOPER"** (which expression shall mean and include unless excluded by or repugnant to the context its successors, representatives and assigns) of the **OTHER PART.**

WHEREAS Sri Kartick Chandra Bose (Now Deceased), Son of Late Rajendra Nath Bose, resident of Deshbandhu Para, Siliguri, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, became the absolute owner of Vacant Homestead land measuring 3-Kathas 11-Chhataks in R.S. Plot / Dag No.11741, recorded in R.S. Khatian No.2709/1 of Mouza Siliguri, J.L. No.110 (88), P.S. Siliguri, Dist. Darjeeling, by virtue of a Deed of Sale, executed by Sri Sudhir Kumar Sarkar and others, resident of Burdwan Road, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, on 01.08.1983 and registered in the office of Sub-Registrar, Siliguri, being document No.5144-for the year 1983, and thereby above named Sri Kartick Chandra Bose, had acquired permanent, heritable and transferrable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS thereafter above named Kartick Chandra Bose, died intestate on 21-06-1999, leaving the following persons, as his only legal heirs, to inherit his said land, in equals share therein, in accordance with provisions of the Hindu Succession Act 1956 :

(contd.to next sheet)

Dipa Das Chowdhury

SHIVLOK CONSTRUCTION

Proprieto

- | | |
|----------------------------------|----------------|
| (1) Smt. Malina Bose | Wife; |
| (2) Sri Kalyan Kumar Bose | Son; |
| (3) Sri Shyamal Kumar Bose | Son; |
| (4) Sri Kamal Kumar Bose | Son; |
| (5) Smt. Dipa Das Chowdhury | Daughter; |
| (W/o Sri Srikumar Das Chowdhury) | |

A N D

WHEREAS thereafter above named (1) Sri Kalyan Kumar Bose, (2) Sri Shyamal Kumar Bose, (3) Sri Kamal Kumar Bose and (4) Smt. Malina Bose, gifted their 4/5th undivided share of land measuring 3-Kathas 11-Chhataks, to and in favour of Smt. Dipa Das Chowdhury, the First Party / Landowner hereof, by virtue of a Deed of Gift, executed by them, on 17.01.2008 and registered in the office of the Addl. Dist. Sub-Registrar Siliguri, being document No.1208-for the year 2008, free from all encumbrances and charges whatsoever.

A N D

WHEREAS during settlement survey operation, under the WBLR Act, the said land is recorded in the name of above named Smt. Dipa Das Chowdhury, the First Party / Landowner hereof, in L.R. / Hal Khatian No.2640 with respect to the said land and identified the said land as L.R / Hal Plot Dag No.485, of the Mouza Siliguri, now Siliguri Dakshin 2, New J.L. No.93.

A N D

WHEREAS in view of the aforesaid facts, the First Party / Owner hereof, is now the absolute owner of homestead land measuring 3-Kathas 11-Chhataks, in her absolute ownership and physical possession, having permanent, heritable and transferrable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS the said first party/owner desire to develop his said total land measuring 3-Kathas 11-Chhataks, as described in the SCHEDULE- "A" appended below, with the Second party hereof. AND WHEREAS the first party/owners, being devoid of Technical, Engineering and Architectural qualifications or knowledge and particularly Finance, the first party /owner has decided to get the work of Development done by the Developer on terms and conditions hereinafter appearing and the Developer has also agreed to undertake the Development Works of Constructing a Multi-storied pucca (G+3) building upon the said schedule "A" land by constructing a Multi-storied pucca (G+3) building on the schedule "A" land, subject to the terms, conditions and consideration hereinafter contained.

(contd.to next sheet)

NOW THIS AGREEMENT WITNESSETH and it is agreed and declared by and between the parties hereto, as follows :-

ARTICLE-I

O B J E C T

The object behind this Agreement is to construct and/or caused to be constructed a Multi-storied (G+3) building with all modern amenities therein on the said Schedule "A" land, and in the process to generate fund which will meet all costs of construction, all expenses and/or remuneration, incidental expenses thereto, the owners, being devoid of technical know-how capability and finances as well, have engaged the Developer. It being expressly declared by the first party/owners understood by the Developer that all the Development costs shall be borne by the Developer.

ARTICLE-II.

TITLE AND INDEMNITY BY THE OWNER.

1. The first party/owners hereby declare that they have good right and title in the said land of Schedule "A" below and have full power to enter into this Agreement for Development.

2. The first party/owners declares that the said property of schedule "A" is free from all encumbrances and charges or claims whatsoever and the entire property is in exclusive possession of the first party/owners and the first party/owners hereby undertake to indemnify the Developer from and against any such encumbrances, charges or claims whatsoever.

