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अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

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31/01/2024

J & S DEVELOPER
Partner

J & S DEVELOPER
Partner

MEMORANDUM OF JOINT VENTURE DEVELOPMENT AGREEMENT

THIS INDENTURE OF AGREEMENT is made on this the
31st day of January 2024

BETWEEN

WHEREBY THE PARTIES HERETO HAVE AGREED TO REGULATE
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

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Adv. District Sub-Registrar,
Singuri-II at 15/01/2024

31 JAN 2024

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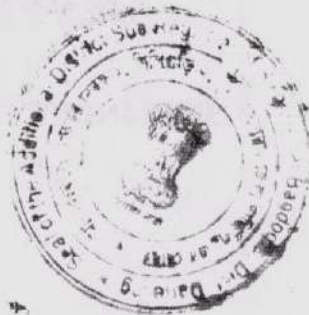
Sl. No. Amount Rs.

Name Jay Dev Jha

VIII. Ukai Para P.S. Raisoni

9.1.24

Stamp Vender - Satish Kumar Talukdar
Raisoni S.F. Office
Uttar Dinajpur



31 JAN 2024

1-10-2019

2-10-2019

3-10-2019

4-10-2019

J & S. DEVELOPER

Jaydev Jha
Partner

J & S. DEVELOPER

Anita Jha
Partner

1. SRI SHASHI KANTA SINGHA, PAN :- BDLPS2007L, Aadhaar No. 7125 3272 8097,
2. SRI TARANI KANTA SINGHA @ TARANI SINGHA, PAN :- IMKPS7621M,
Aadhaar No. 4164 3802 3066,
3. SRI JASHOLAL SINGHA, PAN : GHLPS2281B, Aadhaar No. 6401 8092 2878,

All are S/o. Late Tulai Singha, Hindu by religion, Indian by Citizen, Business by occupation, all are residing at Ramkrishna Jote, P.O. New Rangia, P.S. Matigara, Dist. Darjeeling, Pin No. - 734013,

hereinafter referred to as the LAND OWNER / LAND LORD/ VENDOR (Which expression shall unless excluded by or repugnant to the context be deemed to mean its executors, administrators, legal representatives, their heirs successors and assigns) of the FIRST PART, (which term or expression shall unless repugnant to the context or otherwise be deemed to mean and include their successors-in-office legal representative, assigns and nominees) of the ONE PART.

A N D

“J & S. DEVELOPER” office at Ukilpara, P.O. & P.S. Raiganj, Dist. Uttar Dinajpur, Pin – 733134, West Bengal, a partnership firm represented by its partners namely –

- (a) MR. JAY DEV JHA, S/o. Late Upendra Nath Jha, PAN – AEKPJ8969F, AADHAAR NO. 6917 6385 6422, Mob – 7550861289, Email – jaydevjha1965@gmail.com, by faith Hindu, by Nationality Indian, by profession

Handwritten signatures and text in Bengali script.

J & S DEVELOPER

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Partner

J & S DEVELOPER

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Partner

Partner

Business, resident of Ukilpara, P.O. & P.S. Raiganj, Dist. Uttar Dinajpur, Pin – 733134, West Bengal, India,

(b) **MRS. ANITA JHA**, W/o. Mr. Jay Dev Jha, PAN – BAMPJ4749J, AADHAAR NO. 3433 5274 1758, Email – ajha48174@gmail.com, by faith Hindu, by Nationality Indian, by profession Business, resident of Ukilpara, P.O. & P.S. Raiganj, Dist. Uttar Dinajpur, Pin – 733134, West Bengal, India

All are carrying on business as builders, promoters, Developers and constructors being owners of the land hereinafter referred to as its **DEVELOPER** (which term or expression shall unless repugnant to the context be deemed to mean and include its Successors-in-Office, Legal Representative, assigns and nominees) of the **OTHER PART**.

WHEREAS the schedule below property originally belongs to Tulai Singha, S/o. Late Dulal Singha and RSROR was duly recorded in his name bearing R.S. Khatian No. 2/20, Plot No. R.S. 260, Area of Land 23 Decimal, Mouza – Tari, J. L. No. 68, Pargana - Patharghata, P.S. Matigara, under atharakhai Gram Panchayet, Sub - Division Siliguri, A. D. S.R. office Bagdogra, District Darjeeling. Then Tulai Singha died leaving behind 3 Sons namely (1) Sri Shashi Kanta Singha, (2) Sri Tarani Kanta Singha & (3) Sri Jasholal Singha, all are S/o. Late Tulai Singha, LRROR was duly recorded in their name bearing no. L.R. 6989, L.R. 6990 & L.R. 6991. Then all the legal heirs of Tulai Singha make a partition deed and demarked their own portion Bearing no. 040307389 for the year 2023, Book- I, Vol No. 0403-2023, Page No. 145630 to 145654, by way of above mentioned Regd. Partition Deed (1) Sri Shashi Kanta Singha, (2) Sri Tarani Kanta Singha & (3) Sri Jasholal Singha, all are S/o. Late Tulai Singha, are absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the land i.e. Pargana - Patharghata, P.S. Matigara, A. D. S.R. office Bagdogra, Dist. Darjeeling. J. L. No. 68, Mouza – Tari, under atharakhai Gram Panchayet,

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J & S. DEVELOPER

Partner

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Partner

Sub- Division Siliguri, R.S. Khatian No. 2/20, corresponding to L.R. Khatian No. 6989, 6990 & 6991,

Plot No.	Classification	Ares
RS 260 corresponding to L.R. 444	BASTU	16 Decimal
RS 260 corresponding to L.R. 445	BASTU	16 Decimal

Total Area of the land – 32 Decimal

more fully and particularly described in the "A" Schedule hereunder written and for the sake of brevet herein after referred to as the said property and since such possess by the said owner is actual khas and physical of such land acquiring therein permanent transferable and heritable right, title and interest. Market value of that land Rs.1,51,20,000/= only.

