

SL. No. 2366 / 2022

P - 214 / 2022 ⁴



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 2 / 214 0293 / 2022 241912

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ARSHI DASS

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DIPTI DEY

Rakhi Dutta

Rajni Das

M/s. THE JUPITOR
Partner

M/s. THE JUPITOR
Partner

DEVELOPMENT AGREEMENT

THIS AGREEMENT IS MADE ON THIS THE
15th DAY OF JULY, TWO THOUSAND AND TWENTY TWO.

BETWEEN

CERTIFIED THAT THE DOCUMENT IS RELATED
TO REGISTRATION THE DOCUMENT IS NOT AND
THE AGREEMENT IS NOT PART OF THIS DOCUMENT
AND THE PART OF THIS DOCUMENT

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07 / Darjeeling



Agal. Dist. Sub Registrar
Darjeeling

15 JUL 2022

PUTUL DAS
AKHI DAS

DIPTI DEY

RAKHI DUTTA

RAJIB DAS

M/S. THE JUPITOR
Partner

M/S. THE JUPITOR
Partner

1.SMT. PUTUL DAS (PAN-CODPD0247P; AADHAR NO. 7551-2491-0026), Wife of Late Balaram Das, Housewife by occupation, resident of 45/5 Baghajatin Colony, Ward No. 45 of Siliguri Municipal corporation, P.O. & P.S Pradhan Nagar, District-Darjeeling, PIN-734003 within the State of West Bengal, **2.SMT. AKHI DAS** (PAN-CAUPD5249G; AADHAR NO. 3988-0551-7612), Wife of Late Tabul Das, Housewife by occupation, resident of A.T. Road, Ward No. 18, P.O Itachali, P.S. Nogaon Sadar, Sub-Division Nogaon, District-Nogaon, PIN-782003 within the State of Assam, **3.SMT. DIPTI DEY** (PAN-DFPPD9828N; AADHAR NO. 9438-5104-8978), Wife of Sri Arup Dey and daughter of Late Balaram Das, Housewife by occupation, resident of Bidyapati Sarani, Bankim Nagar, Ward No. 41 of Siliguri Municipal Corporation, Evoke Road, P.O Evoke Road, P.S Bhaktinagar, District-Jalpaiguri, PIN-734001 within the State of West Bengal, **4.SMT. RAKHI DUTTA** (PAN-CJGPD7313A; AADHAR NO. 4297-4535-1698), Wife of Sri Biswajit Dutta and daughter of Balaram Das, Housewife by occupation, resident of Adarsha Pally By Lane, Ward No. 10 of Siliguri Municipal Corporation, P.O & P.S Siliguri, District-Darjeeling, PIN-734001 within the State of West Bengal and **5.SRI RAJIB KUMAR DAS** (PAN-CDMPD8179E; AADHAR NO. 2652-8209-4970), Son of Late Balaram Das, all are Hindu by religion, Nationality Indian, Business by occupation, resident of Housewife by occupation, resident of 45/5 Baghajatin Colony, Ward No. 45 of Siliguri Municipal corporation, P.O. & P.S Pradhan Nagar, District-Darjeeling, PIN-734003 within the State of West Bengal – hereinafter jointly called the **LAND OWNER** (which term or expression shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, executors, administrators and assigns) of the **FIRST PART.**

AND

M/S THE JUPITOR (PAN-ABBFM1935C) - a Partnership Firm, having its registered under the Partnership Act bearing Registration No. L-81298, having its Registered Office at SNT Godwon Road, Pradhan Nagar, Post Office and Police Station- Pradhan Nagar, District-Darjeeling, PIN-734003, represented by its Partners **1. SRI SHYAMAL BISWAS**

Ranjit Kumar Biswas

Anil Das

Rakhi Dutta

Dipti Das

Rajib Das

M/S. THE JUPITOR

Partner

THE JUPITOR

Partner

(PAN- AMTPB1319A, AADHAR NO.-4865-4168-0210), Son of Late Ranjit Kumar Biswas and 2. **SMT. ANINDITA GHOSH BISWAS** (PAN- AYLP4934C, AADHAR-6151-0475-5500), Wife of Sri Shyamal Biswas, both are Hindu by religion, Indian by Nationality, resident of SNT Godwon Road, Post Office and Police Station-Pradhan Nagar, District-Darjeeling, PIN-734003, hereinafter called the "**DEVELOPER**"/**SECOND PARTY** (which expression shall unless excluded by or repugnant to the context be demand to include its successors-in-office, executors, administrators, representatives and assigns) of the **SECOND PART**.

