

Sl. 1277/2020

T - 1209/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 310237

Mishra Sata
Shilpa Patra

Debjani Dutta Bhattacharjee

ABASAM
Partha Saha

Partner

ABASAM

Macwan Bina

Partner

Q-2-990920/2020
This 13.9.2020

DEED OF AGREEMENT FOR DEVELOPMENT

This "Memorandum of Agreement for Development" made this the

03rd day of September, 2020 at Siliguri.

(contd.to next sheet)

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

[Signature]

ADDL. DIST. SUB-REGISTRAR
SILIGURI

13/09/2020

NON JUDICIAL STAMP

Sl. No. 263 Dated 19/8/2020

Sold To Mihir Kumar Gupta 2 others

Address Siliguri

Stamp Value of Rs. 1000/- Rupees Ten thousand



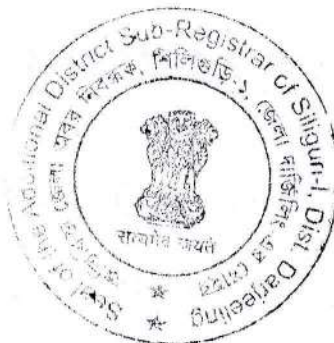
(RITA CHAKR)

Stamp Vendor

Licence No. 347 / RM

A.U.S.R. Office, Bagdogra

Darjeeling



Signature

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

03 SEP 2020

Mihir Kumar Dutta

Shibani Dutta

Debjani Dutta Bhattacharjee

ABASAAN
Partha Saha

Partner

ABASAAN

Maanmoni Biswas

Partner

BETWEEN

- (1) **SRI MIHIR KUMAR DUTTA (PAN : AVMPD-8217F), SON OF LATE MANINDRA NATH DUTTA,**
 (2a) **SMT. SHIBANI DUTTA (PAN : BGWPD-8302H), WIFE OF LATE DILIP KUMAR DUTTA,**
 (2b) **SMT. DEBJANI DUTTA BHATTACHARJEE (PAN : BHBPD-9735L), WIFE OF SRI BISWAJIT BHATTACHARJEE AND DAUGHTER OF LATE DILIP KUMAR DUTTA,**

All by religion Hindu, by occupation No.1 is Retired Serviceman, No.2a is House holding and No.2b is Housewife, by Nationality Indians, all Permanent residents of D.B.C. Road, Deshbandhu Para, Siliguri, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, No.2 & 3- formerly residents of Lower Bagdogra Main Road, P.O. & P.S. Bagdogra, Dist. Darjeeling, hereinafter called the "**FIRST PARTY / OWNERS**" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, legal representatives, administrators and assigns) of the ONE PART.

A N D

"**ABASAAN**" (PAN : AAMFA-2692L), a Partnership firm, having it's office at 94, Satyen Bose Road, Deshbandhu Para, Siliguri, P.O. Siliguri Town, Pin 734004, P.S. Siliguri, Dist. Darjeeling, represented by its Partners -(1) SRI PARTHA SAHA, Son of Late Dwijendra Nath Saha and (2) SMT. MOUSHOMI BISWAS, Wife of Sri Vaskar Biswas, Both by religion Hindu, by occupation Business, by Nationality Indians, residents of Satyen Bose Road, Deshbandhu Para, Siliguri, P.O. Siliguri Town, Pin 734004, P.S. Siliguri, Dist. 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 Mihir Kumar Dutta, the First Party / Owner No.1 hereof, along with his brother -Sri Dilip Kumar Dutta (Now Deceased), became the absolute owners of 0.096-acre equivalent to 05-Kathas 13-Chhataks 03-Sq.ft., in R.S. Plot/Dag No.6301, recorded in R.S. Khatian No.3592 & 3588, Corresponding to L.R. Plot / Dag No.1336, recorded in non finally published L.R. Khatian No.522 & 524, of Mouza Siliguri, J.L.No.110, revised J.L.No.88, P.S. Siliguri, Dist. Darjeeling, by virtue of a Deed of Partition, executed by Miss. Chhanda Dutta and others, residents of D.B.C. Road, Deshbandhu Para, Siliguri, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, on 17-11-2019 and registered in the office of the Addl. Sub-Registrar, Siliguri, in Book No.I, being document No.2534-for the year 2019 and thereby above named Sri Mihir Kumar Dutta, and (2) Sri Dilip Kumar Dutta, had acquired permanent, heritable and transferrable right, title and interest therein free from all encumbrances and charges whatsoever.