AND WHEREAS the LAND OWNER / LAND LORD/ VENDOR herein, have now become desirous of developing the " A " schedule property of which they are the absolute joint owners and due to various reasons as well as dearth of technical skill in the field of civil construction, has since been in search of a suitable and trust – worthy Developer who can undertake and complete the development of the said " A " schedule property and somehow came to know that the Developer / Promoter herein is a reputed in the field and in that locality and area and has already executed number of such projects as such approached the developer herein to enter into a JOINT – VENTURE DEVELOPMENT agreement for the purpose of Development of the " A " schedule property and the Developer after primary negotiation has agreed to Develop the " A " schedule property.

AND WHEREAS upon prolonged negotiations it has been agreed that the Developer will – The Developer allot the LAND OWNER / LAND LORD/ VENDOR the 40% of the Coverd area and allotted 9(Nine)flat out of 22(Twenty Two) Flat with as per construction 40% Car Parking under Schedule below mode: –

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Handwritten signatures and names in the top left corner, including "Sri Jasholal Singha" and "Sri Shashi Kanta Singha".

J & S. DEVELOPER

Partner

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Partner

- i) One flat will be allotted to **SRI JASHOLAL SINGHA** on the South Middle Side of the 3rd Floor measuring an area more or less about 741 Sq.ft. Covered area bearing Flat No. 3/E,
- j) Developer provides 40% parking space on the Ground Floor except Common Space & Drive area to **SRI JASHOLAL SINGHA, SRI SHASHI KANTA SINGHA & SRI TARANI KANTA SINGHA**.

SPECIFICATION IN RESPECT OF BUILDING
(TO BE CONSTRUCTED IN FIRST SCHEDULE LAND)

The specification of construction of the Flat / Premises / Apartments will be made as follows:-

General Specification:-

The building will be R.C.C. framed structure as per design and it is open for inspection. All exterior walls will be 5" Thick cement brick work and all partition walls are 5" thick cement brick work.

Flooring & Dado:-

All rooms, balconies W.C. bath, toilet and kitchen floor to be laid with floor tiles below 2'.00 X 2'.00 cut size with 4" dado, all round, tiles flooring will be provided in W.C. Bath or Toilet.

Plaster:-

The outside wall and inside wall and exposed concrete surface of the building to be plastered with 1/2", 3/4" and 1/4" (average) thick.

Door & windows:-

Doors:-

Door to be of Flash Door (Wooden Block Bord) frame of Flash Door to be of swal or similar wood.

Fittings of Door:-

ISI standard fittings e.g. Door Stoppers, Tower bolt, socket bolt, Hasp bolt Hinges handles etc, of Iron, Aluminum will be fitted in the doors with Electric Calling Bell connection.

W.C. Bath / Toilet doors:-

P.V.C. door shutters of Bath and Toilet room to be provided (@ Rs. 60.00 per sq.ft.) P.V.C. wood frame (@ Rs. 24.00 per sq.ft.)

Windows:-

Glazed aluminum outside windows with integrated grill for security purpose. Glazed aluminum inside windows without integrated grill and all aluminum windows two track.

Wall Finishing:-

The building shall be painted externally with Snowcem color. The vertical inside walls of Room shall to be laid with lime punning / Plaster of Paris with any Cement base primer.

Handwritten notes in Odia script, likely detailing specifications or instructions related to the development project.

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Partner

Toilets to be provided with:-

One Indian type W.C. with Sanitary fittings only concealed stop cock except all Type of cock will be provided (with C.P. fittings as required & one Wash basin (White) of approved make to be provided & Colored glazed tiles 6ft high will be provided by developers.. All Water Pipelines P.V.C. will be concealed type inside the Toilet & Bath.

Kitchen to be provided with:-

One cooking platform made of marble stone one Big Stainless steel sink except all Type of cock 70Sft Colored glazed tiles (backside of oven) will be provided by developers.

Roof Top:-

3' high parapet wall with cement brick work will be provided all around of the roof slab. Suitable rain water P.V.C. pipe for proper drainage of waste water from roof, Bath & Kitchen Waste.

Electrical Installation:-

Separate meter space will be given to all meters in one block 220v Box of each flat. 5 Electrical Point in each Bed-room, 8 Electrical Point in Dining cum Drawing, 1 Electrical point for Freeze, Washing Machine & micro woven, 2 Electrical Point in W.C., 3 Electrical Point in bath cum Toilet, 1 light point in veranda & 2 Electrical Point in Kitchen only. One point for smooth exhaust fan for kitchen only. All electric wiring will be concealed type with proper copper wire and earthing. The expenditure in respect of electric connection will be borne by the purchaser himself. Extra 5 amp Electrical Point will be charged @ Rs. 2,500/- per point Extra 15 amp Electrical Point will be charged @ Rs. 6,000/- per point & inverter will be charged @ Rs. 7,000/- per flat. Landlord must be provided Lift and transformer cost for the purpose of each of their flat.

Sanitary Work:-

Septic Tank to be constructed by the developers with necessary inspection pits ash pits.

Plumbing Works:-

The over head water reservoir, all the plumbing works and connection (input and output) to inside and outside of building are common for all the flat owners made by own cost of developers.

COMMON PORTION OF THE FLATS

- The land comprised in the premises but excluding those reserved for parking of Car/ Cars marked by the DEVELOPER exclusively to any unit or the PURCHASER and those mentioned herein.
- Only general light point /points of the common portions shall be provided.
- Total Water line, Water lifting Electric Pump, Water Preserver.
- Drains, Septic Tank, Private Road, Vacant land.

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J & S. DEVELOPER

Tony Sen Sha
Partner

J & S. DEVELOPER

Anita Sha
Partner

- e) Electrical wiring and main switchbox, main electrical distribution – board sub – distribution boards, Electrical wirings, and other installations and fittings.
- f) Boundary wall, Main gates, Drive ways are common to the said building including the roof of the said building.

