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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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19.08.21
2-14604/21

SEAL OF THE ADDL DIST. SUB-REGISTRAR BHAKTI NAGAR, DIST. JALPAIGURI

Bishu Chakraborty
Shankar Chakraborty
Bablu Lahiri

DEVELOPMENT AGREEMENT

THIS INDENTURE IS MADE ON THIS 19th DAY OF AUGUST TWO THOUSAND TWENTY ONE.

~: B E T W E E N :~

Certified that the Document is admitted to Registration and the Signature Sheet and the Endorsement Sheet attached to this Document are part of this Document.

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

19 AUG 2021

Con.....2

NON JUDICIAL STAMP

Sl No. 2409 Dated 13/08/2021

Name Sanjay Agarwal & other

Of Sby.

Value Rs. 5,000/- (Rupees Five thousand only

SANDHYA SARKAR GOON
GOVT. STAMP VENDOR
SILIGURI COURT
L/No.-17/RM OF 2015

SEAL OF THE OFFICE OF THE SUB-REGISTRAR ADDITIONAL DISTRICT JALPAIGURI

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

19 AUG 2021

THIS INDENTURE IS MADE ON THIS ..... 19th DAY OF AUGUST, TWO THOUSAND TWENTY ONE.

B E T W E E N

"M/S SHYAM CONSTRUCTION" [PAN NO. ADSFS5059G] a Partnership firm, having its office at Asmi Kunj, Block-B, Jatin Das Sarani by Lane, Ashrampara, P.O. & P.S. Siliguri, Pin no. 734001, District Darjeeling, represented its partners namely **[1] SRI SANJAY AGARWAL, [PAN NO. AEWPA5773L] [AADHAR NO. 743414211124]**, Son of Sri Rajendra Prasad Agarwal, Hindu by Faith, Indian by Nationality, Business by Occupation, resident of Birpara Bazar, P.O. & P.S. Birpara, Pin No. 735204, District Jalpaiguri, **[2] SRI PRADIPTA SAHA, [PAN NO. AYKPS5248Q] [AADHAR NO. 547573088039]**, Son of Sri Prosenjit Saha, Hindu by Religion, Indian by Nationality, Business by Occupation, resident at A.P.C. Sarani, P.O. & P.S. Siliguri, Pin No. 734001, District Darjeeling (W.B.) - hereinafter called the **DEVELOPERS/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to its representatives, executors, partners, administrators and assigns) of the **ONE PART.**

A N D

[1] SMT. RANI CHAKRABORTY, [AADHAR NO. 820425492707] Wife of Late Jugal Chandra Chakraborty, **[2] SRI ASHU CHAKRABORTY, [PAN NO. AERPC3565M] [AADHAR NO. 406122166000], [3] SRI SANKAR CHAKRABORTY, [PAN NO. AERPC3567K] [AADHAR NO. 567253912752], [4] SRI BABLU CHAKRABORTY, [PAN NO. ACIPC6470G] [AADHAR NO. 912342149355]**, all are sons of Late Jugal Chandra Chakraborty, **[5] SMT. BABLI LAHIRI, [PAN NO. BCXPL7200D] [AADHAR NO. 379673696550]** Wife of Sri Tapas Lahiri and Daughter of Late Jugal Chandra Chakraborty, all are Hindu by Faith, Indian by Nationality, No. 1 & 5 House-wife and No. 2 to 4 Business by Occupation respectively, No. 1 to 3 resident of Budhha Mandir Road, Ward No. 40 of S.M.C., P.O. Haiderpara, P.S. Bhaktinagar, Pin No. 734006, District Jalpaiguri, No. 4 resident of Green Park, Shastri Nagar, Ward No. 41 of S.M.C., P.O. Sevoke Road, P.S. Bhaktinagar, Pin No. 734001, District Jalpaiguri, No. 5 resident of East Vivekanandapally, Raja Rammohan Roy Road, P.O. Rabindra Sarani, P.S. Bhaktinagar, Pin No. 734006, District Jalpaiguri - (W.B.) - hereinafter referred to as the **LAND**

OWNERS / SECOND PARTY (Which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, legal representative, administrators and assigns) the **OTHER PART.**

WHEREAS the present land owner No. 1 namely Smt. Rani Chakraborty, Wife of Sri Jugal Chandra Chakraborty, became the absolute owner of land measuring 0.107 Acres or 6 Katha 8 Chhataks, recorded in R.S. Khatian Nos. 697, 708 & 714, appertaining to R.S. Plot Nos. 222, 223 & 227, Situated within Mouza Dabgram, J.L. No. 02, Pargana Baikunthapur, Sheet No. 12 (R.S.), Police Station Rajganj now Bhaktinagar, Dist. Jalpaiguri, by virtue of two separate registered Deed of Sale being Nos. (i) I-3463 for the year of 1985 recorded in Book No. I Volume No. 31 Pages from 313 to 316 and the same was registered at the office of the District Sub-Registrar Jalpaiguri, executed by Sri Bal Bahadur Brahaman, Son of Late Bhabanath Brahaman, (ii) I-3397 for the year of 1992 recorded in Book No. I Volume No. 37 Pages from 299 to 302 and the same was registered at the office of the District Sub-Registrar Jalpaiguri, executed by Sri Sudarshan Barua, Son of Late Rabindra Lal Barua.

AND

Being owner in such possession said Smt. Rani Chakraborty, Wife of Late Jugal Chandra Chakraborty, had mutated her name at the office of the B.L. & L.R.O. Rajganj in respect of her land measuring 0.1052 Acres out of her total land measuring 0.107 Acres or 6 Katha 8 Chhataks and therefore a new khatian has been issued in her favour vide L.R. Khatian No. 76, appertaining to R.S. Plot Nos. 222, 223 & 227, Bearing L.R. Plot No. 49 & 51, Situated within Mouza Dabgram, J.L. No. 02, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 63 (L.R.), Within the jurisdiction of Siliguri Municipal Corporation Area Ward No. 40, Police Station Bhaktinagar, Dist. Jalpaiguri, since then in her khas actual and physical possession having permanent, heritable and transferable right, title and interest therein.

AND

WHEREAS the husband and father of the present land owners namely Sri Jugal Chandra Chakraborty, Son of Late Krishna Chandra Chakraborty, in his life-time became the absolute owner of land measuring 0.107 Acres or 6 Katha 8 Chhataks, recorded in R.S.

Khatian Nos. 697, 708 & 714, appertaining to R.S. Plot Nos. 162/644, 181, 222, 223 & 227, Situated within Mouza Dabgram, J.L. No. 02, Pargana Baikunthapur, Sheet No. 12 (R.S.), Police Station Rajganj now Bhaktinagar, Dist. Jalpaiguri, by virtue of three separate registered Deed of Sale being Nos. (i) I-624 for the year of 1970 recorded in Book No. I Volume No. 65 Pages from 24 to 26 and the same was registered at the office of the District Sub-Registrar Jalpaiguri, (ii) I-3462 for the year of 1985 recorded in Book No. I Volume No. 31 Pages from 309 to 312 and the same was registered at the office of the District Sub-Registrar Jalpaiguri, (iii) I-1205 for the year of 1982 recorded in Book No. I Volume No. 18 Pages from 203 to 206 and the same was registered at the office of the Sadar Joint Sub-Registrar Jalpaiguri, all were executed by Sri Bal Bahadur Brahaman, Son of Late Bhabanath Brahaman.

