

2066/24

I 2068/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 561462

K 561462

Rm
1450.
19-2-24



Abhis Agawal

CRD BUILDERS PRIVATE LIMITED

Rajesh Saha
DIRECTOR

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT IS MADE ON THIS

THE 19th DAY OF FEBRUARY, 2024

BETWEEN

Q 2000 43523724.

Cont/2

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

Rm
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

19 FEB 2024

N. J. Stamp

SL. No. 185 Date 07/02/24

Sold to C.R.D. Builders Pvt Ltd

Slg

of

Value 5000/- Rupees Five Thousand only

Bank



JAYABRATA BANIK

Govt. Stamp Vender

A.D.S.R. Office Bagdogra

L/No- 539-R.M/Darjeeling

Year 2007

K 891483



Handwritten mark

Adl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri.

19 FEB 2024

19 FEB 2024

Aditi Agarwal.
 CRD BUILDERS PRIVATE LIMITED
 Dipak Saraf
 DIRECTOR

MISS ADITI AGARWAL D/O SRI MANOJ AGARWAL
 (PAN - BXUPA6134K) (AADHAR - 7699 2660 4733), Indian by
 Citizenship, Hindu by religion, Household by occupation, resident of
 Kanchantala, Shopara, P.O. Dhuliyani, P.S. Samsanganj, Dist.
 Murshidabad, hereinafter called the "FIRST PARTY" as "OWNER"
 (Which expression shall mean and include unless excluded by or
 repugnant to the context her heirs, executors, successors, administrators,
 representatives and assigns as the case may be) of the ONE PART.

A N D

CRD BUILDERS PRIVATE LIMITED, (PAN-AAECC7534N), a
 private Limited Company, CIN No.U70109WB2012PTC175149 having
 its registered office at Swastik Apartment, Sukanta Sarani, Milanpally,
 P.O & P.S Siliguri, Dist-Darjeeling, West Bengal – 734005, represented
 by one of its director SRI DIPAK KUMAR SARAF,
 (PAN AJRPS1476Q, AADHAR NO: 4513 6758 4804) S/O SRI RAM
 LAL SARAF, Hindu by religion, Business by occupation, resident of
 Sukanta Sarani, Milanpally, P.O & P.S Siliguri, Dist-Darjeeling,
 hereinafter called the "SECOND PARTY" as "DEVELOPER",
 (which expression shall mean and include unless excluded by or
 repugnant to the context their partners, their heirs, successors, executors,
 legal representatives, administrators and assigns) of the OTHER PART.

A N D

WHEREAS one MISS ADITI AGARWAL D/O SRI MANOJ
AGARWAL became the owner of land measuring 4 Kathas,
 appertaining to and forming part of R.S. Plot No. 56, corresponding to
 L.R Plot No. 146 recorded in R.S. Khatian No. 757/30, situated within
 Mouza - Dabgram, J. L. No. 02, Sheet No. 15 (R.S) & 168 (L.R), P.S.
 New Jalpaiguri, Within the Jurisdiction of Siliguri Municipal Corporation
 of Ward No. 31, Dist -Jalpaiguri by virtue of registered Deed being
 document No. I-10857 dated 29/12/2021 executed by Sri Ajit Mallick
 S/o Tripura Charan Mallick and Smt. Ratna Mallick W/o Sri Ajit Mallick,
 registered at the office of Addl. District Sub Registrar, Bhaktinagar, Dist.
 Jalpaiguri, recorded in Book No. I, for the year 2021 having permanent,
 heritable and transferable right, title and interest therein free from all
 encumbrances and charges whatsoever.

Aditi Agarwal
 SRD BUILDERS PRIVATE LIMITED
 Tapas Nandi
 DIRECTOR

WHEREAS one MISS ADITI AGARWAL D/O SRI MANOJ AGARWAL became the owner of land measuring 01 Kathas, appertaining to and forming part of R.S. Plot No. 56, corresponding to L.R Plot No. 143 recorded in R.S. Khatian No. 757/30, situated within Mouza - Dabgram, J. L. No. 02, Sheet No. 15 (R.S) & 168 (L.R), P.S. New Jalpaiguri, Within the Jurisdiction of Siliguri Municipal Corporation of Ward No. 31, Dist -Jalpaiguri by virtue of registered Deed being document No. **I-1470 dated 01/02/2022** executed by Sri Tapas Nandi S/o Late Haripada Nandi and others, registered at the office of Addl. District Sub Registrar, Bhaktinagar, Dist. Jalpaiguri, recorded in Book No. I, for the year 2022 having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS being owner in such possession the first party/Owner has mutated his name in respect of aforesaid plot of land measuring 7.87 decimal in the Record-of-Rights and thereafter separate Khatian is opened in his name being L.R. Khatian No. 862 & 859 and L.R. Plot No. 143 & 146.