NOW THIS INDENTURE OF JOINT VENTURE DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:-

- A. Execution of this presents by the LAND OWNER / LAND LORD/ VENDOR will tantamount to simultaneous execution of a General Power of Attorney of the DEVELOPER.
- B. In this Indenture unless it be contrary or repugnant to the context be deemed to mean and include the following :-

i. LAND OWNER / LAND LORD/ VENDOR shall mean -

1. SRI SHASHI KANTA SINGHA, PAN :- BDLPS2007L,
2. SRI TARANI KANTA SINGHA, PAN :- IMKPS7621M,
3. SRI JASHOLAL SINGHA, PAN : GHLPS2281B,

All are S/o. Late Tulai Singha, Hindu by religion, Indian by Citizen, Business by occupation, all are residing at Ramkrishna Jote, P.O. New Rangia, P.S.Matigara, Dist. Darjeeling, Pin No.-734013,

ii. DEVELOPER / PROMOTER shall mean -

“J. & S. DEVELOPER” office at Ukilpara, P.O. & P.S. Raiganj, Dist. Uttar Dinajpur, Pin – 733134, West Bengal, a partnership firm represented by its partners namely –

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J & S. DEVELOPER

Jaydev Jha
Partner

J & S. DEVELOPER

Anita Jha
Partner

a) **MR. JAY DEV JHA**, S/o. Late Upendra Nath Jha, PAN - AEKPJ8969F, AADHAAR NO. 6917 6385 6422, Mob - 7550861289, Email - jaydevjha1965@gmail.com, by faith Hindu, by Nationality Indian, by profession Business, resident of Ukilpara, P.O. & P.S. Raiganj, Dist. Uttar Dinajpur, Pin - 733134, West Bengal, India,

b) **MRS. ANITA JHA**, W/o. Mr. Jay Dev Jha, PAN - BAMPJ4749J, AADHAAR NO. 3433 5274 1758, Email - ajha48174@gmail.com, by faith Hindu, by Nationality Indian, by profession Business, resident of Ukilpara, P.O. & P.S. Raiganj, Dist. Uttar Dinajpur, Pin - 733134, West Bengal, India

All are carrying on business as builders, promoters, Developers and constructors being owners of the land hereinafter referred to as its **DEVELOPER** and includes its successors - in office, legal representative, executors, administrators and assigns;

The Principal shall mean the LAND OWNER / LAND LORD/ VENDOR herein jointly.

The Constituted Attorney shall mean the Developer the Second Party herein.

iii. **THE SAID LAND** shall mean ALL THAT piece and parcel of land situated and lying at District Darjeeling, i.e. Touzi - 91, Pargana - Patharghata, P.S. Matigara, A.D.S.R. Office Bagdogra, J. L. No. 68, under Atharakhai Gram Panchayet, Mouza - Tari, R.S. Khatian No. 2/20, corresponding to L.R. Khatian No. 6989, 6990 & 6991, R.S. Plot No. 260, corresponding to L.R. Plot No. 444 & 445, Area of the land 0.32 Acres i.e. 32 Decimal, Classifications of Land - "BASTU".

iv. **BUILDING:** shall mean the new multi-unit building constructed by the Developer / Promoter on the said "A schedule property after obtaining sanctioned building plan sanctioned by the proper authority concern i.e. under **Atharakhai G.P.** in the name of the LAND OWNER / LAND LORD/ VENDOR for construction of a new multi-storied and multi unit building.

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J & S. DEVELOPER

Tonydevdas
Partner

J & S. DEVELOPER

Anita Ma
Partner

- v. **PROPORTION:** Save and except what are prohibited by this indenture, the Developer / Promoter will have every right to the said "A" schedule property" mentioned herein above for the purpose of construction / development of the multi-storied and multi unit building.
- vi. **CONSIDERATION:** - The object behind this agreement is to Develop and Construct and / or cause to be constructed a multi-storied and multi unit G+3 building with modern amenities and standard materials in the said "A" schedule property" and to meet all the expenses and / or remuneration, incidental thereto so that the LAND OWNER / LAND LORD/ VENDOR shall not require to spare or to borrow money or raise fund from any sources. The Developers / Promoter shall arrange finance for such construction and the consideration value of the Developer allocation shall be the cost of construction and in lieu of such consideration the LAND OWNER / LAND LORD/ VENDOR shall get constructed area of the said building as mentioned hereunder. It is further mutually agreed that the LAND OWNER / LAND LORD/ VENDOR shall get possession into its share of owners allocation and Developer shall get possession into its share of their allocation and both party selling their own share.
- vii. THE ARCHITECT shall mean such person or persons who may be appointed by the Developer / Promoter for designing and planning of the Development scheme of the said "A" schedule property.
- viii. TRANSFER with its grammatical variation shall include a transfer by possession and by any other means adopted for effecting transfer of space / flats to the intending Purchasers and as provided in the Transfer of Property.
- ix. TRANSFEREE shall mean a person or persons who shall be entitled to purchase any portion of saleable space / flats upon bearing price so fixed by the Developer and the additional cost for super built area thereof for the purpose of purchase the proportionate and undivided share in the land of the " A " schedule property and also include the proportionate undivided right to






J & S. DEVELOPER


 Partner

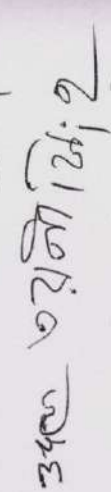
J & S. DEVELOPER


 Partner

use the common area and / or services like passage, light(if any), water pump, common lighting, lift etc.

- x. **TRANSFEROR** shall principally mean the LAND OWNER / LAND LORD/ VENDOR and also the Developer / Promoter who also sign as confirming party in all Deeds or Conveyances which will be placed for registration in due course.
- xi. **DEVELOPER / PROMOTER'S ALLOCATION** shall mean and include other than of the entire constructed area out of the total Sanctioned Strength of the new multi-storied and multi unit building comprised of Flat / spaces including the common space, roof, staircase, machine room, service room etc. whatsoever required for the enjoyment / maintenance / management of the new building on the said " A " schedule property or part thereof and right to sell, lease, hire or in any manner at or for such rate as will be fixed by the Developer / Promoter together with right to get addition of all charges on super built up area from the intending buyers / purchasers save and except the proposed allocation of flat / portions of the LAND OWNER / LAND LORD/ VENDOR as mentioned hereinabove and under.
- xii. **The LAND OWNER / LAND LORD / VENDOR ALLOCATION** shall mean and include above mention Flats / others spaces i.e. indicate Para 2 of the entire constructed area out of the total Sanctioned Strength of the new multi-storied and multi unit building comprised of Flat / spaces including the common space, roof, staircase, machine room, service room etc. whatsoever required for the enjoyment / maintenance / management of the new building on the said " A " schedule property or part thereof and right to sell, lease, hire or in any manner at or for such rate as will be fixed by the Developer / Promoter together with right to get addition of all charges on super built up area from the intending buyers / purchasers save and except the proposed allocation of flat / portions of the Developer as mentioned hereinabove reserved for the LAND OWNER / LAND LORD/ VENDOR and excluding the ground floor area in its entirety.