WHEREAS one Sri Ramavatar Agarwala, son of Sri Biharilal Agarwala had acquired all that piece or parcel of Rayati land measuring 0.66 Acre or 66Decimals or more or less 2Bighas recorded under Khatian No. 156 appertaining to C.S. Plot No. 76, Mouza-Siliguri, J.L. No. 110(88), Sheet No. 1, Police Station, Sub Division at Siliguri, Pargana Baikunthapur, Dist.- Darjeeling from Sri Kanai Singh, Sri Akhil Chandra Singha and Sri Iswar Chandra Singha, all were sons of Barta Singha and Smt. Binoswari Singha, wife of Barta Singha, by virtue of a registered Deed of Sale being No. I-1188, dated 28.02.1980 and the deed was registered at the Office of the Sub-Registrar, Siliguri, District-Darjeeling.

AND WHEREAS said Sri Ramavatar Agarwala, son of Sri Biharilal Agarwala had sold and transferred all that piece or parcel of land measuring 0.0495 Acre or more or less 3Kathas out of his 0.66Acres unto and in favour of 1.Smt. Putul Das, wife of Balaram Das and 2.Sri Balaram Das (now deceased), son of Late Anil Chandra Das by virtue of a registered Deed of Sale vide No. I-8854 for the year 1991, executed on 30.11.1991 and the deed was registered at the Office of the Sub- Registrar, Siliguri, District- Darjeeling and the same was recorded in Book No. I, Volume No. 144 entered into pages from 217 to 222 for the year 1991.

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Rajib Das*

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Partner

M/s. THE JUPITOR

Putul Das
Partner

AND WHEREAS by virtue of the aforesaid deed of sale being nos. I-8854 for the year 1991 above said 1.Smt. Putul Das, wife of Balaram Das and 2.Sri Balaram Das (now deceased), son of Late Anil Chandra Das became the absolute owner of land measuring 0.0495 Acre or more or less 3Kathas, situated under Khatian No. 156 appertaining to C.S. Plot No. 76, Mouza-Siliguri, J.L. No. 110(88), Sheet No. 1, Police Station, Sub Division at Siliguri, Pargana Baikunthapur, Dist.- Darjeeling, which was in their actual, khas and physical possession having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS after that above said 1.Smt. Putul Das, wife of Balaram Das and 2.Sri Balaram Das (now deceased), son of Late Anil Chandra Das had/have recorded their names in the record of BL& LRO, Siliguri and New L.R. Khatian being No. 2657 appertaining to L.R. Plot No. 1838 under the Mouza-Siliguri Uttar-Paschim, J.L. No. 89/88, Police Station Pradhan Nagar, Dist-Darjeeling has been published in the name of Smt. Putul Das, wife of Balaram Das in respect of the land measuring 0.0247 Acres and another New L.R. Khatian being No. 2658 appertaining to L.R. Plot No. 1838 under the Mouza-Siliguri Uttar-Paschim, J.L. No. 89/88, Police Station Pradhan Nagar, Dist-Darjeeling has been published in the name of Balaram Das in respect of the land measuring 0.0247 Acres.

AND WHEREAS thereafter above said Balaram Das, son of Late Akhil Chandra Das died intestate on 04.12.2016, leaving behind him his legal heirs namely 1.SMT. PUTUL DAS, (Wife), 2.SMT. AKHI DAS, (Daughter) 3.SMT. DIPTI DEY, (Daughter), 4.SMT. RAKHI DUTTA, (Daughter) and 5.SRI RAJIB KUMAR DAS, (Son) and they acquired/inheritate the land measuring 0.0247 Acres in equal share as per the provision of Hindu Succession Act., 1956.

AND WHEREAS by virtue of the above said manner SMT. PUTUL DAS, wife of Balaram Das became the owner of undivided share of land measuring $(0.247 + 1/5^{\text{th}})$ share of

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Rajib Das

M/S. THE JUPITOR
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M/S. THE JUPITOR
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5. SRI RAJIB KUMAR DAS, (Son) became the joint owner of land measuring 216 Sq. Ft, in total 864 Sq. ft under the L.R. Khatian being No. 1657 & 2658 appertaining to L.R. Plot No. 1838 under the Mouza-Siliguri Uttar-Paschim, J.L. No. 89/88, Police Station Pradhan Nagar, Dist-Darjeeling, and the entire land more fully and particularly described in the Schedule-"A" hereunder written referred to as "the said premises".

AND WHEREAS for the purpose of an integrated development of the said premises as described in Schedule-"A", the Land Owners have decided to develop the said premises by constructing a multistoried buildings thereon, but not having sufficient and adequate funds, resources and expertise in the sphere of construction, they have approached the Developer herein to develop the said premises by constructing a multistoried building thereon as per the building plan duly approved by the competent authority under certain terms and conditions a stated herein under.