3. The first party/owners also undertakes that the Developer shall be entitled to construct and complete the building upon the land of Schedule "A" as agreed between the parties hereto, to enter into an agreement/s with intending transferee/s and/or purchaser/s for the Flat & Parking and proportionate undivided share of land to the developer's allocation, to receive money from them or any of them. The first party/owners undertakes to indemnify the Developer from and against all losses and damages and costs, charges, expenses, suffered or incurred as a result of any breach of this contract.

4. Upon the execution of these presents, the first party / owners shall deliver to the Developer all original copies of document of title and other necessary papers relating to the said land and house of Schedule "A".

ARTICLE-II.

TITLE & INDEMNITY BY THE DEVELOPER

1. The Developer will be solely and fully responsible for proper and legal construction of the said project in the said land of Schedule "A" in accordance with the sanctioned Building Plan passed by the Siliguri Municipal Corporation.

(contd.to next sheet)

Deba Das Chowdhury

SHIVLOK CONSTRUCTION

Proprietor

2. The Developer shall deliver to the first party / owner all necessary attested xerox copies of documents and papers relating to this Agreement.

3. The Developer shall keep the first party/owner indemnified from and against all actions, suits, proceedings, costs, charges and expenses because of any wrongful or illegal construction or Deviation of the sanctioned plan or non-compliance of any Rules regarding the Building construction or arising out of negligence and error of the Developer and/or its men or Agents.

ARTICLE-III.

DEVELOPMENT RIGHT

1. The first party/owners grants exclusive right to the developer to develop the said property in such manner as the Developer deem fit and proper but in consistence of the provisions contained herein and in accordance with the sanctioned Plan and the specification of Municipal Corporation, Siliguri.

2. The first party/owners shall from time to time and at any time submit and/or join with the Developer in submitting the Building Plan and shall sign all such papers, documents etc. required to be signed. Developer shall be able to change the Building Plan as shall be required by the Municipal Corporation, Siliguri or any other Govt. Authority as aforesaid to comply with the aforesaid permission, clearance or approval to be submitted in the name of the first party/owners and at the cost of the Developer.

3. That first party / owners shall execute a General Power of Attorney/s in favour of the Developer, authorizing the Developer to carry out all sort of Development works of the said premises 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/owners and also to obtain necessary sanction from the Siliguri Municipal Corporation and the said General power of Attorney shall remain in force until and unless the Project of Building as aforesaid is completed and different Flats/garages are disposed and/or transferred to and in favour of different purchaser/s person/s, except owners' allocation.

4. That simultaneously with the execution of these presents, Developer shall have the constructive possession of the said premises with a view and views and purposes envisaged herein.

(contd.to next sheet)

Rupa Daschoudhury

SHIVLOK CONSTRUCTION

H. C. Das
Proprietor

ARTICLE-IV. BUILDING AND CONSTRUCTION

UPON the construction of the Building, the Developer under the strength of the General Power of Attorney shall be entitled to convey, transfer and sale different Flats & garages or premises except Owners' allocation to the intending purchaser/s together with the proportionate undivided share or interest in the land within the area of the Developer's allocation as per sanctioned Plan. It being distinctly understood by and between the parties hereto that while executing and registering such Deed or Document of Transfer the owners will not accept or claim any consideration whatsoever.

ARTICLE-V. CONSIDERATION

The Developer shall construct the Multi-storied pucca (G+3) building etc. on the said Schedule-A land as per Sanctioned building Plan totally with its own fund, and shall convey, sell and transfer the Flats & garages falling in the developer's allocation by virtue of General Power of Attorney and receive the amount of consideration in full from the intending purchaser/s and/or transferee/s thereof, to adjust all cost and expense of the said Building etc. and to gain profit for its works and in consideration thereof the developer shall claim no further amount from the first party/owners -who also shall not claim any other amount or benefit excepting the owner allocation as mentioned in the Schedule-B hereunder.

ARTICLE-VI. AUTHORITIES.

1. The owners shall be at liberty and entitled to transfer or otherwise dispose of or deal with the said owners' allocation in their absolute discretion.
2. On requisition by the Developer, the owner shall sign and execute all necessary papers, petitions, plan and document to implement the true meaning of these presents.

ARTICLE-VII. DEFAULT.

The Developer shall complete the project within 36-Thirty Six Months approx: from the date of sanctioned building plan. The time will be extended for further 6-six months approx. if not completed within the said Period. Time is the essence of this contract subject to the exigencies arising out of circumstances beyond the Developer's control.