J & S. DEVELOPER
 Jaylen Das
 Partner

J & S. DEVELOPER
 Arifa Sha
 Partner

xiii. MANDATORY CONDITION:-

The LAND OWNER / LAND LORD/ VENDOR do hereby grant exclusive right to the Developer / Promoter to build a new multi-storied and multi unit building on the said " A " schedule property as mentioned hereinbefore containing several self contained flats / units in accordance with sanctioned building plan to be obtained from Atharakhai Gram Panchayat and the Developer / Promoter shall have exclusive right limited to their allocation as agreed herein before to sell, lease, hire those flats/units and other spaces mentioned herein to the intending buyers under "OWN YOU OWN APARTMENT SCHEME" LAND OWNER / LAND LORD/ VENDOR also transfer their Allocation and the Developer shall have no right to deal with the LAND OWNER / LAND LORD/ VENDOR allocation which will be exclusive prerogative of the LAND OWNER / LAND LORD/ VENDOR ;

- i) The Developer / Promoter has further been authorized by the LAND OWNER / LAND LORD/ VENDOR to deal any matter in respect of the proposed new building on the said " A " schedule property and the LAND OWNER / LAND LORD/ VENDOR herein have hereby executed a General Power of Attorney in favour of the Developer / Promoter or its nominee in respect thereof;
- ii) The Developer / Promoter shall complete the construction of the new building on the said " A " schedule property within thirty months from the date of this agreement;
- iii) The Developer / Promoter shall at his own cost do the necessary things and shall deal with the help of his Architect and prepare necessary building plan and after getting sanction to construction the new multi-storied and multi unit building thereon on the strength of the General Power of Attorney granted hereby the LAND OWNER / LAND LORD/ VENDOR in favour of the Developer / Promoter herein simultaneously with execution of these presents.
- iv) That on and from the date of execution of this agreement with the General Power of Attorney the LAND OWNER / LAND LORD/ VENDOR shall kept all original documents of the said " A " schedule property in his personal custody, but LAND OWNER / LAND LORD/ VENDOR shall be obliged to produce the original documents of the said " A " schedule property for the purpose of the Developers in anywhere and any reason;

Handwritten signatures and text in Odia script.

J & S. DEVELOPER

Partner

J & S. DEVELOPER

Partner

- v) The LAND OWNER / LAND LORD/ VENDOR hereby empower the Promoter to affix hoarding or signboard or any kind of publicity for the benefit of commercial exploitation either on the said "A" schedule property or on newly constructed building till all the flats are sold.
- vi) The LAND OWNER / LAND LORD/ VENDOR are hereby authorized Developer / Promoter to raise any fund / funds from any Bank and / or Financial Institution for the purpose of construction of the project and / or further to raise such funds from the intending buyer of the flats on booking of the flat / unit during construction period, either from the own source of the intending buyer or from any Bank or Financial Institution financing the intending buyer. In such eventualities the LAND OWNER / LAND LORD/ VENDOR will raise no objection and if so demanded or required by the intending buyer or buyers or the Bankers and / or the Financial Institution involved in financing the Project and or the Buyer, but the LAND OWNER / LAND LORD/ VENDOR shall never join, confirm and guarantee any Loan Agreement to be entered into between the intending buyer and the Developer herein for the purpose of sale of either financing the project or for the purpose of sale of the Developer's allocation and LAND OWNER / LAND LORD/ VENDOR shall be kept outside the purview for such confirmation, joining and giving guarantee therefore but the LAND OWNER / LAND LORD/ VENDOR will create necessary equitable mortgage of the proportionate title of the said " A " schedule property in favour of the Bank and / or any Financial Institution upon receipt of the proportionate consideration by the Developer in respect thereof. This clause will apply only in respect of the Developer's Allocation.

xiv. PROCEDURE

- i) The LAND OWNER / LAND LORD/ VENDOR will sign and the Developer / Promoter will submit the aforesaid plan on behalf of the LAND OWNER / LAND LORD/ VENDOR to the Atharakhai Gram Panchayat authority for sanction, renewal, permission and / or clearance;

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Anita The
Partner

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- ii) All application related thereto referred to in the clauses above will be made in the name of the LAND OWNER / LAND LORD/ VENDOR and as such the necessary renewal permissions, sanction and / or clearance shall be obtained in the name of the LAND OWNER / LAND LORD/ VENDOR which shall be detained by the Developer / Promoter till the building is completed;
- iii) The Developer shall bear all expenses whatsoever to obtain sanction renewal permission and / or clearance for the building plan including the cost of preparing of the same together with all other expenses as mentioned herein together with the right to get refund of excess money. The Developer shall also liable for payment of taxes and other imposition demanded by competent authority for the sale of flat or space in the building but will be entitled to get reimbursement of such payment of tax or other statutory imposition imposed irrespective of share allocation and till the date of execution of the final sale deed in favour of the buyer of the flat / unit or from the date of giving possession of the flat / unit;
- iv) The LAND OWNER / LAND LORD/ VENDOR shall render the Developer all sorts of assistance whatsoever to obtain in and / or transfer as mentioned above, and the LAND OWNER / LAND LORD/ VENDOR hereby agree and assure the Developer to sign and execute such plans application and other papers as may be lawfully required by the Developer from time to time in this respect;
- v) Simultaneously with execution of these presents the LAND OWNER / LAND LORD/ VENDOR have also executed and registered a General Power of Attorney in favour of the Developer / promoter to enter upon the " A " schedule property and its affair like, take measurements thereon and to appropriate the same without assigning any reason and to construction the proposed building, represent the LAND OWNER / LAND LORD/ VENDOR and to sell, lease, hire the same or any other portion thereof as mentioned here-in-before.