AND WHEREAS the First Party has also agreed to authorized the Second Party/Developer to develop their said 'A' Schedule Land by constructing a multistoried building consisting of several independent units or residential Flats and Garage/Car Parking Spaces on ownership basis and the First Party has also agreed to convey, assign and transfer the proportionate share in the land in the Flats and Garages/Car Parking Space directly to the intending Purchasers as may be nominated by the Second Party herein with respect to the allocation of the Second Party in the Second Party in the proposed multistoried building as stated herein after.

AND WHEREAS in order to avoid all future disputes, differences an legal complications that may crop up amongst themselves i.e. the parties herein, it has been thought/deemed fit and proper to put in writing the said oral terms and conditions as mutually agreed upon by and between the parties herein.

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M/S. THE JUPITOR
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NOW IN WITNESSTH WHEREOF IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREOF AS FOLLOWS:-

1. That a multistoried building consisting of several independent Flats & Garage/Car Parking spaces shall be constructed by the Second Party on the Land of the First Party, as fully described in the Schedule-'A' below on the terms as mentioned herein below, and as may be permitted by the concern authorities for constructing the said multistoried building on the said Schedule-'A' land.
2. That the Second Party agrees that the Second Party shall obtain whatsoever permission as are required to develop the aforesaid land for constructing the said building at its own cost and responsibilities in the name of the First party after meeting all necessary requirements as required for the same.
3. That with a view to Develop the aforesaid land of the First Party, the First Party shall handover and deliver the vacant possession of the Schedule-'A' land to and in favour of the Second Party with the right to Develop the aforesaid property/Land for making constructing the said multistoried residential building on the term herein contained. The First party shall handover the Original documents like Deeds, Khajna, Holding Tax Receipt, Mutation Certificate etc. to the Second Party/Developer after completion of the building.
4. That for the sake of proper and appropriate development of the Schedule-'A' Property the Second Party shall prepare a plan of the proposed multistoried building to e constructed on the said Schedule-'A' land and the Second Party shall sign and execute the said building plan and shall submit the same (signed building plan) to the appropriate authority or authorities wherever and whenever required for proper sanction/approval of the same thereof.

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M/s. THE JUPITOR
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5. **(A) SHARE OF THE FIRST PARTY IN THE PROPOSED/DEVELOPED BUILDING OR PROPERTY (OWNER'S ALLOCATION)**

The one of the First Party namely **SRI RAJIB KUMAR DAS** shall get one flat measuring approximate 800Sq. Ft. including the Super Built up area at the Front Side of Second Floor including the proportionate share of Staircase and super built up area and space measuring approx 250 Sq. Ft. at roof of the Top Floor and the space will be demarcated by the Second party at the time of hand over of the land owners area at the proposed building to be constructed as per the sanctioned building plan.

Be it noted here that the above mentioned Flat of the First Party shall be constructed as per the specification as mentioned in the Scheduled -B below.

(B) SHARE OF THE SECOND PARTY IN THE PROPOSED/DEVELOPED BUILDING OR PROPERTY (DEVELOPER'S ALLOCATION)

The Second Party shall get/retain and or entitled to all other flats and garages car parking space and space measuring 400 Sq. Ft at the roof of the Top Floor of proposed multistoried building as its share in the developed property excepting the owner's allocation.

6. That First Party/Land owner shall bear the expenses of the electric connection charges with the respect of to her allocation and shall also bear the proportionate transformer cost in respect of their allocation area along with the other co-owners of the proposed multistoried building to be charges by the West Bengal State Electricity Distribution Company Limited.

7. That the water received and filled in the reservoir from the deep well as well as from the supply of appropriate authority or authorities shall be lift by water pump to the over head tank of the building. The electric consumption charges in the common area shall be from the common meter to be installed in the premises

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M/s. THE JUPITOR

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by competent authority and the charges shall be equally shared by the intending Flat owners and the Land owner/First Party.

8. That it is hereby agreed by and between the parties hereof that the second Party shall be entitled to enter into agreement /s with the intending purchaser/s pertaining to the Second Party's share of allocation in the proposed multistoried building and the Second Party shall be entitled to receive any advance money or monies from the intending Purchaser/s.
9. That the Second Party shall sell its allocation and for that purpose shall execute and sign the Sale Deed, Lease Deed, Tenancy Agreement of the Flats and Garage/Car parking space of the said multistoried building in favour of the nominee/s of the second Party with respect to the Second Party's allocation in the Developed property excepting the First Party's allocation in the Developed property as mentioned in 5(A) above, if required in law, and all the sale proceeds/consideration money with respect to those Flats and Garage/car parking space will be appropriated/taken by the Second Party and in that case the First Party shall not raise any claim to any part of the contrary whereof shall not be tenable in law.
10. That the second party shall be at liberty to mortgage its allocation if and when required to any bank or financial institution for its financial assistance and in that case the First Party shall allow the Second Party to mortgage the original Title Deed and paper by executing registered Power of Attorney.
11. That this agreement shall not be treated as a Partnership between the parties hereof in any way or manner whatsoever.