AND WHEREAS in view of the above, the first party is now the absolute owner and in his khas physical possession of all that homestead land measuring **5 Kathas** as fully described in the Schedule- 'A' appended herein below (**which is subject to these presents**) and got permanent heritable and transferable right, title and interest therein, free from all encumbrances, charges, attachment, lispendences and trust whatsoever and howsoever.

AND WHEREAS the first party/owner is desirous of developing the aforesaid landed property by constructing a three storied (G+2) residential building as per Building Plan No. SWS-OBPAS/0104/2023/2066, to be sanctioned by the Siliguri Municipal Corporation.

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AND BUILDERS PRIVATE LIMITED

Ripon Sen

DIRECTOR

AND WHEREAS the first party/owner have decided to get the work of Development done by the Developer on certain terms and conditions.

AND WHEREAS upon the aforesaid representation of the owner and subject to verification of the title of the owner concerning the said land, the Developer has agreed to develop the said landed property by constructing a three (G+2) storied residential building on the said land in accordance with the sanctioned building plan on the terms and conditions hereinafter appearing.

AND WHEREAS in order to avoid all future disputes and differences in between the parties, it has been thought fit and proper to put into writing the terms and conditions as mutually agreed by and between the parties.

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

ARTICLE - 1

OBJECT

The object behind this Agreement is to construct and/or caused to be constructed a three (G+2) storied building on the said Schedule "A" land, and in the process to generate fund which will meet all costs of construction, all expenses and/or remuneration, incidental expenses thereto, the owner, being devoid of technical know-how capability and finances as well, has engaged the Developer. It being expressly declared by the first party/owner and understand by the Developer that all the Development costs shall be borne by the Developer.

ARTICLE - II

TITLE AND INDEMNITY BY THE OWNERS

- 1] The first party/owner hereby declares that he has good right and title in the said land of Schedule "A" below and has full power to enter into this Agreement for Development.
- 2] The first party/owner declares that the said property of schedule "A" is free from all encumbrances and charges or claims whatsoever and the entire property is in exclusive possession of the first party/owner and the first party/owner hereby undertake to indemnify the Developer from, and against any such encumbrances, charges or claims whatsoever arise in future.



Aditi Agnewal

SRD BUILDERS PRIVATE LIMITED
 DIRECTOR

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- 3] The first party/owner also undertakes that the Developer shall be entitled to construct and complete the building upon the land of Schedule "A" as agreed between the parties hereto, to enter into an agreement/s with intending transferee/s and/or purchaser/s for the Flat, Garage, shop, office etc. and proportionate undivided share of land to the developer's allocation, to receive money from them or any of them. The first party/owner or his successors undertake to indemnify the Developer from and against all losses and damages and costs, charges, expenses, suffered or incurred as a result of any breach of this undertaking.
- 4] Upon the execution of these presents, the first party/owner shall deliver to the Developer all original copies of documents of title and other necessary papers relating to the said land of Schedule "A".

ARTICLE - III

TITLE & INDEMNITY BY THE DEVELOPER

- 1] The Developer will be solely and fully responsible for proper and legal construction of the said project in the said land of Schedule "A" in accordance with the sanctioned Building Plan to be passed by the Siliguri Municipal Corporation.
- 2] The Developer shall deliver to the first party/owner all necessary copies of documents and papers relating to this Agreement.
- 3] The Developer shall keep the first party/owner indemnified from and against all actions, suits, proceedings, costs, charges and expenses because of any wrongful or illegal construction or Deviation of the sanctioned plan or non-compliance of any Rules regarding the Building construction or arising out of negligence and error of the Developer and/or its men or Agents.