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J & S. DEVELOPER

Partner

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Partner

xv. CONSTRUCTION

- i) The Developer / Promoter at their own cost install and provide such facilities that may be required to be provided according to the statutory bye-laws and regulations of the Bengal Municipal Act and / or other related authorities;
- ii) The Developer / Promoter shall also be authorized by the LAND OWNER / LAND LORD/ VENDOR or to apply for and obtain temporary and / or permanent connection of water, electricity and other facilities required for the proposed building.

xvi. RATES AND TAXES

- i) The Developer / Promoter shall be responsible for the payments of any or all Municipal rates and taxes and other outgoings at present or as may be assessed or imposed with regard to the "A" Schedule Property till of all the flats / units are completed after completion of the construction.
- ii) The Developer / Promoter sufficiently indemnify the LAND OWNER / LAND LORD/ VENDOR against all claims, actions, demands, costs, charges expenses and proceedings whatsoever suffered or incurred by it consequent to any default by the developer's during the course of construction and thereafter till handing over possession of flats / unites to the purchasers thereof;

xvii. LAND OWNER / LAND LORD/ VENDOR OBLIGATION

- i) The LAND OWNER / LAND LORD/ VENDOR hereby agree and covenant with Developer not to cause any interference or hindrance in the construction of the building by the Developer in any manner whatsoever.
- ii) The LAND OWNER / LAND LORD/ VENDOS hereby agree and covenant with Developer / Promoter that the LAND OWNER / LAND LORD/ VENDOR will not do any act, deed or deeds or thing whereby the Developer / Promoter may be prevented from selling, assigning and / or disposing of the building or portion of the building.
- iii) The LAND OWNER / LAND LORD/ VENDOR hereby covenants and agrees with the Developer / Promoter not to let out, grant lease, mortgage and / or charge the said " A " schedule property or any portion thereof in any manner without consent in writing of the developer or its

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J & S. DEVELOPER

Partner

J & S. DEVELOPER

Partner

nominees till delivery of LAND OWNER / LAND LORD/ VENDOR allocation or share is made by the Developer / Promoter.

xviii. DEVELOPER / PROMOTER'S OBLIGATION

The Developer hereby agrees and covenant with the LAND OWNER / LAND LORD/ VENDOR as follows:-

- a) to complete the building within 48 months from the date of approved sanction plan but delivery of complete flat to the Landlord's allocation has to be made strictly within 4 months thereafter;
- b) not to violate or contravene any of the provisions or rules applicable for construction of the new building;
- c) To indemnify the LAND OWNER / LAND LORD/ VENDOR of any damages that may arise out of the construction work in manner whatsoever.

xix. LAND OWNER / LAND LORD/ VENDOR INDEMNITY:-

- i) The LAND OWNER / LAND LORD/ VENDOR hereby undertakes that the Developer / Promoter will be entitled to construct and complete the building and enjoy the same without any interference and / or disturbance and to deal with the same in any manner and moreover on demand or placing of any deed or conveyance for registration by the Developer to the LAND OWNER / LAND LORD/ VENDOR, the LAND OWNER / LAND LORD/ VENDOR will execute the same and will register the same within putting any question or obligation subject to delivery of possession of the LAND OWNER / LAND LORD/ VENDOR allocation of shares;
- ii) The LAND OWNER / LAND LORD/ VENDOR hereby agrees to indemnify the Developer/Promoter against all actions, suits, costs, proceedings and claims that may arise out of the LAND OWNER / LAND LORD/ VENDOR title in the said "A" schedule property;

Handwritten signatures and dates in Bengali script.

J & S. DEVELOPER

Partner

J & S DEVELOPER

Partner

xx. TITLE DEED

The original title deed and related documents in respect of the said "A" schedule property shall be kept under the custody of the Developer till completion of the building and transfer thereof;

xxi. MICELLANEOUS:-

- i. The LAND LORD/ VENDOR and the Developer / Promoter have entered into this agreement purely as a contract & nothing herein which shall be deemed or construed as a partnership between them.
- ii) It is understood that from time to time, to facilitate the constructions of the building by the developer, various deeds, matters and things not herein specified may be required to be done and expected by the LAND LORD/ VENDOR and for which the developer may need authority of the LAND OWNER / LAND LORD and various applications and other documents may be required to be signed or made by the LAND OWNER / LAND LORD relating to which specification provisions may not have herein, the LAND OWNER / VENDOR hereby authorized the developer to do all such acts, deeds matters and things that may be done by the developer and LAND OWNER / LAND LORD/ VENDOR undertakes to execute any such additional document subject to his approval as may be required by the developer for the purpose as stated above. The LAND LORD/ VENDOR also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, matters & things do not any way prejudice the rights of the LAND LORD/ VENDOR and / or go against the spirit of this agreement. All cost in the regard shall be borne by the Developer / Promoter;
- iii) As regards demarcation of the allocation of the said herein it is agreed by an between parties hereto that a draft demarcation in their representative allocation will be made on the proposed building plan which will be submitted before the Municipal Authority and it is further agreed by and between the parties hereto that in the event of any variation of the

21/01/2012
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21/01/2012

J & S. DEVELOPER

Pradip Das
Partner

J & S. DEVELOPER

Anita Das
Partner

proposed Building Plan after sanctioned of the same is given by the Municipal Authority, the demarcation in relation to the allocation will be accordingly mutually changed and varied and shall be treated as final demarcation.

- iv) Any notice required to be given by the LAND OWNER / LAND LORD/ VENDOR will without prejudice to any other mode of service available, deemed to have been served on the developer if delivered by hand or sent by registered post with acknowledgement at the last known address of the developer by the LAND LORD/ VENDOR
- v) Any notice required to be given by the developer shall without prejudice to any other mode of service available, deemed to have been served on the LAND LORD/ VENDOR if delivered by hand or sent by registered post with acknowledgement to the LAND LORD/ VENDOR present address recorded herein.

xxii. FORCE MAJEURE :-

- i) The parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the related obligations is prevented by the existence of a force majeure & shall be suspended from the obligation during the duration of the majeure;
- ii) Force majeure shall mean and include flood, earth-quake, war storm, civil commotion, strike, terrorism, lock – out any other act beyond the control of the parties hereof;
- iii) In Promoter fulfilling or willingness to fulfil all the obligation of any sale deed or any conveyance relating to transfer of the space or flat to be constructed at the said " A " schedule property and in any manner on demand of and / or placing those documents by the promoter before the LAND LORD/ VENDOR or if the LAND LORD/ VENDOR fail to execute the same in favour of the promoter or his nominated transferred or transferee and future fails to perform its other obligations hereunder provided in such event, the developer/ promoter shall have the option to sue the LAND LORD/ VENDOR for specific performance of contract;
- iv) In Case of the LAND OWNER / LAND LORD/ VENDOR fulfilling and /or readiness or willing to fulfil his obligations and developer/ promoter fails or neglects to perform its obligations & fails to handover the possession of the aforesaid flats as mentioned hereinabove in such event, the

স্বাক্ষরিত

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৩০/১১/১৮

৩০/১১/১৮

J & S. DEVELOPER

Partner

Partner

J & S. DEVELOPER

Partner

Partner

LAND OWNER / LAND LORD/ VENDOR will have the option to sue the promoter for recovery of possession of those flats as mentioned herein before and the promoter shall be also liable to compensate the LAND OWNER / LAND LORD/ VENDOR accordingly.