Datta
Mihir Kumar
Shibani Dutta
Debjani Dutta Bhattacharjee

ABASAAN
Partha Saha
Partner
ABASAAN
Moukesh Bhowmik
Partner

A N D

WHEREAS thereafter above named (1) Sri Mihir Kumar Dutta, and (2) Sri Dilip Kumar Dutta (now deceased), had entered into an agreement for Development, with the Developer -ABASAAN, the Second Party hereof, on 18-02-2020 and the said Agreement for Development was registered in the office of the Addl. Dist. Sub-Registrar, Siliguri, being document No.I-377-for the year 2020, and also executed a General Power of Attorney on the same day and registered in the office of the Addl. Dist. Sub-Registrar, Siliguri, being document No.I-380-for the year 2020.

A N D

WHEREAS thereafter above named Dilip Kumar Dutta, died intestate on 07.04.2020, leaving the following persons, as his only legal heirs to inherit his 50% undivided share of the said property, in accordance with the provisions of the Hindu Succession Act. 1956 :-

- | | |
|---|---|
| (1) Smt. Shibani Dutta | Wife of the deceased; |
| (2) Smt. Debjani Dutta Bhattacharjee
(W/o. Sri Biswajit Bhattacharjee) | Married Daughter of the deceased; |

A N D

WHEREAS in view of the above, the first party/owners hereof are now the absolute owners-in-possession of said Vacant Land measuring 0.096-acre equivalent to 05-Kathas 13-Chhataks 03-Sq.ft., and they have got permanent, heritable and transferrable right, title and interest therein, free from all encumbrances, charges and whatsoever.

A N D

WHEREAS the said first party/owners again desire to develop their said land measuring 0.096-acre equivalent to 05-Kathas 13- Chhataks 03-Sq.ft., as described in the SCHEDULE- "A" appended below, on same terms and conditions 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 /owners have 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 (P+4) building upon the said schedule "A" land by constructing a Multi-storied pucca (P+4) building on the schedule "A" land, subject to the terms, conditions and consideration hereinafter contained.

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

ABASAAN
Partha Saha
Partner

ALBASTAN

Mawshai Lima,
Partner

OBJECT

ARTICLE-II. TITLE AND INDEMNITY BY THE OWNER.

ARTICLE-II.

TITLE AND INDEMNITY BY THE OWNER.

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.

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.

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

ARTICLE-II. TITLE & INDEMNITY BY THE DEVELOPER

ARTICLE-II.

TITLE & INDEMNITY BY THE DEVELOPER

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

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

Hiba Karmakar
Shilpa Dutt
Debjani Dutta Bhattacharya

ABASAIN
Partha Saha
Partner

ABASAIN
Manish Diner
Partner

3. The Developer shall keep the first party/owners 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 Registered 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.

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 purchasers 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.

M. Chandra Sekhara
Shivani Dutta
Debjani Dutta Bhattacharjee

ADARSHAN
Partha Saha
 Partner

ADARSHAN
Mousumi Dima
 Partner

ARTICLE-V.

CONSIDERATION

The Developer shall construct the Multi-storied pucca (P+4) 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 said Registered 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 owners 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 owners 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 **24-Twenty four 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.

ARTICLE-VIII.

RULES & REGULATIONS

1. The owner 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.

Shilpari Dutta
Shilpari Dutta
Debjani Dutta Bhattacharya

Partha Saha
Partner

Moumita Datta
Partner

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 & Parkings 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 owners as per the specification contained in Schedule-B below.

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 they shall have no claim or right in the premises of the project and the developer shall has 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 Registered 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.

1/12/87
Chhanda Dutta
Debjani Dutta Bhattacharjee

ABASANN
Parisa Sato
Partner

ABASANN
Masumi Sato
Partner

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:
(On which P+4 storied building shall be Constructed)

ALL that piece or parcel of Vacant Homestead Land measuring 0.096-acre equivalent to 05-Five Kathas 13-Thirteen Chhataks 03-Three Sq.ft., in R.S. Plot/Dag No.6301, recorded in R.S. Khatian No.3592 & 3588, Corresponding to L.R. Plot / Dag No.1336, recorded in non finally published L.R. Khatian No.522 & 524, of Mouza Siliguri, J.L.No.110, revised J.L.No.88, identified as part of Holding No.106/310/472/381 of Ward No.29 of the Siliguri Municipal Corporation, within the jurisdiction of Police Station, Sub-division and Registry office Siliguri, Paragana Baikunthapur, Touzi No.3(ja), Dist. Darjeeling.