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M/S. THE JUPITOR
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12. That though the Second Party is satisfied with the ownership of the First Party over the said Schedule-A land but all along the First Party shall be responsible to the Second Party if any encumbrances whatsoever in nature is detected in future in respect of Schedule-A land then in that case the First Party shall be responsible to make good all the losses sustained or to be sustained in consequences thereof to the Second Party for such encumbrances with respect to Schedule-'A' land/property.

13. That the Second Party shall not start any constructional work of the Proposed building on the Schedule-'A' land unless the said land is free from all encumbrances and the building plan is sanctioned by the appropriate authority/authorities and or any other concerned authority/authorities after meeting all requirements and expenses by the Second Party.

14. That the development of the Schedule-'A' land by constructing a multistoried building thereon shall be entirely at the cost, expenses and risk and on the entire account of the Second Party. The building is to be constructed on the Schedule-'A' land and the dwelling units thereon will be done in accordance with the approved building plan. The second Party shall be at liberty to make necessary application for this purpose to the authority/authorities concerned at its own costs and expenses in the name of the First Party but the responsibility for obtaining such permission will be on the Second Party at its own costs.

15. That the First Party confers right to the Second Party to enter upon the Schedule-A mentioned land or any part thereof, as aforesaid, with full right and authority to commence, carry on and complete the construction of the building in accordance with the approved building Plan. The said right to develop the Schedule-A land will be personal to the Second Party and she shall not assign/transfer to any other party without the written consent of the First Party.

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M/S. THE JUPITOR
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16. That the First Party shall at the request and cost of the Second Party shall sign and execute from time to time the plans and application for layouts, Sub-Divisions, constructions of the building as approved by the appropriate authority/authorities provided that all costs, charges and expenses including Architect's fees in this connection shall be borne and paid by the Second Party who shall indemnify and keep indemnified the First Party against all actions, suits, proceedings, fines, penalties, Architect's remuneration and other outgoing suffered by the First Party.

17. That the Second Party shall be entitled to carry out at its own costs, charges and expenses in respect of all or any items of work for development of the said property including laying of drainage, cables, water pipes and other connections and lighting and other items as per the terms and conditions imposed by the appropriate authority or authorities while sanctioning the layout scheme and the said plans and also other items of works as may be required to be carried out for the purpose of making the 'A' schedule land fit for construction of building and structure therein. All finance for completion of the said land items of work shall be provided and borne and paid by the Second Party from time to time for carrying out the development work in respect of the said property for construction and completion of building thereon in accordance with the terms and condition as may be stipulated by the concerned authorities and in respect of any other matter relating to or arising thereon provided that the First Party shall not be liable to incur any financial obligations in that behalf.

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18. That the Second Party shall be at liberty to sell and / or allot the dwelling units or flats and / or other tenants and / or rights in the building to be constructed on the 'A' scheduled land and / or to enter into any package / deal/ arrangement for allotment of enter into any package /deal/arrangements for allotment of flats/garages/car parking spaces in the proposed multistoried building to be

Agreement

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M/s. THE JUPITOR
Partner

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constructed on the said land at such price and on such terms and conditions and provisions as the Second Party may think fit save and except the First Party's allocation as mentioned in clause 5(A) of this Agreement.

19. That the Second Party shall be entitled to put up and permit to be put up advertisement boards upon the property but without involving the name of the First Party in any manner whatsoever.

20. That after completion of the construction of the said multistoried building the Second Party shall directly execute and deliver any one or more deeds of conveyance in favour of one or more purchasers of flats, tenements, dwelling units, garage/car parking spaces of the said 3 (Three) storied residential building with respect to the allocation of the Second Party.

21. It is agreed that after the date of execution of this agreement the Second Party shall pay and discharge all taxes and outgoings including Panchayat Tax and all other charges, rates, cess, taxes that may be levied upon by any public body or authorities in respect of the 'A' scheduled land which would be payable by the First Party shall indemnify and keep indemnified the First Party from and against non-payment thereof. In the event of the Second Party paying any refundable deposits to the appropriate authority or authorities and other concerned authorities in course of the development of the said property in the name of the First Party, the Second Party shall be entitled to get the refund, the First Party shall sign or execute all such writings as may be required by the Second Party in that behalf, without raising any objection thereof.