This agreement has been entered into by the parties herein as "PRINCIPAL TO PRINCIPAL" basis and each party shall keep other party indemnified in respect of any breach of the covenants herein contained.

(contd.to next sheet)

Dipa Daschoudhury

LOCAL CONSTRUCTION
P. C. Das
Proprietor

ARTICLE-VIII. RULES & REGULATIONS

1. The owners and the developer shall abide by all Laws, Bye-laws, Rules and Regulations of the Government, Local Bodies and Authorities and shall attend to answer and be answerable for any deviation, violation and for breach of any of the said Laws, Bye-laws, Rules and Regulations etc.

2. Not to do any act, deed or thing, for which the party hereto may be exposed to any penal consequences.

3. Not to do any act or action which would hamper the right of the respective parties.

ARTICLE-IX. TAXES.

All rent (Khajna), electric bill charges, taxes and out-goings in respect of the said premises shall be the liability of the owners upto the date of delivery of possession to the developer. Thereafter, the developer will bear the said rates and electrical bill charges, taxes etc. upto the date of delivery of possession to the owners and other Transferees of the said building in the said premises and from the date of delivery of possession to the owners and the transferees, who shall be liable for such taxes and charges according to the proportionate area of the respective flats till Mutation and thereafter.

ARTICLE-X. MISCELLANEOUS

1. Any notice to be given by either party to the other party shall be without prejudice to any other mode of service be deemed to have been delivered or served if delivered by hand or by registered post at the addresses mentioned herein.

2. The developer will also have the control and right to commercially exploit the developer's allocation and to sell, transfer and convey other flats within its allocation on such terms and conditions as the developer think fit and proper.

3. The owners will have only the exclusive right to the Flats & garages and portions allotted to them as owners' allocation free from all costs and charges.

4. That in consideration of the right and authority given to the developer by the owners, the developer will construct the flat & garage for the owner as per the specification contained in Schedule-B below.

(contd.to next sheet)

Sipa Daschoudhury

LOCAL CONSTRUCTION

S. D. Daschoudhury

Proprietor

5. That whatever structures and buildings are to be constructed on the land described in the Schedule-A below including the owners' allocation and flat must be constructed with standard materials and according to the sanctioned Plan and Specifications annexed.

6. The owners have also agreed with the developer that he shall have no claim or right in the premises of the project and the developer shall have the absolute authority to transfer, sell and convey the properties in the premises and building to be constructed on the said land on the strength of Power of Attorney or Attorney executed by the owners/first party to and in favour of the Developer, except the owners' allocation.

7. That the successors of the respective parties will follow the terms and condition of this agreement, and binding upon them as per Law.

8. The owners will execute Sale Deed/s to the intending purchaser/s as per intimation of the Developer for its allocation.

:SCHEDULE "A" ABOVE REFERRED TO:

ALL That piece or parcel of Vacant Homestead land measuring 3-Three Kathas 11-Eleven Chhataks or 2655-Sq.ft. approx., situated in R.S. Plot / Dag No.11741 (Eleven thousand seven hundred forty one), recorded in R.S. Khatian No.2709/1 (Two thousand seven hundred nine by one), Corresponding to L.R. Plot / Dag No.485, recorded in L.R. / Hal Khatian No.2640 of Mouza Siliguri, J.L. No.110 (88) of Ward No.XXX of the Siliguri Municipal Corporation, situated at Deshbandhu Para, Siliguri, within the jurisdiction of Police Station, Sub-division and Registry office Siliguri, paragona Baikunthapur, Touzi No.3(ja), District Darjeeling.

The said land is presently butted and bounded as follows:

On the North : 11-feet 3-inches wide approx. Siliguri Municipal Corporation Road;

On the South : Land with house of Smt. Namita Sen & others;

On the East : Land with house of Smt. Sumoti Dutta;

On the West : 20-feet 9-inches wide approx. Siliguri Municipal Corporation Road;

(contd.to next sheet)

Apa Saschoudhury

SILIGURI CONSTRUCTION
P.C. Sengupta
Proprietor

SCHEDULE "B" ABOVE REFERRED TO (OWNER'S ALLOCATION)

ALL THAT PIECE OR PARCEL OF Three Flats, each of measuring More or less 750-Sq.ft. approx. including proportionate share of stair case (As per Plan), i.e. 50% share in the First Floor, Second Floor and Third Floor (All in the North East West Corner), Out of total Six Flats, and Two Car Parking space each of measuring 8-feet in Front and 15-feet in length in the Front Side (North West Corner) of the Ground Floor, to be allotted in favour of the First Party / owner hereof, in all respect according to sanctioned building plan of the Siliguri Municipal Corporation, Siliguri, together with undivided proportionate share of land and with the following specifications:-