The said total property is butted and bounded as follows:

- On the North : 25-feet wide approx. Siliguri Municipal Corporation Road;
- On the South : Property of Miss. Chhanda Dutta & 2-others;
- On the East : Property of Miss. Chhanda Dutta & 2-others;
- On the West : Land with house of Sri Sukumar Roy & Others;

SCHEDULE "B" ABOVE REFERRED TO
(OWNERS' ALLOCATION)

ALL THAT PIECE OR PARCEL OF Four Flats, OF WHICH,

One Flat measuring 984-Sq.ft. approx. including proportionate share of Common stair case & Lift + 20% Super Build up area) in the Front Side (North East Corner) of the FIRST FLOOR;

One Flat measuring 984-Sq.ft. approx. including proportionate share of Common stair case & Lift + 20% Super Build up area) in the Front Side (North East Corner) of the SECOND FLOOR;

One Flat measuring 984-Sq.ft. approx. including proportionate share of Common stair case & Lift + 20% Super Build up area) in the Front Side (North East Corner) of the THIRD FLOOR;

in accordance
Dutta
Shideuni Dutta
Debjani Dutta Bhattacharya

ABASAAN
Partha Saha
Partner
ABASAAN
Manish Kumar
Partner

One Flat measuring 984-Sq.ft. approx. including proportionate share of Common stair case & Lift + 20% Super Build up area) in the Front Side (North East Corner) of the FOURTH FLOOR;

and 04-Nos. Car Parking space, each of measuring 120-Sq.ft. approx. of the P+4-multi-storied pucca building, constructed as per sanctioned building plan, to be allotted in favour of the First Party / Owners 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:-

01. FOUNDATION : R.C.C. frame structure considering seismic load.
02. BRICK WORK : 125 mm thick Brick work (1 : 5).
03. PLASTERING : Inside and outside sand cement mortar plaster.
04. WINDOW : All window shall be made with iron frame Covered by glass and grill with paint.
05. DOORS : All doors and other door frames will be made with Sal wood (4" x 3"), leaf will be made of ply board (flush type), leaf of main door will be made of Block Board. Bathroom door be provided of PVC made.
06. TOILET : Floors of toilets will be of Marble finished and Glazed tiles shall be fitted on the inner walls up to 6' -0" height from floor level.
07. FLOORING : All floor of the Owners' allocated area shall be made of Tiles, Bathroom & Kitchen's floor will be marble. The floor of the Parking Space will be PCC casting.
08. KITCHEN : Marble in flooring, 20" x 5' Marble / Green stone Kitchen Platform with a Cylinder space, sink, tap, water connection and glazed tiles shall be provided at the back of Kitchen Platform upto 24" inches from kitchen platform.

09. VERANDAH : Balcony railing either iron / S. S. grill or brick

10. ELECTRIC

Shikha Sen & Son
Shikha Sen & Son
Debjani Dutta Bhattacharya

Page 10

ABASAAAN
Partha Saha
Partner

ABASAAAN
Mousumi Bhowmik
Partner

Wiring will be concealed with standard copper wire (ISI marked). Electrical main line will be installed in a common space of the proposed Building and all co-owners will get their separate line from the said common space. Following connections shall be made without Fittings :-

i) BED ROOM

3 Light Points, 1 Fan Point,
5 amp Plug point (two)
1 A.C. point in Bedroom.

ii) DINNING
CUM
DRAWING
ROOM

2 Light Points,
2 Fan Point,
1 T.V. Point,
1 Telephone Point,
15 amp. Plug Point (one) & 5AMP. (One).

iii) KITCHEN

1 Light Point, 1 exhaust Fan Point,
15 amp, Plug point (one), 5amp (one)

iv) TOILET

1 Light Point in each toilet,
1 exhaust Fan Point in each toilet,
1 Geyser Point (15 amp. Point) in one toilet

v) BALCONY

1 Light Points,

vi) PARKING SPACE

1 Light Point.

11. PLUMBING

Outside Plumbing work will be made of UPVC pipe and inside will be made of concealed CPVC Pipes, Water Supply ensured through Siliguri Municipal Corporation's Water Supply from under ground Reservoir through common water pump.