22. That the First Party declares that no notice of acquisition and/or requisition from the Government or any local body or authority including the appropriate authority or authorities have been received by or served upon the First Party or

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M/S. THE JUPITOR
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any person having interest in the said property fully described in the schedule 'A' below.

23. That the First Party hereby declares :

A) That the First Party is entitled to enter into this Agreement with the Second Party and she has full right and authority to sign and executed the same.

B) That the First Party has not agreed, committed, contracted and / or entered into any binding contract or agreement for sale or lease of the said property or any part thereof with any person or persons other than the Second Party and she shall remove all encumbrances, if any physical possession in favour of the Second Party.

24. That all incidental expenses to this agreement and the transactions in pursuance thereof including the deed/deeds of conveyance and other assurance in respect thereof including Stamp duty and registration charges shall be borne and paid by the Second Party and/or the intending Purchaser/s of flats and car parking spaces/garages with respect to the allocation of the Second Party.

25. That the Second Party shall indemnify and keep indemnified the First Party against all such losses, damages, costs, charges, expenses that will be incurred or suffered by the First Party on account of or arising out of any breaches of any of these terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by any other party in respect of such construction or otherwise whatsoever.

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26. That the Second Party has every right to sell the Flats and Garage/Car Parking space from the proposed multistoried building with respect to his allocation (excepting the First Party's allocation). The First Party undertakes to execute necessary General Power of Attorney appointing the Second Party to construct

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M/S. THE JUPITOR

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the said multistoried building and to sell and convey the Second Party's allocation/share in the developed property/building intending purchaser/s as may be nominated/desired by the Second Party and mortgage of original Deed in any financial institution/bank/private bank, to execute Deed of Declaration i.e. rectification if any in the said Agreement.

27. That the Second Party shall complete the construction of the entire multistoried building and shall deliver the Owner's Allocation to the First Party within 24 (Twenty Four) months from the date of sanctioning of the building plan from the appropriate authority or authorities.
28. That the Second Party shall have every right to install/fix electrical lines, drain pipe and water pipe lines or systems at any outside portion of the said proposed multistoried building.
29. That the cost of the common water pump and water tank of the said proposed multistoried building shall be borne by the Second Party.
30. That after completion of the building all the inhabitants of the building shall contribute and/or be liable to pay such amount or amounts as may be fixed or determined by any Association, Body, Society to be formed by the inhabitants of the said building towards the payment for maintenance and repairing of common facilities of the said building and/or for common services to be provided in the said building and shall abide by all the rules and regulations to be framed by the said Association, Body or Society.
31. That after completion of the building all the inhabitants of the building shall have the right to mutate their names with respect to their respective Flat/Garage/Car Parking Spaces in the office of the appropriate authority or authorities and shall also pay proportionate share of land rent (Khajna) to the Association, Body or

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M/s. THE JUPITOR
Partner

M/s. THE JUPITOR

Partner

Society to be formed by the inhabitants of the said building for payment of the same to the concerned authority through the said Association, Body or Society to be formed by the inhabitants of the said building.

32. That the existing structure should be demolished by the Second Party and shall taken away by the Second Party and for that the First Party shall not have any objection.

33. In case of any dispute, difference or question arising between the parties hereto with regard to this Agreement, the same shall be referred to the arbitration of an arbitrator to be appointed by the parties herein. If the parties do not agree upon an arbitrator, each party shall be entitled to appoint an arbitrator and the arbitrators shall appoint an umpire and the proceedings shall be in accordance with the provisions of the Arbitration and Conciliation Act, 1996 and/or any other statutory modification and/or enactment relating thereto.

SCHEDULE-"A"

REFERRED TO ON WHICH THE PROPOSED BUILDING TO BE CONSTRUCTED

ALL THAT PIECE OR PARCEL of land measuring land measuring 3kathas or more or less 0.0494 Decimal, recorded under R.S. Khatian No. 156 corresponding to under the L.R. Khatian being Nos. 1657 & 2658 appertaining to R.S Plot No. 76 corresponding to L.R. Plot No. 1838 under the Mouza-Siliguri Uttar-Paschim, J.L. No. 89/88, within the jurisdiction of Ward No. 45 of Siliguri Municipal Corporation, Police Station Pradhan Nagar, Baghajatin Colony, Road zone Baghajatin road to Mahananda River Additional Sub-Registry office at Siliguri, District-Darjeeling, in the State of West Bengal, PIN-734003. Classification of land as per R.O.R. is Bastu, proposed land use - Bastu.