SCHEDULE ABOVE REFERRED TO

SCHEDULE PROPERTY

ALL THAT piece and parcel of land situated and lying at District Darjeeling, i.e. Touzi – 91, Pargana – Patharghata, P.S. Matigara, A.D.S.R. Office Bagdogra, J. L. No. 68, under Atharakhai Gram Panchayet, Mouza – Tari, R.S. Khatian No. 2/20, corresponding to L.R. Khatian No. 6989, 6990 & 6991, R.S. Plot No. 260, corresponding to L.R. Plot No. 444 & 445, Area of the land 0.32 Acers i.e. 32 Decimal, Classifications of Land – “BASTU”, including all easements, rights and title free from all encumbrances, and butted and bounded as under –

ON THE NORTH BY: Land of Sashi Kanta Singha & Two others and land of Sabanu Singha.

ON THE SOUTH BY: Common Passage then 12 ft. Wide Road (*That common passage will be used jointly by the landlord for the purpose of eastern side land and by intended flat owners*).

ON THE EAST BY: Land of Sashi Kanta Singha & Two others.

ON THE WEST BY : 23 ft. Wide Metal Road.

১৭/০৫/২০১২

৩০/০৫/২০১২

৩০/০৫/২০১২

২/০৬/২০১২

J & S. DEVELOPER

Tanfer Mo
Partner

J & S. DEVELOPER

Anita Sha
Partner

The layout and specification contained in the Brochure are Tentative and subject to allocation, modification on account of technical reasons without any reference.

IN WITNESS WHERE OF the parties have to have here unto set and subscribed their respective hands and seals on the day month and year first above written.

This agreement contains one Stamp of Rs. 5000/-, 20 bond paper and a e-challan in favour of A.D.S.R. Bagdogra, Darjeeling and bond papers on 2 witnesses with photo copy of both parties in bond paper which bears finger prints of both parties submitted herewith.

WITNESS:-

1) Sirajul Hoque
(SIRAJUL HOQUE)
S/o. Ajarul Md
Vill & P.O. Karnajora, P.S. Raiganj,
UTTAR Dinajpur, PIN - 733130

2) Faruqul Singh
S/o Sashi Kumar Singh
Vill - Ram Kundhara, P.O.
P.O. New Raiganj,
Dist - Darjeeling

১-০৫-২০১২

৩০/০৫/২০১২

৩০/০৫/২০১২

২/০৬/২০১২

LAND LORD

J & S. DEVELOPER

Tanfer Mo
Partner

J & S. DEVELOPER

Anita Sha
Partner

DEVELOPER

Drafted by:-

Subrata Basak
AN

(Subrata Basak)

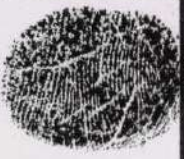
Advocate

Bidrohi More Raiganj, U/D.

En. No. WB - 909 / 2001.

SUBRATA BASAK, Advocate
Bimagar, Raiganj, U/D. Mob.-9434130979
E-mail - subratabasak03@gmail.com
En. No. - WB-909/2001

SPECIMEN FOR TEN FINGER PRINTS

 ১-১২৩৪৫৬৭৮ ৯-১০১১১২১৩	LEFT HAND	L	R	M	F	T
						
	RIGHT HAND	T	F	M	R	L
						

SPECIMEN FOR TEN FINGER PRINTS

 ১৩ বনেন্দ্রনাথ মিত্র-২ ১৪ বনেন্দ্রনাথ মিত্র-১ ১৫ বনেন্দ্রনাথ মিত্র-৩ ১৬ বনেন্দ্রনাথ মিত্র-৪ ১৭ বনেন্দ্রনাথ মিত্র-৫	LEFT HAND	L	R	M	F	T
						
	RIGHT HAND	T	F	M	R	L
						

SPECIMEN FOR TEN FINGER PRINTS

 ১৮ বনেন্দ্রনাথ মিত্র-৬ ১৯ বনেন্দ্রনাথ মিত্র-৭	LEFT HAND	L	R	M	F	T
						
	RIGHT HAND	T	F	M	R	L
						

SPECIMEN FOR TEN FINGER PRINTS

 S. DEVELOPER Jay Dev Mo Partner	LEFT HAND	L	R	M	F	T
						
	RIGHT HAND	T	F	M	R	L
						

Subrata Basak
Advocate
Birnagar, Raiganj

SPECIMEN FOR TEN FINGER PRINTS

 S. DEVELOPER <i>Anita Sha</i> Partner	LEFT HAND	L	R	M	F	T
						
	RIGHT HAND	T	F	M	R	L
						

SPECIMEN FOR TEN FINGER PRINTS

Signature Vendi / Vender PHOTO	LEFT HAND	L	R	M	F	T
	RIGHT HAND	T	F	M	R	L

SPECIMEN FOR TEN FINGER PRINTS

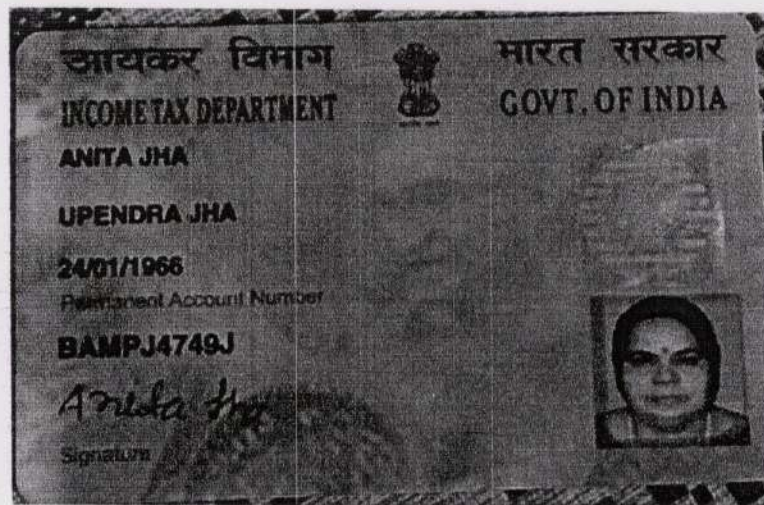
Signature Vendi / Vender PHOTO	LEFT HAND	L	R	M	F	T
	RIGHT HAND	T	F	M	R	L