AND

Being owner in such possession said Sri Jugal Chandra Chakraborty, Son of Late Krishna Chandra Chakraborty, had mutated his name at the office of the B.L. & L.R.O. Rajganj in respect of his land measuring 0.102 Acres out of his total land measuring 0.107 Acres or 6 Katha 8 Chhataks and therefore a new khatian has been issued in his favour vide L.R. Khatian No. 75, appertaining to R.S. Plot Nos. 222 & 223, Bearing L.R. Plot No. 51, Situated within Mouza Dabgram, J.L. No. 02, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 63 (L.R.), Within the jurisdiction of Siliguri Municipal Corporation Area Ward No. 40, Police Station Bhaktinagar, Dist. Jalpaiguri, since then in his khas actual and physical possession having permanent, heritable and transferable right, title and interest therein.

AND

WHEREAS being owner in such possession said Jugal Chandra Chakraborty, Son of Late Krishna Chandra Chakraborty, died on 04.05.2005 died intestate leaving behind the present land owners cum his wife namely (1) Smt. Rani Chakraborty, three sons namely (2) Sri Ashu Chakraborty, (3) Sri Sankar Chakraborty, (4) Sri Bablu Chakraborty, and a married daughter namely (5) Smt. Babli Lahiri, Wife of Sri Tapas Lahiri, as his only Legal heirs and successors as per provision of Hindu Succession Act, 1956. Accordingly by virtue of inheritance the above named legal heirs became the joint owners of aforesaid land measuring 0.102 Acres, each having 1/5th share of the

said property, since then in their khas actual and physical possession having permanent, heritable and transferable right, title and interest therein.

AND

In such manner the present land owners became the absolute owner of total Land measuring 0.2072 Acres or 12 Katha 9 Chhataks, recorded in R.S. Khatian Nos. 697, 708 & 714, corresponding to L.R. Khatian Nos. 75 & 76, appertaining to R.S. Plot Nos. 222, 223 & 227, corresponding to L.R. Plot Nos. 49 & 51, Situated within Mouza Dabgram, J.L. No. 02, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 63 (L.R.), Within the jurisdiction of Siliguri Municipal Corporation Area Ward No. 40, Police Station Bhaktinagar, Dist. Jalpaiguri, since then in their khas actual, khas and physical possession of the said land, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND

AND WHEREAS the owners of the land jointly have decided to develop their said total land by making a Multi-storied building as per the plan approved/sanctioned by the appropriate authority on the said "A" scheduled land.

AND WHEREAS now in order to develop the land measuring 0.2072 Acres or 12 Katha 9 Chhataks, by way of constructing a Multi storied Building therein, the Second Party took a decision to that effect, but even after taking such decision for constructing the building, the Second Party have also realized about their paucity of fund, skill and expertise knowledge to construct the aforesaid building on the land. As such the Second Party was in search of a Developer for the development of the "A" Schedule land, according to a plan, which would be approved by the appropriate sanctioning authority.

AND WHEREAS the First Party, who are running their business of land development and construction within the Siliguri and its vicinity, after knowing the aforesaid intention of the Second Party, had approached them to deliver the actual and physical possession of the said Land measuring 0.2072 Acres or 12 Katha 9 Chhataks, little bit more or less of land, more fully described in the schedule "A" herein below unto their favour to develop the same as per sanction plan, to be approved

by the competent authority and also at the cost, to be borne by them on the land with its expertise knowledge, skill and performance and to that extent both the parties to overcome all sorts of future complications and misunderstanding have seceded to reduced into writing all their mutually agreed terms and condition upon which they have arrived at in a written format. Hence this agreement.

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

AND WHEREAS to avoid all ambiguity regarding the measuring of certain words and phrases used in the presents, are define as follows:-

i. "Building/s" shall mean the R.C.C./ brick built, having a Multi-Storied Building to be constructed on the below "A" schedule plot of land, owned by the Second Party, according to the drawing, plans/ specifications to be sanctioned by the Siliguri Municipal Corporation and/or any other authority and constructed in conformity therewith. That the Second Party will not raise any objection for constructing the said Multi-Storied Building according to the drawing, plans/ specifications to be sanctioned by the Siliguri Municipal Corporation.

ii. "Architect/Engineer" shall mean person of firm appointed or nominated by the land-developers as Architect/Engineer for the supervising of the construction of the multi-storied buildings.

iii. "Building Plans" shall mean drawing plan and specification for the construction of the building on the plot of land described in below "A" schedule land, sanctioned by the Siliguri Municipal Corporation and/or renewal of the same, caused to be made by the Siliguri Municipal Corporation and other authority.

iv. "Common area and facilities" shall mean items mentioned in Section 3(D) of the West Bengal Apartment Ownership Act, 1972.

v. "Common expenses" shall mean the proportionate share of all grounds rent. Property maintenance charges and dues and outgoing paid by the Second Party and other purchasers/owners of the other constructed area of the buildings. All other common expenses within the meaning of the West Bengal Apartment Ownership Act, 1972 in respect of their flats/apartments and garage, as may be determined jointly by the owner and the other purchasers of the buildings.

vi. "Transferee/Purchaser" shall mean purchasers to whom any flat/apartment and garage in the buildings any be transferred or sold for consideration.

vii. "The said plot of land" shall mean all that piece or parcel of land particularly mentioned in the Schedule "A" below.

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

1. That the Second Party wills all responsibility and assertion hereby declares that the piece of land, described in the schedule "A" below, is free from all liens, charges and encumbrances whatsoever and its title is saleable and marketable one.

2. That as per mutual settlement in between the parties herein below arrived at the Second Party shall allow the First Party/Promoter to construct building/constructions, according to the sanction plan, on the below "A" schedule plot of land, now owned by the Second Party and for the purpose of construction, the Second Party shall handover all relevant documents including title deeds in original to the Developer on the date of signing of this agreement to be retained until the completion of the construction of the proposed building at the said premises and shall hand over the actual, khas and physical possession of the below "A" schedule land to the First Party immediately, after obtaining the plan for the proposed building from the concerned sanctioning authority and building shall be carried out at the cost, design and architectural performance of the first party only and the old house and structures of the said premises shall solely belongs to the Developer and the

Developer shall demolish the existing house/structures on the said premises and remove the debris there from at its own cost and expenses for the convenience of the construction of the proposed new building.

3. That it is further mutually agreed upon the parties of this indenture that for obtaining the said sanction plan, the First Party shall borne all necessary expenses to that extent. It had been further mutually agreed upon by and between the parties of this indenture, that the first party shall take necessary steps for completion of the constructions of the building at its experience, skill/expertise knowledge and also the entire expenses within 3 (Three) Years from the approval of the sanction plan by the sanctioning authority positively subject to the obtaining of vacant possession of the said premises from the Owners for the purpose of development.