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Abhishek Bhardwaj

CRD BUILDERS PRIVATE LIMITED

Abhishek Bhardwaj

DIRECTOR

ARTICLE - IV

DEVELOPMENT RIGHT

- 1] The first party/owner grants exclusive right to the developer to develop the said property in such manner as the Developer deem fit and proper but in consistence of the provisions contained herein and in accordance with the sanctioned plan and the specification of Municipal Corporation, Siliguri.
- 2] The first party/owner shall from time to time and at any time submit and/or join with the Developer in submitting the Building Plan and/or revise the Building Plan and shall sign all such papers, documents etc. required to be signed. Developer shall be able to change the Building Plan as shall be required by the Municipal Corporation, Siliguri or any other Government Authority as aforesaid to comply with the aforesaid permission, clearance or approval to be submitted in the name of the first party/owner and at the cost of the Developer.
- 3] That first party/owner shall execute a General Power of Attorney/s in favour of the Developer and/or in the name of partner/s of the firm of the Developer, as suggested by them, authorizing the Developer to carry out all sort of Development works of the said premises and/or to construct the building according to sanctioned Plan including the Drawing of the Plan and to sign the said plan for and on behalf of the first party/owner and also to obtain necessary sanction from the Siliguri Municipal Corporation and also empowering the Developer to enter into agreement with the intending purchaser/s, execute necessary sale deed and receive consideration against the sale of flat and garage/s, shop etc. out of **Developers allocation** and the said **General Power of Attorney shall remain in force until and unless the Project of Building as aforesaid is completed and different Flats and garages etc. are disposed and/or transferred to and in favour of different purchaser/s, and/or person/s.**
- 4] That simultaneously with the execution of these presents, Developer shall have the constructive possession of the said land with a view and views and purposes envisaged herein.

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Aditi Agrawal

CRD BUILDERS PRIVATE LIMITED

Dipak Sen

DIRECTOR

ARTICLE - V**BUILDING AND CONSTRUCTION**

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

ARTICLE - VI**CONSIDERATION**

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

ARTICLE - VII**AUTHORITIES**

- 1] The owner shall be at liberty and entitled to transfer or otherwise dispose of or deal with the said owner's allocation in his absolute discretion.

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CRD BUILDERS PRIVATE LIMITE

Rupali Saha

DIRECTO

- 2] On requisition by the Developer, the owner shall sign and execute all necessary papers, petitions, plan and document to implement the true meaning of these presents.

ARTICLE – VIII

DEFAULT

The Developer shall hand over the owner's allocation within 1 (one) from the date of execution of said Development agreement and except exigencies arising out of circumstances beyond the Developer's control such as natural calamities, earth quake, flood, civil riot etc.

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

ARTICLE - IX

RULES & REGULATIONS

- 1] The developer shall abide by all Laws, Bye-laws, Rules and Regulations of the Government, Local Bodies and Authorities and shall attend to answer and be answerable for any deviation, violation and for breach of any of the said Laws, Bye-laws, Rules and Regulations etc.
- 2] Not to do any act, deed or thing, for which the party hereto may be exposed to any penal consequences.
- 3] Not to do any act or action which would hamper the right of the respective parties.

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CRD BUILDERS PRIVATE LIMITED

Rafiqul

DIRECTOR

ARTICLE - X

TAXES

All rates including electric bill charges, taxes and out goings in respect of the said premises shall be the liability of the owner up to the date of delivery of possession to the developer. Thereafter, the developer will bear the said rates and electricity charges, taxes etc. up to the date of delivery of possession to the owner and other transferees of the said building in the said premises and from the date of delivery of possession to the owners and the transferees, who shall be liable for such taxes and charges according to the proportionate area of the respective flats and garages, shops etc. till Mutation and thereafter. GST will be borne by the respective parties on their part of allocation. The developer shall not be liable to pay GST on owner's allocation.

ARTICLE - XI

MISCELLANEOUS

- 1] Any notice to be given by either party to the other party shall be without prejudice to any other mode of service be deemed to have been delivered or served if delivered by hand or by registered post at the addresses mentioned herein.
- 2] The developer will also have the control and right to commercially exploit the developer's allocation as mentioned in schedule- 'C' and to sell, transfer and convey other flats and garages/spaces within its allocation on such terms and conditions as the developer think fit and proper.
- 3] The owner will have only the exclusive right to the Flats and portions allotted to him as owner's allocation as mentioned in schedule - 'B' free from all costs and charges.
- 4] That in consideration of the right and authority given to the developer by the owner, the developer will construct flats for the owner as per the specification contained in Schedule - B below.