12. SANITATION

Standard white Indian Pan shall be provided in Common toilet, white Commode in Attached Toilet, Tap & Shower shall be provided, One Porcelain white basin shall be provided in Dining space (All fittings will be of standard

13. PAINTING

All inside wall Lime Punning with one coat of water primer. Outside of the Building shall be Apex paint.

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 owners' allocation will have 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 other remaining Flats & Parking space / Garages etc. 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, except owners' allocations.

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

WITNESSES:

1/ Montushi Dutta
W/O. Sri Subodh Pandit

Montushi Dutta
Shikun Dutta
Debjani Dutta Bhattacharjee

Signature of the owners.

Deshbandhepara
Post Office Siliguri Town
P.S. Siliguri
St. Darjeeling
Siliguri Pin - 734004

ABASAAN
Partha Saha
Partner

ABASAAN
Mousumi Bhowmik
Partner

Seal & Signature of the Developer

Drafted by me :

Sisir Kumar Das
(SISIR KUMAR DAS)
Advocate, Siliguri.

2) Indranil Chande.
S/o Aman Kumar Chande.



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

Mahesh Kumar Chatterjee
Signature.



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

Shikharani Dutta

Signature.



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

Debjani Dutta Bhattacharjee

Little Finger

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



ABASAAN

Moushomi Dima.
Signature.



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

ABASAAN
Pantha Sake

Signature.



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

ABASAAN
Moushomi Dima
Signature.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

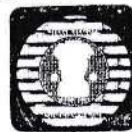
MIHIR KUMAR DUTTA
MONINDRA NATH DUTTA

20/01/1937

Permanent Account Number

AVMPD8217F

Signature



Mohir Kumar Dutta



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 1215/91419/14181

To
MIHIR KUMAR DUTTA
মিহির কুমার দত্ত
16 D B C ROAD
DESHBANDHU PARA
WARD NO 29
Siliguri (M. Corp)
Siliguri Town, Darjeeling
West Bengal - 734004



KL941808454FT
94180845



আপনার আধার সংখ্যা / Your Aadhaar No. :

9905 5800 2438

আধার - সাধারণ মানুষের অধিকার



Government of India



মিহির কুমার দত্ত
MIHIR KUMAR DUTTA
পিতা : মনিন্দ্র নাথ দত্ত
Father : Monindra Nath Dutta

জন্মতারিখ / DOB: 20/01/1937
পুরুষ / Male

9905 5800 2438



আধার - সাধারণ মানুষের অধিকার

Mihir Kumar Dutta

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHIBANI DUTTA
KALIPADA BISWAS

01/01/1960

Permanent Account Number

BGWPD8302H

Shibani Dutta

Signature



Kalipada Biswas



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 1215/91198/02918

To
SHIBANI DUTTA
শিবানী দত্ত
LOWER BAGDOGRA MAIN ROAD
BAGDOGRA
DUMRIGURI
Dakshin Bagdogra
Bagdogra, Darjeeling
West Bengal - 734014

28/12/2013



KL692730353FT

69273035



আপনার আধার সংখ্যা / Your Aadhaar No. :

3880 7931 0017

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



শিবানী দত্ত
SHIBANI DUTTA
পতি : দিলীপ কুমার দত্ত
Husband : Dilip Kumar Dutta

জন্মতারিখ/DOB 13/02/1955
মহিলা / Female

3880 7931 0017



আধার - সাধারণ মানুষের অধিকার
(Shibaní Dutta)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEBJANI DUTTA
DILIP KUMAR DUTTA
02/04/1981

Permanent Account Number

BHBDP9735L

Debjani Dutta

Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :

आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ९१४.