4. That before starting the construction of the below scheduled land, the Second Party shall also clear all pending municipal taxes, ground rent etc. in respect of the below "A" schedule property. After execution of this agreement and during the continuance of the construction of the proposed multi-storied building, if the Government, Semi-government institution or any private individual initiate/file any suit in respect of any dispute or matter concerning the below "A" schedule land and/or for any acts of god, any pandemic lockdown situation the construction is being delayed, in that event the period of such delay shall be excluded for completion of such constructions.

5. That it was further agreed upon that after sanction of the plan, covering schedule "A" land, as above noted, the first party shall complete the project within the period of 3 (Three) Years from the date of approval of the plan. That the Second Party/Developer shall pay a sum of Rs. 15,000/- (Rupees Fifteen Thousand) only per month to landowners in lieu of the old building and structure standing thereon towards rent for alternative accommodation or house rent to be arranged by the Owners and such rent become payable from the month of vacating the said premises and handing over the possession to the developer by the owners and shall continue to be paid till

the owner's allocation be handed over including fully habitable decent position of the flats by the Second Party/Developers.

6. However, soon after completion of the project, the first party shall hand over (i) Entire Second Floor of the Building, (ii) Three Flats in Third Floor, (a) Flat No. 3-A area measuring 954 Sq. Ft. (built-up area) and 1145 Sq. Ft. (Super Built Area), (b) Flat No. 3-C area measuring 677 Sq. Ft. (built-up area) and 812 Sq. Ft. (Super Built Area), (c) Flat No. 3-F area measuring 651 Sq. Ft. (built-up area) and 781 Sq. Ft. (Super Built Area) of the said Building, covering one part of the below "A" schedule land of the Second Party in consideration of developing the entire land, which shall be treated, constructed and considered as the **OWNERS ALLOCATION**, more particularly described in the schedule "B" below. Accordingly the entire construction covering the below "A" schedule land, except the owner's allocation more particularly described in the schedule "B" below of the building shall be treated and considered as the developer's allocation, more particularly described in the schedule "C" below.

The First Party shall have every liberty to handover the entire constructed area from Developer's allocation to different intending purchaser(s) against valuable consideration and the First Party alone shall be able to execute and registered proper sale deed to and in favour of those intending buyers, as per its choice without the consent of the Owners and the Second Party/Owners shall also be bound to execute and register proper sale deed to and in favour of those intending buyers, if require by the first party/developers and the said Second Party shall not claim any constructed portion or any profit, arising out of sale consideration from the said Developer's allocation. It is further noted that if any intending buyers intendeds to have registered its Deed of Agreement for purchasing any constructed area of the building, out of the Developer's allocation, then also the Second Party shall be bound to execute proper indenture and shall place the same for its due registration to the concern registering authority.

7. Any transfer of any part of the Owner's Allocation in the proposed building shall be subject to the other provisions hereof and the Owners shall thereafter be responsible in respect of the space transferred, to pay only in the event the Owners

transferee(s) does/do not pay the said rates and service charges for the common facilities. It is made clear that the Owners shall be responsible for payment of all municipal and property taxes and other outgoings and impositions in respect of the portions allocated to the Owners to the authorities concerned.

8. That the Second Party shall obtain electric connection from the WBSEDCL in his/her/their name at their own cost and expenses immediately only after taking possession of their allocated area/s or owner's allocation and the First Party will not raise any objection for the same. It is hereby further agreed between the parties that after giving possession of owner's allocation the Second Party will bear the expenses of electricity consumption of Rs. 10/- Per Unit as long as they are not taking separate electricity connection in their own names at their own cost and expenses.

9. That it is be noted that with the execution of this deed of agreement, the Second Party shall also execute a registered Development Power of Attorney in favour of the First Party/ Developers and the same would be binding and shall be in effect for constructing the present "A" schedule land, as well as vesting right to transfer to the different intending Buyer(s) **OF THE AREA, MEANT FOR AND OUT OF THE "C" SCHEDULE ALLOCATION** i.e; the developer's area within the meaning of the Transfer of Properties Act, 1862. By the said Development Power of Attorney, the Second Party shall also empower the First Party to execute, sign, apply for and obtain Land Use Compatibility Certificate (LUCC) with the Siliguri Jalpaiguri Development Authority and shall also be entitled to execute, sign, apply for obtaining of Building Plan from the Siliguri Municipal Corporation and shall also be entitled to obtain Fire No Objection Certificate, Aviation No Objection Certificate etc. from the concerned department/govt. office in Second Party's names and on their behalf in respect of any construction purpose at their own cost and expenses and the Second Party shall also empower the First Party to negotiate with the intending purchaser to sell and to sell, as aforesaid of different constructed area of the building from those intending purchaser(s) by acknowledgement thereof.

10. That for the purpose of the smooth construction, the First Party shall have every liberty to have water, electricity or other amenities from the appropriate authority, provided that the First Party shall be responsible for the consumption charges of the facilities or amenities.

11. That the First Party shall be responsible to bear the costs of Transformer Installation, B.L. & L.R.O. Mutation of Land, GST expenses and partition deed in respect of owner's allocation and developer's allocation. That the Second Party/Owners agree and covenant with the First Party/Developer that the GST charges or any other taxes implemented and Electric Transformer Proportionate Charges along with Individual Electric Meter Security Deposit Charges and the Income Tax liability pertaining to the Owners' as Capital Gains or otherwise by virtue of this agreement against the Owners' Allocation shall be borne by the Second Party/Owners.

12. That for the smooth construction, the First Party shall have every liberty to appoint engineer, architect or supervisor for the constructional works of the land at its cost.

13. That a society has to be formed by different flat owners of the said building whereby every flat owner has to be a member of the said society and the maintenance cost of the said building will be decided by them as per their mutual agreement.

14. That it is further agreed between the parties that the Second Party will not occupy any portion of the common area/s they will enjoy the same with other co-owner/s of the said building.

15. That the parties hereof have entered into this agreement purely on principal to principal and nothing stated herein shall be deemed to be constructed as the joint venture or partnership of the parties.

16. That it is specifically mentioned here that soon with the execution of this agreement, the Second Party co-operate the First Party for the smooth construction of the building, for approval of the sanction plan by executing all necessary papers to that respect, as would be time to time required said Multi-storied building along with proportionate undivided share in the

Land measuring 0.2072 Acres or 12 Katha 9 Chhataks, described in Schedule – "A" below.

17. It is clearly understood and agreed by and between the Owners and the Developer that if any act, deed or thing is required to be done or undertaking at any time hereafter for complying with the provisions of The Real Estate (Regulation and Development) Act, 2016 or any more act implemented by the Government, it shall be jointly responsibility of the Owners and Developer to observe, fulfill, perform and carry out the duties, responsibilities and obligations cast upon them by the said Act and Rules framed thereunder from time to time and for such purpose the Owners and the Developer shall co-operate with each other at all materials times hereafter.

18. It is further agreed by the Owners that any reduction of the area comprising the Owners' Allocation in complying with the allotment as per the provisions of The Real Estate (Regulation and Development) Act, 2016 or any more act implemented by the Government, such reduction shall be effected out of the Owners' Allocation mentioned herein and the Owners shall agree to such reduction without raising any objection in respect thereof.