Appl

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 Alli Das.
 Rakhi Dutta
 DIPTI DEY
 Rajib Das

M/s. THE SUPPLIER
 Suman Das

M/s. THE SUPPLIER
 Rajib Das

The said land butted and bounded as follows:-

By the North : Land of Ramavtar Agarwala and Land of Smt. Sandhya Das;
 By the South : 12 Feet wide Road (Baghajatin Colony);
 By the East : Land of Sri Kartick Saha;
 By the West : Land of Smt. Dipa Dutta & Others;

SCHEDULE-"B"

SPECIFICATION OF CONSTRUCTION

STRUCTURE : Construction will be RCC frame/TMT Bar must be of ISI marked.
BRICK WALL : All wall shall be 5" thick with brick of approved quality cement (by 1:4) ratio.
FLOOR FINISH & SKIRTING : Entire floor will be finished with quality 2/2 anti-skating tiles (white, Grey off white, Ivory) & Skirting will be with same.
PLASTER : The Outside and inside of the building will have sand cement plaster (1:5) where the ceiling plaster will be C.M. (1:4).

DOOR & WINDOW:

Main entrance door for flat:

- Wooden Main panel Door shutter single flush type both side painted by Gamari/Chikrasi woods.
- Sal wooden Door Frames of 7 feet height.
- Aluminum tower bold from inside.
- Telescopic peephole.
- Electronic bell point (Calling bell)
- Look with handle.

Other doors:

- 28mm commercial flush or ply panel with both side painted.
- 7 feet height 36" wide sal wooden frame.
- Aluminum tower bold from inside with handle.

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ANHIDAS

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Rakhi Datta

Rajib Das

M/S. THE JUPITOR
Partner

M/S. THE JUPITOR

Partner

Windows:

- All windows will be made by M S Grill cover design approved by architect and painted both side.
- All windows shall have 3mm translucent glass.

Balcony

- All balcony covered by MS steel with 36" height

WHITE WASH AND LIME PUNNING

The inside of the building shall be lime punning with cement primer and plaster surface inside of stair paint with lime wash & outside finish by whether curt finish.

COMMON BATHROOM

- $\frac{1}{2}$ " PVC pipe line made by Ajay/Prince/Supreme/Astral/ETC
- White Anglo commode (Hindware), Hand shower, PVC Cistern
- One tap made by MARK/CERA/D"SONS/ETC

KITCHEN

- One SS Sink
- One Tap made by MARK/CERA/D"SONS/ETC
- One Cooking platform with Marble Stone
- 1'6" Height glaze 8"/12" tiles
- One white basin will be set at Drawing/Dinning room with one tap made by MARK/CERA/D"SONS/ETC.

ELECTRICAL INSTALLATION

- Separate main switch will be provided in the Staircase in Ground Floor.
- 2Light points, 1Fan Point, 1Power point (5amp), 1 cable point in Drawing/Dinning room.
- 2Light point, 1fan point, 1power point (5amp), 1AC point with 15amp power point, 1Bed switch with 1power point (5amp) in master bed room.
- 2Light point, 1fan point, 1power point (5amp), in other bed room
- 1Light point, 1Geyser point, 1 exhaust fan point in bathroom
- 1Light point, 1 exhaust fan point, 1-15amp power point in kitchen
- 1Light point in balcony.
- Concealed electric warring (by Anchor/Polyguard/Meshcab/Finolex/etc.)
- All switches made by ORPAT CO. LTD.

Roof

3'-0" height parapet wall will be provided all around the top roof.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe their respective hands and seals to these presents on the day month and year first above written.

WITNESSESS:

1. Ajay Dhar
 s/o. Phani Dhar.
 Road no. 03.
 Puri colony
 P.O & P.S. P. Nagar.
 Siliguri- 734003.

2. Biswajet Datta
 late - Suresh Datta
 1 Seem Road
 Siliguri

Akhi Das

DIPTI DEY

Rakhi Datta

Rajib Das

(First Party)

M/s. THE JUPITOR

[Signature]
 Partner

M/s. THE JUPITOR

[Signature]
 Partner
 Second Party

Amit Paul

Amit Paul
 Advocate, Siliguri
 Enrl. No. F-512/485/04

Finger Prints of SMT. PUTUL DAS (LANDOWNER)



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

Signature

Finger Prints of SMT. AKHI DAS (LANDOWNER)



Akhi Das.