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10/10/2019
 Adul's
 Agreed

DEPARTMENT OF
 PRIVATE LANDS
 10/10/2019
 DIRECTOR

- 5] That whatever structures and buildings are to be constructed on the land described in the Schedule - A below including the owner's allocation including flats must be constructed with standard materials and according to the sanctioned Plan and Specifications annexed.
- 6] The owner have also agreed with the developer that he shall have no claim or right in the premises of the project, except owner's allocation, and the developer shall have the absolute authority to transfer, sell and convey the properties in the premises and building to be constructed on the said land on the strength of Power of Attorney or Attorneys executed by the owners/first parties to and in favour of the Developer.
- 7] That the heirs and successors of the respective parties shall have bound to follow this Agreement in future.

SCHEDULE OF LAND "A" ABOVE REFERRED TO

All that piece or parcel of Homestead land measuring **5 Kathas**, appertaining to and forming part of R.S. Plot No. 56 Corresponding to L.R Plot No. 143 & 146, recorded in R.S. Khatian No. 757/30 Corresponding to L.R. Khatian No. 862 & 859, situated within Mouza - Dabgram, J. L. No. 02, Sheet No. 15 (R.S) & 168 (L.R), P.S. New Jalpaiguri, Within the Jurisdiction of Siliguri Municipal Corporation of Ward No. 31, Holding No. VL/100/B/38, Dist -Jalpaiguri. As per RoR & Proposed Use of Land Bastu, Situated at Ashok Nagar.

The said land is butted and bounded as follows :

- On the North - Single Storey Residential Building of Tapas Nandi;
 On the South - Single Storey Residential Building of Rekha Nandi;
 On the East - Land and Single Storey Residential Building of Suman Dutta & Subash Roy;
 On the West - 17 ft wide S.M.C Metal Road;

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Shri Agard

CRD BUILDERS PRIVATE LIMITED

Deepa Saini

DIRECTOR

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

ALL THAT entire three storied (G+2) building comprises of two flats measuring about 755 Sq. ft. (Carpet Area) 835 Sq.ft. (Built up area) & 1000 Sq. ft. (Including Super built up area) being Flat No. 1C & 2D at First Floor and Second Floor respectively, as per plan to be sanctioned constructed on the Schedule-'A' land, flats will be completed in all respect according to sanctioned building plan of the Siliguri Municipal Corporation together with undivided proportionate share of land and common parts of the building and with the below mentioned specifications,

SPECIFICATION OF CONSTRUCTION OF FLAT

- a) **FLOOR** : Entire Floor finished with Tiles.
 b) **WALL** : 5-five inches Brick wall with lime punning finished only ;
 c) **DOORS** : All doors are Flush Doors.
 d) **WINDOWS** : Aluminium sliding Windows.
 e) **BATH & KITCHEN** : Finished with marble and tiles and standard CP fittings
 g) **ELECTRIFICATION** : concealed wiring, with required points and modular switches (without fittings)

The project of the entire building including the owner's allocation shall be completed by the developer in all respect with running water system to all the flats of plumbing materials & also with pucca drain for out-let of water together with sewerage system including septic tank common with other occupants.

SCHEDULE "C" ABOVE REFERRED TO
DEVELOPER'S ALLOCATION

ALL THAT Building consisting of several flats and parking spaces and other areas (except owner allocation) to be constructed on the Schedule - 'A' land by the Developer according to the sanctioned building plan of the Siliguri Municipal Corporation, together with undivided proportionate share of land and common parts of the building.

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

WITNESSES:

1. *Rupeshdas .*
S/o. R. Das .
Khalpara
Siliguri.

2) *Utsab Basu*
s/o Ujjwal kanti Basu
Deshbandhupara
Siliguri, 734004

Elite group.

SIGNATURE OF OWNERS
CRD BUILDERS PRIVATE LIMITED

Ajay Sar

SIGNATURE OF DEVELOPER
DIRECTOR

Drafted & printed in my office & read over and explained to the party by me as per instruction of the party

(Ajay Kumar Mitruka)

(AJAY KUMAR MITRUKA)

Advocate, Siliguri.