WITNESS

SPECIMEN FOR TEN FINGER PRINTS

 <i>Subrata Basak</i>	LEFT HAND	L	R	M	F	T
						
	RIGHT HAND	T	F	M	R	L

Subrata Basak
Advocate
 Birnagar, Raiganj



समय समय

/PERMANENT ACCOUNT NUMBER

AEKPJ8969F



नाम /NAME

JAY DEV JHA

पिता का नाम /FATHER'S NAME

UPENDRA NATH JHA

जन्म तिथि /DATE OF BIRTH

01-01-1965

हस्ताक्षर /SIGNATURE

Jay dev Jha

Shahin

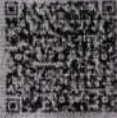
आयकर अधिकारी, (अनु. जग.), कोल.

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



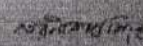
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

IMKPS7621M

नाम/ Name
TARANIKANTA SINGHA

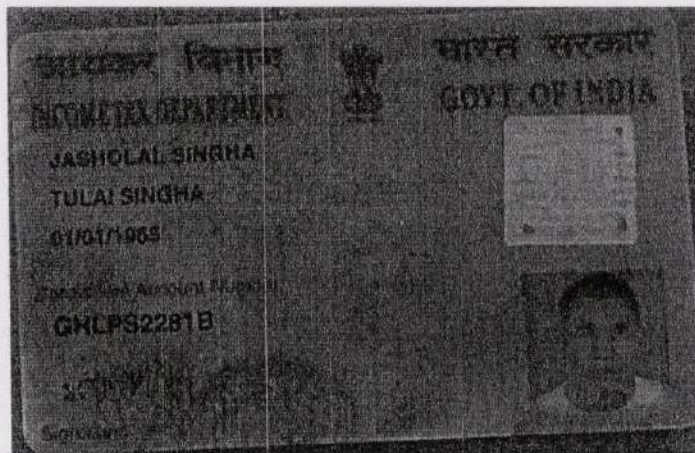
पिता का नाम/ Father's Name
TULAI SINGHA

जन्म की तारीख/ Date of Birth
10/03/1952


हस्ताक्षर/ Signature



03072017



आयकर विभाग
INCOME TAX DEPARTMENT

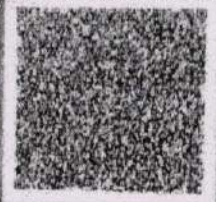
भारत सरकार
GOVT. OF INDIA

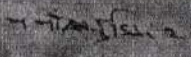
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BDLPS2007L


नाम / Name
SHASHI KANTA SINGHA

पिता का नाम / Father's Name
TULAI SINGHA

जन्म का तिथि / Date of Birth
12/03/1955




हस्ताक्षर / Signature

Major Information of the Deed

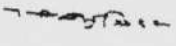
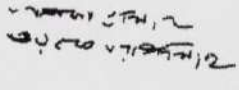
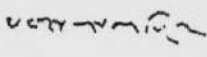
Deed No :	I-0403-00712/2024	Date of Registration	31/01/2024
Query No / Year	0403-2000031282/2024	Office where deed is registered	
Query Date	03/01/2024 9:57:59 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Subrata Basak Birnagar, Thana : Raiganj, District : Uttar Dinajpur, WEST BENGAL, PIN - 733134, Mobile No. : 7001153838, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 7]		
Set Forth value	Market Value		
Rs. 1,51,19,990/-	Rs. 1,51,20,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 40,070/- (Article:48(g))	Rs. 56/- (Article:E, E)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Tari, JI No: 68, Pin Code : 734013

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-444 (RS :-260)	LR-6989	Bastu	Bastu	5.34 Dec	25,23,150/-	25,23,150/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L2	LR-444 (RS :-260)	LR-6990	Bastu	Bastu	5.33 Dec	25,18,425/-	25,18,425/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L3	LR-444 (RS :-260)	LR-6991	Bastu	Bastu	5.33 Dec	25,18,425/-	25,18,425/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L4	LR-445 (RS :-260)	LR-6989	Bastu	Bastu	5.33 Dec	25,18,425/-	25,18,425/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L5	LR-445 (RS :-260)	LR-6990	Bastu	Bastu	5.33 Dec	25,18,425/-	25,18,425/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L6	LR-445 (RS :-260)	LR-6991	Bastu	Bastu	5.34 Dec	25,23,140/-	25,23,150/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
		TOTAL :			32Dec	151,19,990 /-	151,20,000 /-	
		Grand Total :			32Dec	151,19,990 /-	151,20,000 /-	

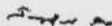
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Shashi Kanta Singha Son of Late Tulai Singha Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 31/01/2024 ,Place : Office	Photo  31/01/2024	Finger Print  LTI 31/01/2024	Signature  31/01/2024
Village:- Ramkrishna Jote, P.O:- New Rangia, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: bdxxxxxx7l, Aadhaar No: 71xxxxxxxx8097, Status :Individual, Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 31/01/2024 ,Place : Office				
2	Name Mr Tarani Kanta Singha, (Alias: Mr Tarani Singha) Son of Late Tulai Singha Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 31/01/2024 ,Place : Office	Photo  31/01/2024	Finger Print  LTI 31/01/2024	Signature  31/01/2024
Village:- Ramkrishna Jote, P.O:- New Rangia, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: imxxxxxx1m, Aadhaar No: 41xxxxxxxx3066, Status :Individual, Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 31/01/2024 ,Place : Office				
3	Name Mr Jasholal Singha (Presentant) Son of Late Tulai Singha Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 31/01/2024 ,Place : Office	Photo  31/01/2024	Finger Print  LTI 31/01/2024	Signature  31/01/2024
Village:- Ramkrishna Jote, P.O:- New Rangia, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ghxxxxxx1b, Aadhaar No: 64xxxxxxxx2878, Status :Individual, Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 31/01/2024 ,Place : Office				