Debjani Dutta Bhattacharjee



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 2189/70382/30046

To

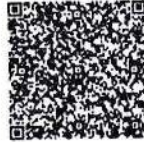
দেবযানী ভট্টাচার্য
DEBJANI BHATTACHARJEE
NEW PATA KURA
Cooch Behar - I
Guriahati
Koch Bihar West Bengal - 736101

Download Date: 10/10/2017

Generation Date: 02/10/2017

Signature valid

Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA 03
Date: 2017.10.10 18:51:55
IST



আপনার আধার সংখ্যা / Your Aadhaar No. :

4883 3770 3440

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



দেবযানী ভট্টাচার্য
DEBJANI BHATTACHARJEE
জন্মতারিখ/DOB: 02/04/i981
মহিলা/ FEMALE

4883 3770 3440



আমার আধার, আমার পরিচয়

Debjani Dutta Bhattacharjee



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address:

NEW PATA KURA, Cooch Behar - I,
Koch Bihar,
West Bengal - 736101

ঠিকানা:

নিউ পাটা কুরা, কোচ বিহার-১, কোচ
বিহার,
পশ্চিমবঙ্গ - 736101

4883 3770 3440



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
ABASAAN



भारत सरकार
GOVT. OF INDIA



01/04/2002
Permanent Account Number
AAMFA2692L

01/04/2010

ABASAAN

Parth Saha
Partner

ABASAAN

Moushomi Dey
Partner


ভারত সরকার
Government of India


পার্থ সাহা
Partha Saha
পিতা : দ্বিজেন্দ্র নাথ সাহা
Father : Dwijendra Nath Saha

জন্মতারিখ / DOB 17/01/1970
পুরুষ / Male

6591 9105 9149



আধার - সাধারণ মানুষের অধিকার

Partha Saha


আধার
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: সত্যেন বোস রোড
দেশবন্ধু পাড়া, শিলিগুড়ি (মৌরসাজা)
শিলিগুড়ি টাউন, দার্জিলিং
পশ্চিম বঙ্গ

Address: 93 SATYEN BOSE
ROAD, DESHBANDHU
PARA, Siliguri (M. Corp),
Daneeling, siliguri Town,
West Bengal, 734004

6591 9105 9149

 1847
1800 300 1947

 help@uidai.gov.in

 www
www.uidai.gov.in



ভারত সরকার

Government of India

মৌসমী বিস্বাস

Moushomi Biswas

স্বামী স্বামীর নাম

Husband: VASKAR BISWAS



লস্ট কার্ড/DOB: ১৯৮৫/০৫/০৫

সঙ্গী: Female



2895 7757 2641

আধার - সাধারণ মানুষের অধিকার

1800 300 1947



ভারতীয় পরিচয় পরিষদ

Unique Identification Authority of India

ঠিকানা: অরুণা বোস রোড

দেশবন্ধু পাড়া, ওয়ার্ড নং

শিলিগুড়ি (পৌরসভা), শিলিগুড়ি টাউন

দার্জিলিং, পশ্চিম বঙ্গ

Address: 54 SATYEN BOSE

ROAD, DESHBANDHU

PARA, WARD NO 29, Siliguri

(M. Corp) Siliguri Town

Darjeeling, West Bengal

734004

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2895 7757 2641



1947

1800 300 1947



help@uidai.gov.in



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Moushomi Biswas



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

GLQ3479029

পরিচয় পত্র



Elector's Name Moutushi Dutta

নির্বাচকের নাম মৌতুশি দত্ত

Father's Name Mihir Kumar Dutta

পিতার নাম মিহির কুমার দত্ত

Sex F

লিঙ্গ স্ত্রী

Age as on 1.1.2003 20

১.১.২০০৩-এ বয়স ২০

Address:

D. P. C. Road Deshbandhu Para. 29 Siliguri Darjeeling
734404

ঠিকানা :

ডি.পি.সি. রোড দেশবন্ধু পাড়া . ২৯ শিলিগুড়ি দার্জিলিং ৭৩৪৪০৪

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 25-Siliguri

বিধানসভা নির্বাচন কেন্দ্র : ২৫-শিলিগুড়ি

District: Darjeeling জেলা: দার্জিলিং

Date: 08.05.2003 তারিখ: ০৮.০৫.২০০৩

294/0058

Moutushi Dutta

Major Information of the Deed

No :	I-0402-01209/2020	Date of Registration	03/09/2020
ry No / Year	0402-2000990920/2020	Office where deed is registered	
Query Date	21/08/2020 1:07:16 PM	0402-2000990920/2020	
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		
	Rs. 1,22,18,180/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

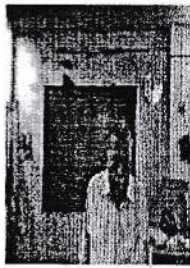
Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: DESHBANDHU PARA, Road Zone : (Ward No.29 -- Ward No.29) , Mouza: Siliguri, , Ward No: 29 JI No: 88, Pin Code : 734004