19. That it is hereby mentioned that if the First Party eager for project loan over their allocated areas i.e. the Developer's Allocation as mentioned in the schedule "C" below then the Second Party will co-operate with the First Party and they will not raise any objection for the same.

20. The proposed building to be constructed on the said premises shall be named as "**JUGAL RANI RESIDENCY**" as desired by the Owners in consultation with the Developer.

21. That if the First party fails to complete the construction of the said building within the stipulated period due to breach of contract of the Agreement by the Second Party, due to sufficient reasons including natural calamity, restrain by the Court Order, Stoppage of the supply of the building materials by the Suppliers or by other sufficient reasons. The Second Party shall extend the time for construction as per requirement of the First party.

22. That in case of death of any of the parties to this Agreement, the terms and conditions of this Agreement shall not be changed or any addition, modification or deletion as provided by law.

23. In case if any dispute between the parties hereto, recourse shall first and always be taken to mutual amicable discussion & conciliation, failing which reference or question arising out of the unresolved dispute shall be referred to arbitration under the provisions of the Arbitration and Conciliation Act, 1996 and / or any other statutory modification and / or enactment relating thereto.

24. Courts in the District of Jalpaiguri shall only have the jurisdiction to entertain, try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

SPECIFICATION OF THE FLATS

i. All wall 5" thick brick wall with sand cement mortar.

ii. Foundation: R. C. C. foundation with super structure.

iii. Plastering: Outside and insider plaster with sand cement mortar.

A. Doors: Main Door (4" x 2½ ") will be made by seasoned sal wood and shutter will be made by seasoned wood (single leaf).

B. Other doors frame will be made by seasoned sal wood (4" x 2½") and shutter will be made by readymade flash door (single leaf anti termite) and toilets door frame and shutter will be made by readymade good quality PVC.

iv. Windows: Aluminum two track sliding with 4 mm transparent glass.

v. Flooring: All floors except toilet will be finished by 2 x 2 vitrified ISI branded titles with 4" skirting. And in toilets floor will be finished by marble with 4" skirting.

vi. Windows and Grill fittings: Aluminum.

vii. Toilets: Two toilets will be provided in every flat and inside wall will be finished by 10" x 15" tiles upto 6' height, one white colour commode and another one white colour Indian type pan, two bib cock, 1 shower and one cistern (sleek) in each toilet.

viii. Kitchen: Top of the gas slab will be finished by black granite and above the gas oven slab upto 3 fit height finished by 10" x 15" tiles and a steel sink, one bib cock and one aqua guard point.

ix. Balcony: Stain less steel grill will be provided upto 3' height as per the Architect's instruction.

x. Painting: Inside walls lime puny and cement primer (ICI/Berger), outside weather coat paint and doors will be painted by synthetic enamel paint.

xi. Plumbing: Inside water lines will be CPVC/UPVC pipe concealed and outside water lines will be surface with PVC pipe connected with common PVC water tank.

xii. One white basin will be provided in during room.

xiii. Electric work: All electrical wiring including invertors points (if required) will be concealed with necessary modular switch (Finolex or Havels) and wire will be fitted (Finolex or Havels).

xiv. The owner shall have the right to use all common right, amenities, and facilities jointly with all other occupants including the developer's allocated area of common water reservoir, over-head tank, water pump, stair cases, landing, pathway, drainage, septic tank, roof, vacant area of the entire land etc. as per sanction plan.

xv. All extra work will be done at the cost the owners/Second Party/ies as per Architect instruction and the payment for such extra work shall be made by the Owners/Second Party/ies in advance.

SCHEDULE "A"
(DESCRIPTION OF THE LAND)

ALL THAT PIECE OR PARCEL of Bastu Land measuring 0.2072 Acres or 12 Katha 9 Chhataks, recorded in R.S. Khatian Nos. 697, 708 & 714, corresponding to L.R. Khatian Nos. 75 & 76, appertaining to R.S. Plot Nos. 222, 223 & 227, corresponding to L.R. Plot Nos. 49 & 51, Situated within Mouza Dabgram, J.L. No. 02, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 63 (L.R.), Within the jurisdiction of Siliguri Municipal Corporation Area Ward No. 40, At Budhha Mandir Road, Police Station Bhaktinagar, Registry office at the Additional District Sub-Registrar Bhaktinagar, Dist. Jalpaiguri, in the state of West Bengal.

The aforesaid total land is butted and bounded as follows:-

On the North	:	19'-8" Ft. Wide S.M.C. Road known as Buddha Mandir Road;
On the South	:	Land of Sri Sudarshan Barua;
On the East	:	Land of Sri Chitta Palit;
On the West	:	7'-11" Ft. Wide S.M.C. Road.

SCHEDULE "B"
(ALLOCATION OF THE SECOND PARTY)

ALL THAT piece or parcel of (i) Entire Second Floor of the Building, (ii) Three Flats in Third Floor, (a) Flat No. 3-A area measuring 954 Sq. Ft. (built-up area) and 1145 Sq. Ft. (Super Built Area), (b) Flat No. 3-C area measuring 677 Sq. Ft. (built-up area) and 812 Sq. Ft. (Super Built Area), (c) Flat No. 3-F area measuring 651 Sq. Ft. (built-up area) and 781 Sq. Ft. (Super Built Area) of the said Building, subject to the available area as per the plan or plans to be sanctioned by the respective authority for the proposed building to be constructed at the said premises in all respects in accordance with the sanctioned plan free of costs/ charges/ encumbrances on the said land as mentioned in the Schedule-"A" herein below to be developed by the developer as consideration for the development of Land measuring 0.2072 Acres or 12 Katha 9 Chhataks of land which is more specifically mentioned in the Schedule-"A" herein below. The aforesaid measurement of the flats shall be built up area on which 20 % super built up area will be charged.

SCHEDULE "C"
(DEVELOPERS ALLOCATION)

ALL THAT the Entire constructed area of the building to be constructed on the Land mentioned in the schedule **"A"** land, except the owner's allocation, described in the schedule **"B"** above.

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

Shyam Construction

Partner

WITNESSES:-

1. Subhadip Dutta
S/o. Lt. N. Dutta
Lake Town
P. O. P. S Bhaktinagar
Dist - Jalpaiguri
Pin - 734007

Signature of the First Party/Land Developers.

Signature of the Second Party/Land Owners.

2. Chandan Adhikary
S/o Laxman Adhikary
College Para
Siliguri, 734001

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

(CHINMAY SARKAR)
Advocate, Siliguri
Enrolment No. WB/523/2003.