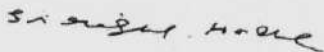
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	J & S. DEVELOPER Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 , PAN No.:: AAXxxxxx2G,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 JAY DEV JHA Son of Late UPENDRA NATH JHA Date of Execution - 31/01/2024, , Admitted by: Self, Date of Admission: 31/01/2024, Place of Admission of Execution: Office		 Captured	
	Jan 31 2024 12:50PM	LTI 31/01/2024	31/01/2024	
Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx9F, Aadhaar No: 69xxxxxxxx6422 Status : Representative, Representative of : J & S. DEVELOPER (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mrs ANITA JHA Wife of Mr JAY DEV JHA Date of Execution - 31/01/2024, , Admitted by: Self, Date of Admission: 31/01/2024, Place of Admission of Execution: Office		 Captured	
	Jan 31 2024 12:51PM	LTI 31/01/2024	31/01/2024	
Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BAxxxxxx9J, Aadhaar No: 34xxxxxxxx1458 Status : Representative, Representative of : J & S. DEVELOPER (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sirajul Hoque Son of Mr Ajarul Md Karnajora, Village:- Karnajora, P.O:- Karnajora, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733130		 Captured	
31/01/2024	31/01/2024	31/01/2024	
Identifier Of Mr Shashi Kanta Singha, Mr Tarani Kanta Singha, Mr Jasholal Singha, Mr JAY DEV JHA, Mrs ANITA JHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Shashi Kanta Singha	J & S. DEVELOPER-5.34 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Jasholal Singha	J & S. DEVELOPER-5.33 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Tarani Kanta Singha	J & S. DEVELOPER-5.33 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Shashi Kanta Singha	J & S. DEVELOPER-5.33 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Jasholal Singha	J & S. DEVELOPER-5.33 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Tarani Kanta Singha	J & S. DEVELOPER-5.34 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Tari, JI No: 68, Pin Code : 734013

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 444, LR Khatian No:- 6989	Owner:শশী কান্ত সিংহ, Gurdian:মৃত টুলাই সিংহ, Address:বিজ, Classification:বৃন্দী, Area:0.05340000 Acre,	Mr Shashi Kanta Singha
L2	LR Plot No:- 444, LR Khatian No:- 6990	Owner:রশোলাল সিংহ, Gurdian:মৃত টুলাই সিংহ, Address:বিজ, Classification:বৃন্দী, Area:0.05330000 Acre,	Mr Jasholal Singha
L3	LR Plot No:- 444, LR Khatian No:- 6991	Owner:তারনী সিংহ, Gurdian:মৃত টুলাই সিংহ, Address:বিজ, Classification:বৃন্দী, Area:0.05330000 Acre,	Mr Tarani Kanta Singha
L4	LR Plot No:- 445, LR Khatian No:- 6989	Owner:শশী কান্ত সিংহ, Gurdian:মৃত টুলাই সিংহ, Address:বিজ, Classification:বৃন্দী, Area:0.05330000 Acre,	Mr Shashi Kanta Singha
L5	LR Plot No:- 445, LR Khatian No:- 6990	Owner:রশোলাল সিংহ, Gurdian:মৃত টুলাই সিংহ, Address:বিজ, Classification:বৃন্দী, Area:0.05330000 Acre,	Mr Jasholal Singha
L6	LR Plot No:- 445, LR Khatian No:- 6991	Owner:তারনী সিংহ, Gurdian:মৃত টুলাই সিংহ, Address:বিজ, Classification:বৃন্দী, Area:0.05340000 Acre,	Mr Tarani Kanta Singha

Endorsement For Deed Number : I - 040300712 / 2024

On 31-01-2024

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 12:40 hrs on 31-01-2024, at the Office of the A.D.S.R. BAGDOGRA by Mr Jasholal Singha , 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 1,51,20,000/-

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

Execution is admitted on 31/01/2024 by 1. Mr Shashi Kanta Singha, Son of Late Tulai Singha, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Business, 2. Mr Tarani Kanta Singha, Alias Mr Tarani Singha, Son of Late Tulai Singha, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Business, 3. Mr Jasholal Singha, Son of Late Tulai Singha, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Business

Indetified by Mr Sirajul Hoque, , Son of Mr Ajarul Md, Karnajora, P.O: Karnajora, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733130, by caste Muslim, by profession Business

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

Execution is admitted on 31-01-2024 by Mr JAY DEV JHA, PARTNER, J & S. DEVELOPER (Partnership Firm), Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134

Indetified by Mr Sirajul Hoque, , Son of Mr Ajarul Md, Karnajora, P.O: Karnajora, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733130, by caste Muslim, by profession Business

Execution is admitted on 31-01-2024 by Mrs ANITA JHA, PARTNER, J & S. DEVELOPER (Partnership Firm), Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134

Indetified by Mr Sirajul Hoque, , Son of Mr Ajarul Md, Karnajora, P.O: Karnajora, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733130, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 56.00/- (E = Rs 56.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 56/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 31/01/2024 12:50AM with Govt. Ref. No: 192023240364628538 on 31-01-2024, Amount Rs: 56/-, Bank: SBI EPay (SBlePay), Ref. No. 3161392131927 on 31-01-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,070/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,070/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1217, Amount: Rs.5,000.00/-, Date of Purchase: 09/01/2024, Vendor name: S K Talukdar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 31/01/2024 12:50AM with Govt. Ref. No: 192023240364628538 on 31-01-2024, Amount Rs: 35,070/-, Bank: SBI EPay (SBlePay), Ref. No. 3161392131927 on 31-01-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2024, Page from 13921 to 13949
being No 040300712 for the year 2024.



[Handwritten signature]

Digitally signed by YOGEN TSHERING BHUTIA
Date: 2024.01.31 15:59:38 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 31/01/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.