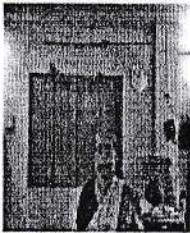
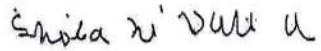
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-6301	RS-3592	Bastu	Bastu	0.048 Acre		61,09,090/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	RS-6301	RS-3588	Bastu	Bastu	0.048 Acre		61,09,090/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
		TOTAL :			9.6Dec	0 /-	122,18,180 /-	
		Grand Total :			9.6Dec	0 /-	122,18,180 /-	

Card Details :

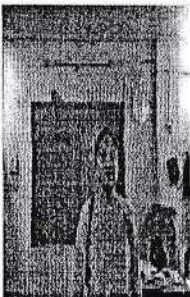
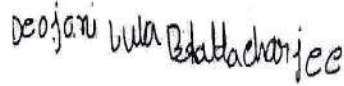
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri MIHIR KUMAR DUTTA (Presentant) Son of Late MANINDRA NATH DUTTA Executed by: Self, Date of Execution: 03/09/2020 , Admitted by: Self, Date of Admission: 03/09/2020 ,Place : Office	 03/09/2020	 LTI 03/09/2020	 03/09/2020

DESHBANDHU PARA, SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734004 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AVxxxxxx7F, Aadhaar No: 99xxxxxxxx2438, Status :Individual
 Executed by: Self, Date of Execution: 03/09/2020
 , Admitted by: Self, Date of Admission: 03/09/2020 ,Place : Office

Name	Photo	Finger Print	Signature
Smt SHIBANI DUTTA Wife of Late DILIP KUMAR DUTTA Executed by: Self, Date of Execution: 03/09/2020 , Admitted by: Self, Date of Admission: 03/09/2020 ,Place : Office	 03/09/2020	 LTI 03/09/2020	 03/09/2020

DESHBANDHU PARA, SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BGxxxxxx2H, Aadhaar No: 38xxxxxxxx0017, Status :Individual
 Executed by: Self, Date of Execution: 03/09/2020
 , Admitted by: Self, Date of Admission: 03/09/2020 ,Place : Office

Name	Photo	Finger Print	Signature
Smt DEBJANI DUTTA Wife of Shri BISWAJIT BHATTACHARJEE AND DAUGHTER OF LATE DILIP KUMAR DUTTA Executed by: Self, Date of Execution: 03/09/2020 , Admitted by: Self, Date of Admission: 03/09/2020 ,Place : Office	 03/09/2020	 LTI 03/09/2020	 03/09/2020

DESHBANDHU PARA, SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BHxxxxxx5L, Aadhaar No: 48xxxxxxxx3440, Status :Individual
 Executed by: Self, Date of Execution: 03/09/2020
 , Admitted by: Self, Date of Admission: 03/09/2020 ,Place : Office

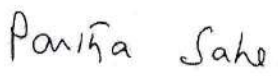
per Details :

Name,Address,Photo,Finger print and Signature

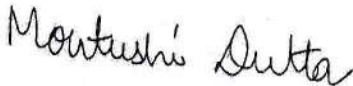
ABASAAN

94, SATYEN BOSE ROAD, DESHBANDHU PARA, SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc,
District:-Darjeeling, West Bengal, India, PIN - 734004 , PAN No.: AAxxxxxx2L,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 PARTHA SAHA Son of Late DWIJENDRA NATH SAHA Date of Execution - 03/09/2020, , Admitted by: Self, Date of Admission: 03/09/2020, Place of Admission of Execution: Office	Photo  Sep 3 2020 11:55AM	Finger Print  LTI 03/09/2020	Signature  03/09/2020
SATYEN BOSE ROAD, DESHBANDHU PARA, SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 65xxxxxxxx9149 Status : Representative, Representative of : ABASAAN (as PARTNER)				
2	Name Smt MOUSHOMI BISWAS Wife of Shri VASKAR BISWAS Date of Execution - 03/09/2020, , Admitted by: Self, Date of Admission: 03/09/2020, Place of Admission of Execution: Office	Photo  Sep 3 2020 11:55AM	Finger Print  LTI 03/09/2020	Signature  03/09/2020
SATYEN BOSE ROAD, DESHBANDHU PARA, SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 28xxxxxxxx2641 Status : Representative, Representative of : ABASAAN (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Smt MOUTUSHI DUTTA Wife of Shri SUBODH PANDIT AND DAUGHTER OF SRI MIHIR KUMAR DUTTA DESHBANDHU PARA, SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004	 03/09/2020	 03/09/2020	 03/09/2020
Identifier Of Shri MIHIR KUMAR DUTTA, Smt SHIBANI DUTTA, Smt DEBJANI DUTTA, Shri PARTHA SAHA, Smt MOUSHOMI BISWAS			