(FINGER PRINT)

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

রানী চক্রবর্তী

(SIGNATURE)

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

Dishee Chakraborty

(SIGNATURE)

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

Sankar Chakraborty

(SIGNATURE)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Shyam Construction

Partner

SIGNATURE

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Shyam Construction

Partner

SIGNATURE

(FINGER PRINT)

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

Babli Chakroborty

(SIGNATURE)

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

Babli Lahiri

(SIGNATURE)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADSFS5059G

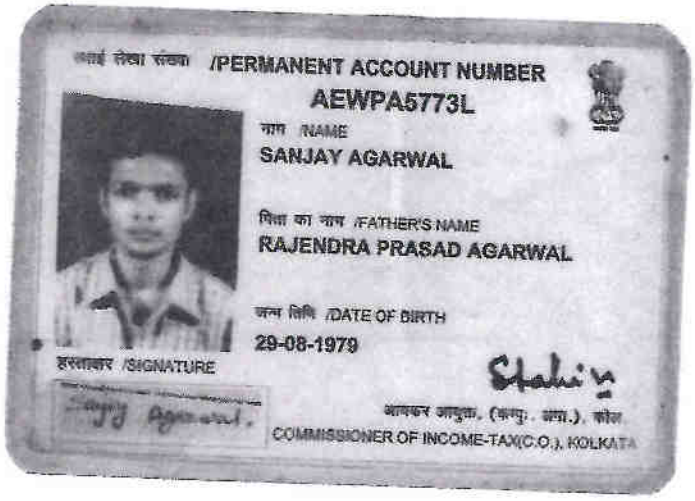
नाम/ Name
SHYAM CONSTRUCTION

निगमन/गठन तारीख
Date of Incorporation / Formation
16/07/2016

10062018

Shyam Construction

Partner



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEWPA5773L

नाम /NAME

SANJAY AGARWAL

पिता का नाम /FATHER'S NAME

RAJENDRA PRASAD AGARWAL

जन्म तिथि /DATE OF BIRTH

29-08-1979

हस्ताक्षर /SIGNATURE

Sanjay Agarwal

आयकर आयुक्त, (कम्पु. अपा.), कोल

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Sanjay Agarwal

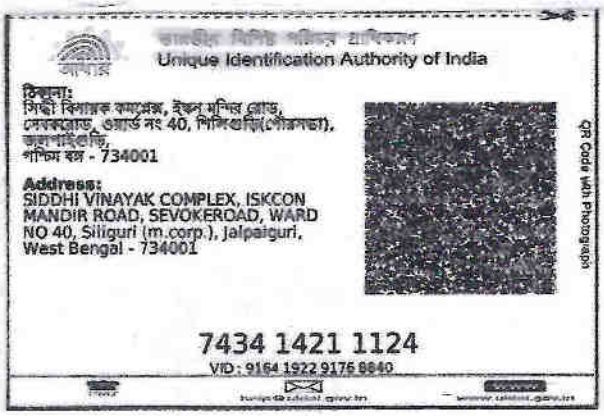
ভারত সরকার
Government of India

সঞ্জয় আগরওয়াল
Sanjay Agarwal
জন্মতারিখ/DOB: 29/08/1979
পুরুষ/ MALE

7434 1421 1124
VID : 9164 1922 9176 8840

আমার আধার, আমার পরিচয়

Sanjay Agarwal



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

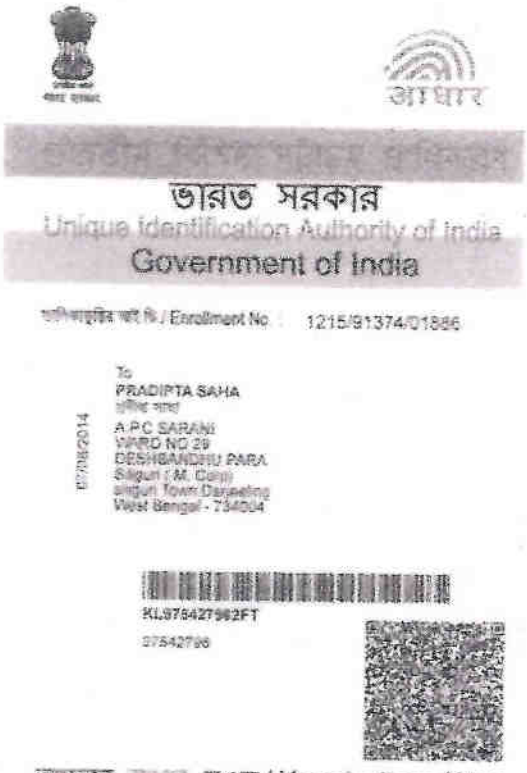
ঠিকানা:
সিদ্ধী বিনায়ক কমপ্লেক্স, ইস্কন মন্দির রোড,
সেবকরোড, ওয়ার্ড নং 40, শিলিগুড়ি(পৌরসভা),
জলপাইগুড়ি,
পশ্চিম বঙ্গ - 734001

Address:
SIDDHI VINAYAK COMPLEX, ISKCON MANDIR ROAD, SEVOKEROAD, WARD NO 40, Siliguri (m.corp.), Jalpaiguri, West Bengal - 734001

QR Code with Photograph

7434 1421 1124
VID : 9164 1922 9176 8840

Pradipta Saha



ভারত সরকার
Unique Identification Authority of India
Government of India

নথিভুক্তির আই ডি / Enrollment No : 1215/91374/01886

To
PRADIPTA SAHA
A P C SARANI
WARD NO 29
DESHBANDHU PARA
Siliguri (M. Corp)
siliguri Town Darjeeling
West Bengal - 734004

07/08/2014

KL975427982FT
27542798

আপনার আধার সংখ্যা / Your Aadhaar No. :

5475 7308 8039

আধার – সাধারণ মানুষের অধিকার

PRADIPTA SAHA
Father : Prosenjit Saha
Male

5475 7308 8039

আধার – সাধারণ মানুষের অধিকার

Pradipta Saha

ভারত সরকার

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1062/62006/00929

To

রানী চক্রবর্তী

Rani Chakraborty

W/O Late Jugal Chandra Chakraborty

17,Ward No.40

Near Buddha Mandir Road Siliguri, Dabgram (p)

Haidarpara Jalpaiguri

West Bengal 734006

9832457601

03/02/2012

1737/8585

UG/1737/8585/0IN

আপনার আধার সংখ্যা/ Your Aadhaar No. :

8204 2549 2707

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার

GOVERNMENT OF INDIA

রানী চক্রবর্তী

Rani Chakraborty

জন্ম সাল / Year of Birth : 1943

মহিলা / Female

8204 2549 2707

আধার - সাধারণ মানুষের অধিকার

রানী চক্রবর্তী

Income-tax Rules, 1962

FORM NO. 60

[See second proviso to rule 111B]

Form for declaration to be filed by an individual or person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