- a) Apartment : The Apartment shall be made with R.C.C. Pilers, R.C.C. Beams and R.C.C. roof with ISI approved cement & steel.
- b) Walls : 5-inches thick Brick wall with first class brick and both side plastering.
- c) Floor : Entire floor finished with 2-feet X 2-feet Tiles.
- d) Painting : All the inside walls of the rooms are Lime puny and primer, Doors & windows finished with primer Enamel paint only by standard quality.
- e) Doors & : 4' X 2' -6" thick sal wood frame, Flash door, Doors Frame made with 30-mm commercial ply wood, Main entrance door finished with hard Wood. Toilet door will be P.V.C.
- f) Windows : All Steel window with 3-mm glass including handle.
- g) Kitchen : Marble floor, one Green marble slab.
- h) Toilet : 2-Toilet, Toilet Floor finished with marble and walls finished with glaze tiles upto 6-feet from the scarting.
- i) Drawing : 1-One basin;
- j) Water Line : Separate water tank & Pump and pipe lines of Owner's Allocation, All the water lines will be PVC pipe.

(contd.to next sheet)

Dejpa Deschoudhure

SHIVLOK CONSTRUCTION
P. B. Deschoudhure
Proprietor

k) Common use : Stair case finished with marble, iron hand -rail. And other common passage, path top roof, common areas and facilities shall be in common of all the flat owners of the Apartment, Parapet wall upto 3- feet height in the roof & finished with plaster.

l) ELECTRIFICATION: All conceal wirings with standard Cropper Wire with standard thickness as approved by the Engineer, but without all type of fittings as follows:-

BED ROOM : 1-one Fan point, 1-one plug point, 1-one tube, 1- one lamp, 1-one night lamp, will be provided in each Bed Room.

DRAWING-CUM-DINING ROOM : 1-Lamp point, 2-fan point, 2-tube, 1-TV point. 1-power point, one bell point.

KITCHEN : 1-Tube / lamp point, 1-Exhaust fan point, 1-Aqua Guard Point, 1-one mixi point. 1-fridge point. 1-one plug point extra.

BATH ROOMS : 1-lamp point, 1-exhaust fan point. One Geyser point.

It may be mentioned herein that all the above fittings shall be of standard quality with ISI approved.

The project of the entire building including the owner's allocation will has to be completed by the developer in all respect without fittings and fixtures with running water system including common Pump-set & Water tank to the flats.

DEVELOPER'S ALLOCATION

ALL THAT PIECE OR PARCEL OF Remaining Three Flats in the First Floor, Second Floor and Third Floor (All in the South East West Corner), Out of total Six Flats, & remaining Garages (except said two Garage of owner's allocation) of the building, to be constructed in the Schedule-A land (including parking space) by the Developer according to the sanctioned building plan of the Siliguri Municipal Corporation, together with undivided proportionate share of land.

(contd.to next sheet)

Srija Daschoudhury

SHIVLOK CONSTRUCTION

P.O. No. 1988/1988

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands this day, month and year first above written.

WITNESSES :

1) Sayan Das Choudhury
870- Lt. Sri Kumar
Das Choudhury
Ashoke Nayar,
Jalpaiguri.
P.O. + Dist:- Jalpaiguri.
P.L. Kotarali
PIN- 735101
9002458691.

Srija Daschoudhury

Signature of the owner.

Pratap Ch. Das

Seal & Signature of the Developer.

Drafted by me :

Sri Kumar Das.

Advocate, Siliguri.
Regn.No.WB/352/1988.

2) Ritabrata Das
C/O Pratap Ch Das
13/2 Kabi Bibananda Das Path.
South Babu Para, Siliguri
Dist:- Jalpaiguri
PO - Siliguri town
Pin - 734004



Prat...

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

SHIVLOK CONSTRUCTION

Pratap A. Vaidya
Signature.

Proprietor



Prat...

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Signature.