of property for L1**From****To. with area (Name-Area)**Shri MIHIR KUMAR
DUTTA

ABASAAN-1.6 Dec

Smt SHIBANI DUTTA

ABASAAN-1.6 Dec

Smt DEBJANI DUTTA

ABASAAN-1.6 Dec

Transfer of property for L2**Sl.No****From****To. with area (Name-Area)**

1

Shri MIHIR KUMAR
DUTTA

ABASAAN-1.6 Dec

2

Smt SHIBANI DUTTA

ABASAAN-1.6 Dec

3

Smt DEBJANI DUTTA

ABASAAN-1.6 Dec

09-2020

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 11:46 hrs on 03-09-2020, at the Office of the A.D.S.R. SILIGURI by Shri MIHIR KUMAR DUTTA, 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 1,22,18,180/-

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

Execution is admitted on 03/09/2020 by 1. Shri MIHIR KUMAR DUTTA, Son of Late MANINDRA NATH DUTTA, DESHBANDHU PARA, SILIGURI, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Retired Person, 2. Smt SHIBANI DUTTA, Wife of Late DILIP KUMAR DUTTA, DESHBANDHU PARA, SILIGURI, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession House wife, 3. Smt DEBJANI DUTTA, Wife of Shri BISWAJIT BHATTACHARJEE AND DAUGHTER OF LATE DILIP KUMAR DUTTA, DESHBANDHU PARA, SILIGURI, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession House wife

Indetified by Smt MOUTUSHI DUTTA, , , Wife of Shri SUBODH PANDIT AND DAUGHTER OF SRI MIHIR KUMAR DUTTA, DESHBANDHU PARA, SILIGURI, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession House wife

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

Execution is admitted on 03-09-2020 by Shri PARTHA SAHA, PARTNER, ABASAAN (Partnership Firm), 94, SATYEN BOSE ROAD, DESHBANDHU PARA, SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004

Indetified by Smt MOUTUSHI DUTTA, , , Wife of Shri SUBODH PANDIT AND DAUGHTER OF SRI MIHIR KUMAR DUTTA, DESHBANDHU PARA, SILIGURI, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession House wife

Execution is admitted on 03-09-2020 by Smt MOUSHOMI BISWAS, PARTNER, ABASAAN (Partnership Firm), 94, SATYEN BOSE ROAD, DESHBANDHU PARA, SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004

Indetified by Smt MOUTUSHI DUTTA, , , Wife of Shri SUBODH PANDIT AND DAUGHTER OF SRI MIHIR KUMAR DUTTA, DESHBANDHU PARA, SILIGURI, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession House wife

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/-

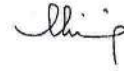
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/08/2020 9:06PM with Govt. Ref. No: 192020210066733605 on 24-08-2020, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AQVWPC0 on 24-08-2020, Head of Account 0030-03-104-001-16

of Stamp Duty

and that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 1,000/-
Fine = Rs 19,020/-

Description of Stamp

Stamp: Type: Impressed, Serial No. 221 Amount: Rs.1,000/-, Date of Purchase: 19/08/2020, Vendor name: R C
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W
Online on 24/08/2020 9:06PM with Govt. Ref. No: 192020210066733605 on 24-08-2020, Amount Rs: 19,020/-, B
State Bank of India (SBIN0000000), Ref. No. IK0AQVWPC0 on 24-08-2020, Head of Account 0030-02-103-003-02



Jiwan Tamang
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

ate of Registration under section 60 and Rule 69.
ered in Book - I
me number 0402-2020, Page from 44219 to 44250
ng No 040201209 for the year 2020.



Digitally signed by JIWAN TAMANG
Date: 2020.09.08 14:02:33 +05:30
Reason: Digital Signing of Deed.

Jiwan

(Jiwan Tamang) 2020/09/08 02:02:33 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)