1	First Nameo	Smt RANI				
	Middle Name					
	Surname	CHAKRABORTY				
2	Date of Birth/Incorporation of Declarant				01-01-1943	
3	Father's Name(in case individual)					
	First Name	Late Debendra				
	Middle Name					
	Surname	Chakrborty				
4	Flat/Room No.		5	Floor No.		
6	Name of premisses		7	Block Name/No.		
8	Road/Street/Lane		9	Area/Locality		
				City		
10	Town/City		11	District	12	State
	Siliguri Mc			WEST BENGAL		District:-Jalpaiguri,
13	Pin code		14	Telephone Number (With STD)	15	Mobile Number
	734006					9851505001
16	Amount of Transaction (Rs.)		0/-			
17	Date of transaction					11-08-2021
18	In case of transaction in joint names,number of persons involved in the transaction					6
19	Mode of transaction :					
20	Aadhaar Number issued by UIDAI (if available)					
21	If applied for PAN and it is not yet generated enter date of application and acknowledgement number					
22	If PAN not applied,fill estimated total income(including income of spouse,minor child etc.as per section 64 of income-tax Act,1961) for the financial year in which the above transaction is held.					
	a	Agricultural income (Rs.)		0/-		
	b	Other than agricultural income(Rs.)		0/-		
23	Details of document being produced in support of identify in column 1(Refer Instruction overleaf)		AADHAR card		820425492707	Govt of India
24	Details of document being produced in support of address in Columns 4 to 13 (Refer Instruction overleaf)		AADHAR card		820425492707	Govt of India

Verification

I,---------- do hereby declare that what is stated above is true to the best of my knowledge and belief.I further declare that I do not have a Permanent Account Number and my/our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax,1961) computed in accordance with the provisions of Income-tax Act,1961 for the financial Year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Verified today, the ---------- day of ----------20.....

Place: 84

(Signature of declarant)

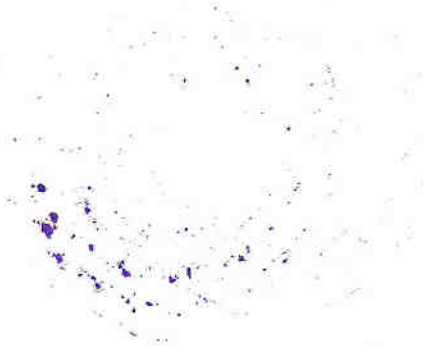
Note :

1. Before signing the declaration, the declarant should satisfy himself that the information furnished in this form is true, correct and complete in all respects. Any person making a false statement in the declaration shall be liable to prosecution under section 277 of the Income-tax Act, 1961 and on conviction be punishable,

i) in a case where tax sought to be evaded exceeds twenty-five lakh rupees, with rigorous imprisonment which shall not be less than six months but which may extend to seven years and with fine.

ii) in any other case, with rigorous imprisonment which shall not be less than three months but which may extend to two years and with fine.

2. The person accepting the declaration shall not accept the declaration where the amount of income of the nature referred to in item 22b exceeds the maximum amount which is not chargeable to tax, unless PAN is applied for and column 21 is duly filled.



ভারত সরকার
Government of India

আশু চক্রবর্তী
Ashu Chakraborty
পিতা : যুগল চন্দ্র চক্রবর্তী
Father : Jugal Chandra Chakraborty
জন্মতারিখ / DOB : 06/06/1976
পুরুষ / Male

4061 2216 6000

আধার – সাধারণ মানুষের অধিকার

Unique Identification Authority of India

ঠিকানা:
বুদ্ধ মন্দির রোড, ওয়ার্ড নং 40, শিলিগুড়ি (পৌরসভা), জলপাইগুড়ি, হাসদরণারা, পশ্চিম বঙ্গ, 734006

Address:
BUDDHA MANDIR ROAD, WARD NO 40, Siliguri (M Corp.), Jalpaiguri, Haidarpara, West Bengal, 734006

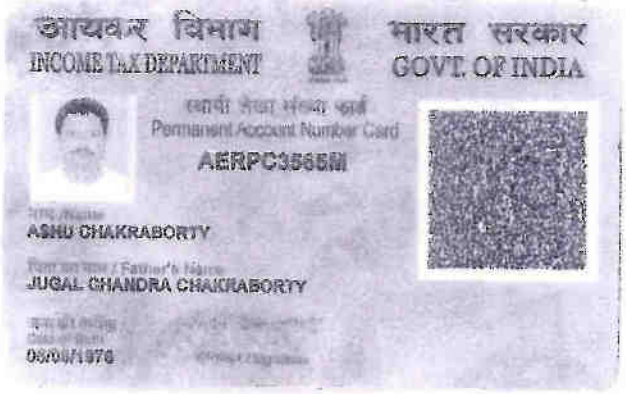
4061 2216 6000

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Ashu Chakraborty



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

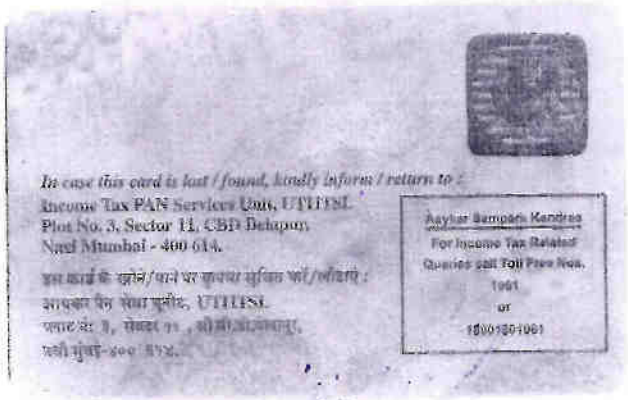
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AERPC3555M

ASHU CHAKRABORTY

JUGAL CHANDRA CHAKRABORTY

06/06/1976



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.

Aaykar Sampark Kendras
For Income Tax Related
Queries call Toll Free Nos.
1961
or
18001201961

Ashu Chakraborty

Sankar Chakraborty

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1528/68280/25476

To
শঙ্কর চক্রবর্তী
Sankar Chakraborty
S/O Jugal Chandra Chakraborty
Word no 40 Buddha Mandir Road
Haiderpara Bhaktinagar
Siliguri (M Corp.)
Haidarpara
Rajganj Jalpaiguri
West Bengal 734006
9832457601

03/02/2012

7E 55182

MD780551825FH

আপনার আধার সংখ্যা / Your Aadhaar No. :

5672 5391 2752

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India

শঙ্কর চক্রবর্তী
Sankar Chakraborty
জন্মতারিখ / DOB : 19/04/1967
পুরুষ / Male

5672 5391 2752

আমার আধার, আমার পরিচয়

Sankar Chakraborty

ভারত সরকার
Government of India

বাবলু চক্রবর্তী
Bablu Chakraborty
জন্মতারিখ/DOB: 15/03/1961
পুরুষ/ MALE

9123 4214 9355

আমার আধার, আমার পরিচয়

Bablu Chakraborty

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address:
S/O: Jugal Chandra Chakraborty,
GREEN PARK, SHASTRI NAGAR,
WARD NO 41, Siliguri (M.Corp.),
Jalpaiguri,
West Bengal - 734001

ঠিকানা:
পি/ও: যুগল চন্দ্র চক্রবর্তী, গ্রীন পার্ক, শাস্ত্রী
নগর, ওয়ার্ড নং 41, শিলিগুড়ি (পৌরসভা),
জলপাইগুড়ি,
পশ্চিম বঙ্গ - 734001

9123 4214 9355

1947

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACIPC6470G

नाम /NAME

BABLU CHAKRABORTY

पिता का नाम /FATHER'S NAME

JUGAL CHANDRA CHAKRABORTY

जन्म तिथि /DATE OF BIRTH

15-03-1961

हस्ताक्षर /SIGNATURE

Bablu Chakraborty

सहायक आयुक्त, प.अ.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Babla Chakraborty

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें

संयुक्त आयकर आयुक्त(प्रणाली एवं तकनीकी),

पी-7,

चौरंगी स्क्वायर,

कलकत्ता - 700 069.