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

Signature

Finger Prints of SMT. DIPTI DEY (LANDOWNER)



DIPTI DEY

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

Signature

Finger Prints of SMT. RAKHI DUTTA (LANDOWNER)



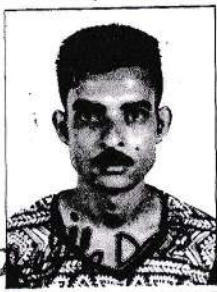
Rakhi Dutta

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

Rakhi Dutta

Signature

Finger Prints of SRI RAJIB KUMAR DAS (LANDOWNER)



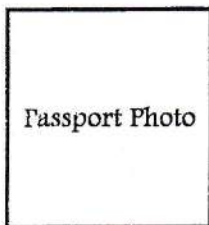
Rajib Das

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

Rajib Das

Signature

Finger Prints of



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

Signature

Finger Prints of SRI SHYAMAL BISWAS (DEVELOPER)



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

M/s. THE JUPITOR

Signature Partner

Finger Prints of SMT. ANINDITA GHOSH BISWAS (DEVELOPER)

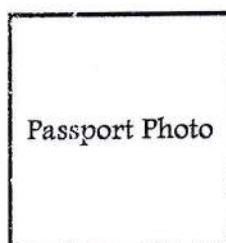


	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

M/s. THE JUPITOR

Signature Partner

Finger Prints of



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

Signature

Major Information of the Deed

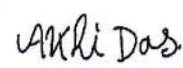
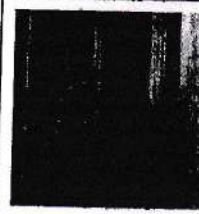
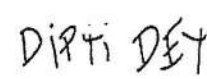
Deed No :	I-0402-02121/2022	Date of Registration	15/07/2022
Query No / Year	0402-2002140293/2022	Office where deed is registered	
Query Date	14/07/2022 11:08:22 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Amit Paul Hakimpara,, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9434045630, 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/-	Rs. 41,03,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (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:- Pradhan Nagar, Municipality: SILIGURI MC, Road: Baghajatin Colony Ward No. 1 and 45 between Baghaj, Road Zone : (Baghajatin road -- Mahananda river) , Mouza: Siliguri, JI No: 88, Pin Code : 734003

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-76	RS-156	Bastu	Bastu	3 Katha	1/-	41,03,999/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					4.95Dec	1 /-	41,03,999 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt PUTUL DAS (Presentant) Wife of Late BALARAM DAS Executed by: Self, Date of Execution: 15/07/2022 , Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Office	 15/07/2022	 LTI 15/07/2022	 15/07/2022
45/5 BAGHAJATIN COLONY, WARD NO 45, City:- Siliguri Mc, P.O:- PRADHAN NAGAER, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: COxxxxxx7P, Aadhaar No: 75xxxxxxxx0026, Status :Individual, Executed by: Self, Date of Execution: 15/07/2022 , Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Office				
2	Name Mrs AKHI DAS Wife of Late TABUL DAS Executed by: Self, Date of Execution: 15/07/2022 , Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Office	 15/07/2022	 LTI 15/07/2022	 15/07/2022
A.T ROAD, WARD NO. 18, City:- Not Specified, P.O:- ITACHALI, P.S:-NAGAON, District:-Nagaon, Assam, India, PIN:- 782003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: COxxxxxx9G, Aadhaar No: 39xxxxxxxx7612, Status :Individual, Executed by: Self, Date of Execution: 15/07/2022 , Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Office				
3	Name Mrs DIPTI DEY Daughter of Mr ARUP DAY Executed by: Self, Date of Execution: 15/07/2022 , Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Office	 15/07/2022	 LTI 15/07/2022	 15/07/2022
BANKIMNAGAR, WARD NO. 41, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DFxxxxxx8N, Aadhaar No: 94xxxxxxxx8978, Status :Individual, Executed by: Self, Date of Execution: 15/07/2022 , Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mrs RAKHI DUTTA Wife of Mr BISWAJIT DUTTA Executed by: Self, Date of Execution: 15/07/2022 , Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Office			<i>Rakhi Dutta</i>
		15/07/2022	LTI 15/07/2022	15/07/2022
	ADARSHALLY BY LANE, WARD NO. 10, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CJxxxxxx3A, Aadhaar No: 42xxxxxxxx1698, Status :Individual, Executed by: Self, Date of Execution: 15/07/2022 , Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	Mr RAJIB KUMAR DAS Son of Late BALARAM DAS Executed by: Self, Date of Execution: 15/07/2022 , Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Office			<i>Rajib Das</i>
		15/07/2022	LTI 15/07/2022	15/07/2022
	45/5 BAGHAJATIN COLONY, WARD NO. 45, 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.: CDxxxxxx9E, Aadhaar No: 26xxxxxxxx4970, Status :Individual, Executed by: Self, Date of Execution: 15/07/2022 , Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M S THE JUPITOR SNT GODOWN ROAD, PRADHAN NAGAR, City:- Siliguri Mc, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 , PAN No.: ABxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

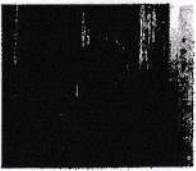
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SHYAMAL BISWAS Son of Late RANJIT KUMAR BISWAS Date of Execution - 15/07/2022, , Admitted by: Self, Date of Admission: 15/07/2022, Place of Admission of Execution: Office			
		Jul 15 2022 1:22PM	LTI 15/07/2022	15/07/2022