Major Information of the Deed

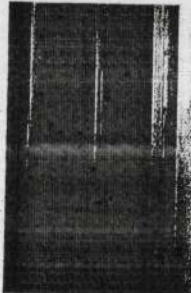
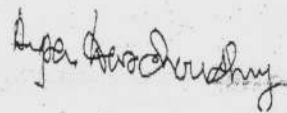
Deed No :	I-0402-02119/2022	Date of Registration	15/07/2022
Query No / Year	0402-2002067119/2022	Office where deed is registered	
Query Date	07/07/2022 11:08:16 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	S DAS HAKIM PARA, SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832068257, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Stamp duty Paid(SD)	Rs. 66,37,499/-		
Rs. 10,020/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 21/- (Article:E, E, E)		
	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: DESHBANDHU PARA, Road Zone : (Ward No.30 - Ward No.30) , Mouza: Siliguri, , Ward No: 30 JI No: 88, Pin Code : 734004

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-11741	RS-2709/1	Bastu	Bastu	3 Katha 11 Chatak		66,37,499/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road,
Grand Total :					6.0844Dec	0 /-	66,37,499 /-	

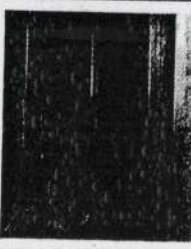
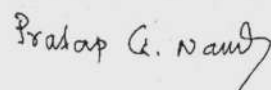
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt DIPA DAS CHOWDHURY (Presentant) Wife of SRIKUMAR DAS CHOWDHURY Executed by: Self, Date of Execution: 15/07/2022 , Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Office	Photo  15/07/2022	Finger Print  LTI 15/07/2022	Signature  15/07/2022
ASHOK NAGAR, JALPAIGURI, City:- Jalpaiguri, P.O:- JALPAIGURI, P.S:-Jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 735101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BCxxxxxx3M, Aadhaar No: 77xxxxxxxx4142, Status :Individual, Executed by: Self, Date of Execution: 15/07/2022 , Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Office				

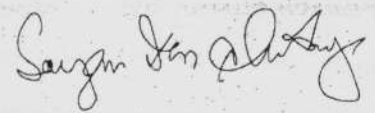
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	SHIVLOK CONSTRUCTION D.B.C. ROAD, DESHBANDHUPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 , PAN No.: ABxxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri PRATAP CHANDRA NANDY Son of Late RASIKLAL NANDY Date of Execution - 15/07/2022, , Admitted by: Self, Date of Admission: 15/07/2022, Place of Admission of Execution: Office	Photo  Jul 15 2022 12:28PM	Finger Print  LTI 15/07/2022	Signature  15/07/2022
SOUTH BABUPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ABxxxxxx9B, Aadhaar No: 66xxxxxxxx7486 Status : Representative, Representative of : SHIVLOK CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Dr SAYAN DAS CHOWDHURY Son of SRIKUMAR DAS CHOWDHURY ASHOK NAGAR, JALPAIGURI, City:- Jalpaiguri, P.O:- JALPAIGURI, P.S:- Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735101			
	15/07/2022	15/07/2022	15/07/2022
Identifier Of Smt DIPA DAS CHOWDHURY, Shri PRATAP CHANDRA NANDY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt DIPA DAS CHOWDHURY	SHIVLOK CONSTRUCTION-6.08437 Dec

On 15-07-2022

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 : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:14 hrs on 15-07-2022, at the Office of the A.D.S.R. SILIGURI by Smt DIPA DAS CHOWDHURY ,Executant.

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 66,37,499/-

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

Execution is admitted on 15/07/2022 by Smt DIPA DAS CHOWDHURY, Wife of SRIKUMAR DAS CHOWDHURY, ASHOK NAGAR, JALPAIGURI, P.O: JALPAIGURI, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by Profession House wife

Indetified by Dr SAYAN DAS CHOWDHURY, , Son of SRIKUMAR DAS CHOWDHURY, ASHOK NAGAR, JALPAIGURI, P.O: JALPAIGURI, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN 735101, by caste Hindu, by profession Professionals

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

Execution is admitted on 15-07-2022 by Shri PRATAP CHANDRA NANDY, PROPRIETOR, SHIVLOK CONSTRUCTION (Sole Proprietorship), D.B.C. ROAD, DESHBANDHUPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004

Indetified by Dr SAYAN DAS CHOWDHURY, , Son of SRIKUMAR DAS CHOWDHURY, ASHOK NAGAR, JALPAIGURI, P.O: JALPAIGURI, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by profession Professionals

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 09/07/2022 10:23PM with Govt. Ref. No: 192022230069720228 on 09-07-2022, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 9292776352532 on 09-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 9,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13902, Amount: Rs.1,000/-, Date of Purchase: 30/06/2022, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/07/2022 10:23PM with Govt. Ref. No: 192022230069720228 on 09-07-2022, Amount Rs: 9,020/-, Bank: SBI EPay (SBlePay), Ref. No. 9292776352532 on 09-07-2022, 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 72772 to 72789
being No 040202119 for the year 2022.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN
Date: 2022.07.19 17:19:37 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2022/07/19 05:19:37 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)