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

Joint Commissioner of Income-tax(System & Technical),

P-7,

Chowringhee Square,

Calcutta- 700 069.

ভারত সরকার
Government of India

বাবলি লাহিড়ি
BABLI LAHIRI
পতি : তাপস লাহিড়ী
Husband : TAPAS LAHIRI
জন্মতারিখ / DOB : 01/06/1971
মহিলা / Female

3796 7369 6550

আধার – সাধারণ মানুষের অধিকার

Babli Lahiri

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
পূর্ব বিবেকানন্দ পল্লী, রাজা রামমোহন রায় রোড, রবীন্দ্র সরনী, শিলিগুড়ি (পৌরসভা), জলপাইগুড়ি, রবিন্দ্র সরণী, পশ্চিম বঙ্গ, 734006

Address:
PURBA VIVEKANANDA PALLY, RAJA RAMMOHAN ROY ROAD, RABINDRA SARANI, Siliguri (M.Corp.), Jalpaiguri, Rabindra Sarani, West Bengal, 734006

3796 7369 6550

1947
1800 300 1947

help@uidai.gov.in

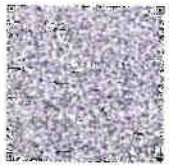
www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BCXPL7200D



नाम / Name
BABLI LAHIRI

पिता का नाम / Father's Name
JUGAL CHAKRABORTY

जन्म की तारीख
Date of Birth
01/06/1971

Babli Lahiri
हस्ताक्षर / Signature

30062019

Babli Lahiri

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर-पैन सेवा इकाई, एन एस डी एल
4 थी मंजिल, मंत्री स्टर्लिंग,
प्लॉट न. 341, सर्वे न. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

GLQ2434025

নির্বাচকের নাম : শুভদীপ দত্ত

Elector's Name : Subhadip Dutta

পিতার নাম : নন্দ দত্ত

Father's Name : Nanda Dutta

লিঙ্গ/Sex : পুং / M

জন্ম তারিখ
Date of Birth : XX/XX/1980

GLQ2434025

ঠিকানা:
লেকটাউন, শিলিগুড়ি মিউঃ কর্পোঃ, ভক্তিনগর, জলপাইগুড়ি-734015

Address:
LAKETOWN, SILIGURI (M CORP.), BHAKTINAGAR, JALPAIGURI-734015

Date: 12/01/2018

19 - ডাবগ্রাম-ফুলবাড়ি নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral Registration Officer for

19 - Dabgram-Fulbari Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম তোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number

231 / 288

Subhadip Dutta

Major Information of the Deed

Deed No :	I-0711-05818/2021	Date of Registration	19/08/2021
Query No / Year	0711-2001464600/2021	Office where deed is registered	
Query Date	11/08/2021 9:56:46 PM	0711-2001464600/2021	
Applicant Name, Address & Other Details	Chinmay Sarkar Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9563162008, 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. 1,46,85,276/-	
Stampduty 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)		

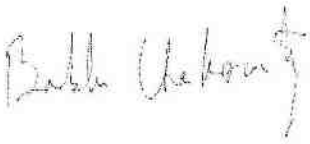
Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Buddha Mandir Road Ward no 40, Mouza: Dabgram Sheet No - 12, Jl No: 2, Pin Code : 734006

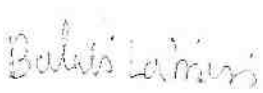
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-222	RS-708	Bastu	Bastu	10 Dec		70,90,911/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	RS-223	RS-697	Bastu	Bastu	4.11 Dec		29,14,365/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	RS-223	RS-714	Bastu	Bastu	5 Dec		35,45,455/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L4	RS-227	RS-714	Bastu	Bastu	1.6 Dec		11,34,545/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			20.71Dec	0 /-	146,85,276 /-	
	Grand Total :				20.71Dec	0 /-	146,85,276 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt RANI CHAKRABORTY (Presentant) Wife of Late Jugal Chandra Chakraborty Executed by: Self, Date of Execution: 19/08/2021 , Admitted by: Self, Date of Admission: 19/08/2021 ,Place : Office	 19/08/2021	 LTI 19/08/2021	 19/08/2021
	Budhha Mandir Road, Ward No. 40 Of S.M.C., City:- Siliguri Mc, , P.O:- Haiderpara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 82xxxxxxxx2707, Status :Individual, Executed by: Self, Date of Execution: 19/08/2021 , Admitted by: Self, Date of Admission: 19/08/2021 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Shri ASHU CHAKRABORTY Son of Late Jugal Chandra Chakraborty Executed by: Self, Date of Execution: 19/08/2021 , Admitted by: Self, Date of Admission: 19/08/2021 ,Place : Office	 19/08/2021	 LTI 19/08/2021	 19/08/2021
	Budhha Mandir Road, Ward No. 40 Of S.M.C., City:- Siliguri Mc, , P.O:- Haiderpara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx5M, Aadhaar No: 40xxxxxxxx6000, Status :Individual, Executed by: Self, Date of Execution: 19/08/2021 , Admitted by: Self, Date of Admission: 19/08/2021 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Shri SANKAR CHAKRABORTY Son of Late Jugal Chandra Chakraborty Executed by: Self, Date of Execution: 19/08/2021 , Admitted by: Self, Date of Admission: 19/08/2021 ,Place : Office	 19/08/2021	 LTI 19/08/2021	 19/08/2021
	Budhha Mandir Road, Ward No. 40 Of S.M.C., City:- Siliguri Mc, , P.O:- Haiderpara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx7K, Aadhaar No: 56xxxxxxxx2752, Status :Individual, Executed by: Self, Date of Execution: 19/08/2021 , Admitted by: Self, Date of Admission: 19/08/2021 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Shri BABLU CHAKRABORTY Son of Late Jugal Chandra Chakraborty Executed by: Self, Date of Execution: 19/08/2021 , Admitted by: Self, Date of Admission: 19/08/2021 ,Place : Office	 19/08/2021	 LTI 19/08/2021	 19/08/2021

Green Park, Shastri Nagar, Ward No. 41 Of S.M.C., City:- Siliguri Mc, , P.O:- Sevok E Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx0G, Aadhaar No: 91xxxxxxxx9355, Status :Individual, Executed by: Self, Date of Execution: 19/08/2021
, Admitted by: Self, Date of Admission: 19/08/2021 ,Place : Office

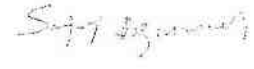
5	Name	Photo	Finger Print	Signature
	Smt BABLI LAHIRI Wife of Shri Tapas Lahiri Executed by: Self, Date of Execution: 19/08/2021 , Admitted by: Self, Date of Admission: 19/08/2021 ,Place : Office	 19/08/2021	 LTI 19/08/2021	 19/08/2021