SNT GODOWN ROAD, PRADHAN NAGAR, 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.:: AMxxxxxx9A, Aadhaar No: 48xxxxxxxx0210 Status : Representative, Representative of : M S THE JUPITOR (as PARTNER)

2	Name	Photo	Finger Print	Signature
	Mrs ANINDITA GHOSH Daughter of Mr SHYAMAL BISWAS Date of Execution - 15/07/2022, , Admitted by: Self, Date of Admission: 15/07/2022, Place of Admission of Execution: Office	 Jul 15 2022 1:23PM	 LTI 15/07/2022	 15/07/2022
SNT GODOWN ROAD, PRADHAN NAGAR, City:- Siliguri Mc, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx4C, Aadhaar No: 61xxxxxxxx5500 Status Representative, Representative of : M S THE JUPITOR (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AJAY DHAR Son of Mr PHANI DHAR PATI COLONY, SILIGURI, City:- Not Specified, P.O:- MATIGARA, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010	 15/07/2022	 15/07/2022	 15/07/2022
Identifier Of Smt PUTUL DAS, Mrs AKHI DAS, Mrs DIPTI DEY, Mrs RAKHI DUTTA, Mr RAJIB KUMAR DAS, Mr SHYAMAL BISWAS, Mrs ANINDITA GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt PUTUL DAS	M S THE JUPITOR-0.99 Dec
2	Mrs AKHI DAS	M S THE JUPITOR-0.99 Dec
3	Mrs DIPTI DEY	M S THE JUPITOR-0.99 Dec
4	Mrs RAKHI DUTTA	M S THE JUPITOR-0.99 Dec
5	Mr RAJIB KUMAR DAS	M S THE JUPITOR-0.99 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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:21 hrs on 15-07-2022, at the Office of the A.D.S.R. SILIGURI by Smt PUTUL DAS, 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 41,03,999/-

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

Execution is admitted on 15/07/2022 by 1. Smt PUTUL DAS, Wife of Late BALARAM DAS, 45/5 BAGHAJATIN COLONY, WARD NO 45, P.O: PRADHAN NAGAER, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession House wife, 2. Mrs AKHI DAS, Wife of Late TABUL DAS, A.T ROAD, WARD NO. 18, P.O: ITACHALI, Thana: NAGAON, , Nagaon, ASSAM, India, PIN - 782003, by caste Hindu, by Profession House wife, 3. Mrs DIPTI DEY, Daughter of Mr ARUP DAY, BANKIMNAGAR, WARD NO. 41, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 4. Mrs RAKHI DUTTA, Wife of Mr BISWAJIT DUTTA, ADARSHPALY BY LANE, WARD NO. 10, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 5. Mr RAJIB KUMAR DAS, Son of Late BALARAM DAS, 45/5 BAGHAJATIN COLONY, WARD NO. 45, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business

Indetified by Mr AJAY DHAR, , Son of Mr PHANI DHAR, PATI COLONY, SILIGURI, P.O: MATIGARA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by profession Business

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

Execution is admitted on 15-07-2022 by Mr SHYAMAL BISWAS, PARTNER, M S THE JUPITOR (Partnership Firm), SNT GODOWN ROAD, PRADHAN NAGAR, City:- Siliguri Mc, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN:- 734003

Indetified by Mr AJAY DHAR, , Son of Mr PHANI DHAR, PATI COLONY, SILIGURI, P.O: MATIGARA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by profession Business

Execution is admitted on 15-07-2022 by Mrs ANINDITA GHOSH, PARTNER, M S THE JUPITOR (Partnership Firm), SNT GODOWN ROAD, PRADHAN NAGAR, City:- Siliguri Mc, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN:- 734003

Indetified by Mr AJAY DHAR, , Son of Mr PHANI DHAR, PATI COLONY, SILIGURI, P.O: MATIGARA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by profession Business

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 15/07/2022 11:25AM with Govt. Ref. No: 192022230073882358 on 15-07-2022, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 8428076173412 on 15-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 2,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 730, Amount: Rs.5,000/-, Date of Purchase: 11/07/2022, Vendor name: T Roy
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/07/2022 11:25AM with Govt. Ref. No: 192022230073882358 on 15-07-2022, Amount Rs: 2,020/-, Bank
SBI EPay (SBlePay), Ref. No. 8428076173412 on 15-07-2022, Head of Account 0030-02-103-003-02

Syangden

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2022, Page from 72804 to 72831
being No 040202121 for the year 2022.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN

Date: 2022.07.19 17:21:24 +05:30

Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2022/07/19 05:21:24 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)