East Vivekanandapally, Raja Rammohan Roy Road, City:- Siliguri Mc, , P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu Occupation: House wife, Citizen of: India, PAN No.:: BCxxxxxx0D, Aadhaar No: 37xxxxxxxx6550, Status :Individual, Executed by: Self, Date of Execution: 19/08/2021
, Admitted by: Self, Date of Admission: 19/08/2021 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHYAM CONSTRUCTION Asmi Kunj, Block-B, Jatin Das Sarani By Lane, Ashrampara, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: ADxxxxxx9G,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
	Shri SANJAY AGARWAL Son of Shri Rajendra Prasad Agarwal Date of Execution - 19/08/2021, , Admitted by: Self, Date of Admission: 19/08/2021, Place of Admission of Execution: Office	 Aug 19 2021 11:48AM	 LTI 19/08/2021	 19/08/2021

	Birpara Bazar, City:- , P.O:- Birpara, P.S:-Birpara, District:-Jalpaiguri, West Bengal, India, PIN:- 735204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx3L, Aadhaar No: 74xxxxxxxx1124 Status : Representative, Representative of : SHYAM CONSTRUCTION (as Partner)			
2	Name	Photo	Finger Print	Signature
	Shri PRADIPTA SAHA Son of Shri Prosenjit Saha Date of Execution - 19/08/2021, , Admitted by: Self, Date of Admission: 19/08/2021, Place of Admission of Execution: Office	 Aug 19 2021 11:49AM	 LTI 19/08/2021	Pradipta Saha 19/08/2021
	A.P.C. Sarani, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx8Q, Aadhaar No: 54xxxxxxxx8039 Status : Representative, Representative of : SHYAM CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Subhadip Dutta Son of Late N Dutta Lake Town, City:- Siliguri Mc, , P.O:- Bhaktinagar, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734007			Subhadip Dutta
	19/08/2021	19/08/2021	19/08/2021

Identifier Of Smt RANI CHAKRABORTY, Shri ASHU CHAKRABORTY, Shri SANKAR CHAKRABORTY, Shri BABLU CHAKRABORTY, Smt BABLI LAHIRI, Shri SANJAY AGARWAL, Shri PRADIPTA SAHA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt RANI CHAKRABORTY	SHYAM CONSTRUCTION-2 Dec
2	Shri ASHU CHAKRABORTY	SHYAM CONSTRUCTION-2 Dec
3	Shri SANKAR CHAKRABORTY	SHYAM CONSTRUCTION-2 Dec
4	Shri BABLU CHAKRABORTY	SHYAM CONSTRUCTION-2 Dec
5	Smt BABLI LAHIRI	SHYAM CONSTRUCTION-2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt RANI CHAKRABORTY	SHYAM CONSTRUCTION-0.822 Dec
2	Shri ASHU CHAKRABORTY	SHYAM CONSTRUCTION-0.822 Dec
3	Shri SANKAR CHAKRABORTY	SHYAM CONSTRUCTION-0.822 Dec
4	Shri BABLU CHAKRABORTY	SHYAM CONSTRUCTION-0.822 Dec
5	Smt BABLI LAHIRI	SHYAM CONSTRUCTION-0.822 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt RANI CHAKRABORTY	SHYAM CONSTRUCTION-1 Dec
2	Shri ASHU CHAKRABORTY	SHYAM CONSTRUCTION-1 Dec
3	Shri SANKAR CHAKRABORTY	SHYAM CONSTRUCTION-1 Dec
4	Shri BABLU CHAKRABORTY	SHYAM CONSTRUCTION-1 Dec
5	Smt BABLI LAHIRI	SHYAM CONSTRUCTION-1 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt RANI CHAKRABORTY	SHYAM CONSTRUCTION-0.32 Dec
2	Shri ASHU CHAKRABORTY	SHYAM CONSTRUCTION-0.32 Dec
3	Shri SANKAR CHAKRABORTY	SHYAM CONSTRUCTION-0.32 Dec
4	Shri BABLU CHAKRABORTY	SHYAM CONSTRUCTION-0.32 Dec
5	Smt BABLI LAHIRI	SHYAM CONSTRUCTION-0.32 Dec

Endorsement For Deed Number : I - 071105818 / 2021

On 19-08-2021

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 11:25 hrs on 19-08-2021, at the Office of the A.D.S.R. BHAKTINAGAR by Smt RANI CHAKRABORTY , 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 1,46,85,276/-

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

Execution is admitted on 19/08/2021 by 1. Smt RANI CHAKRABORTY, Wife of Late Jugal Chandra Chakraborty, Budhha Mandir Road, Ward No. 40 Of S.M.C., P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession House wife, 2. Shri ASHU CHAKRABORTY, Son of Late Jugal Chandra Chakraborty, Budhha Mandir Road, Ward No. 40 Of S.M.C., P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 3. Shri SANKAR CHAKRABORTY, Son of Late Jugal Chandra Chakraborty, Budhha Mandir Road, Ward No. 40 Of S.M.C., P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 4. Shri BABLU CHAKRABORTY, Son of Late Jugal Chandra Chakraborty, Green Park, Shastri Nagar, Ward No. 41 Of S.M.C., P.O: Sevok E Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 5. Smt BABLI LAHIRI, Wife of Shri Tapas Lahiri, East Vivekanandapally, Raja Rammohan Roy Road, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession House wife

Indetified by Shri Subhadip Dutta, , , Son of Late N Dutta, Lake Town, P.O: Bhaktinagar, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by profession Business

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

Execution is admitted on 19-08-2021 by Shri SANJAY AGARWAL, Partner, SHYAM CONSTRUCTION (Partnership Firm), Asmi Kunj, Block-B, Jatin Das Sarani By Lane, Ashrampara, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Shri Subhadip Dutta, , , Son of Late N Dutta, Lake Town, P.O: Bhaktinagar, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by profession Business

Execution is admitted on 19-08-2021 by Shri PRADIPTA SAHA, Partner, SHYAM CONSTRUCTION (Partnership Firm), Asmi Kunj, Block-B, Jatin Das Sarani By Lane, Ashrampara, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Shri Subhadip Dutta, , , Son of Late N Dutta, Lake Town, P.O: Bhaktinagar, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, 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 14/08/2021 1:09PM with Govt. Ref. No: 192021220052010048 on 14-08-2021, Amount Rs: 21/-, Bank: SBI EPay (SBIePay), Ref. No. 8084213355932 on 14-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 2409, Amount: Rs.5,000/-, Date of Purchase: 13/08/2021, Vendor name: Sandhya Saha Goon

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/08/2021 1:09PM with Govt. Ref. No: 192021220052010048 on 14-08-2021, Amount Rs: 15,020/-, Bank: SBI EPay (SBIePay), Ref. No. 8084213355932 on 14-08-2021, Head of Account 0030-02-103-003-02

Tulsi Lama

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2021, Page from 157969 to 158013

being No 071105818 for the year 2021.

Digitally signed by TULSI LAMA
Date: 2021.08.24 20:14:57 +05:30
Reason: Digital Signing of Deed.

(Tulsi Lama) 2021/08/24 08:14:57 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)