Enrol, No. WB/797/2006

Rules 44A of Indian Registration Act, 1908
 Claimant sheet signature



<i>Aditi</i>		Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Signature with date *Aditi Agarwal*
19/02/2024.



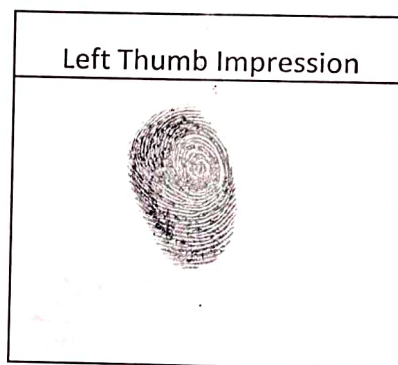
<i>Apas Sarda</i>	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Signature with date _____

CRD BUILDERS PRIVATE LIMITED

Apas Sarda
 DIRECTOR

IDENTIFIER PHOTO SHEET



Rupesh Das

Signature with date

Major Information of the Dood



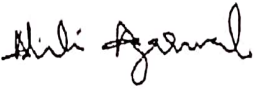
Deed No :	I-0711-01068/2024	Date of Registration	19/02/2024
Query No / Year	0711-2000435235/2024	Office where deed is registered	
Query Date	17/02/2024 7:51:18 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	AJAY MITRUKA Thana : Siliguri, District : Darjooling, WEST BENGAL, Mobile No. : 7679105800, 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		
Stampduty Paid(SD)	Rs. 58,50,002/-		
Rs. 7,020/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 21/- (Article:E, E, E)		
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assoment slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- New Jalpaiguri, Municipality: SILIGURI MC, Road: Ashoke Nagar Ward no 31, Mouza: Dabgram Sheet No - 15, JI 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-56	RS-757/30	Bastu	Bastu	5 Katha		58,50,002/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
Grand Total :					8.25Dec	0 /-	58,50,002 /-	

Land Lord Details :



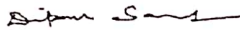
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Miss ADITI AGARWAL (Presentant) Daughter of MANOJ AGARWAL Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 19/02/2024 ,Place : Office	 <small>19/02/2024</small>	 Captured <small>LTI 19/02/2024</small>	 <small>19/02/2024</small>

KANCHANTALA, SHOPARA, City:- Dhulian, P.O:- DHULIYAN, P.S:-Samserganj, District:- Murshidabad, West Bengal, India, PIN:- 742202 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BXxxxxxx4K, Aadhaar No: 76xxxxxxx4733, Status :Individual, Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 19/02/2024 ,Place : Office




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	CRD BUILDERS PRIVATE LIMITED SWASTIK APARTMENT, SUKANTA SARANI, MILANPALLY, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 , PAN No.:: AAxxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri DIPAK KUMAR SARAF Son of RAM LAL SARAF Date of Execution - 19/02/2024, , Admitted by: Self, Date of Admission: 19/02/2024, Place of Admission of Execution: Office		 Captured	
		Feb 19 2024 1:26PM	LTI 19/02/2024	19/02/2024
	SUKANTA SARANI, MILANPALLY, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CRD BUILDERS PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RUPESH DAS Son of Mr R DAS KHALPARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005		 Captured	
	19/02/2024	19/02/2024	19/02/2024
Identifier Of Miss ADITI AGARWAL, Shri DIPAK KUMAR SARAF			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Miss ADITI AGARWAL	CRD BUILDERS PRIVATE LIMITED-8.25 Dec

Endorsement For Deed Number : I - 071101068 / 2024

On 19-02-2024

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 : 4B (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:50 hrs on 19-02-2024, at the Office of the A.D.S.R. BHAKTINAGAR by Miss ADITI AGARWAL ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 58,50,002/-

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

Execution is admitted on 19/02/2024 by Miss ADITI AGARWAL, Daughter of MANOJ AGARWAL, KANCHANTALA, SHOPARA, P.O: DHULIYAN, Thana: Samsorganj, , City/Town: DHULIAN, Murshidabad, WEST BENGAL, India, PIN - 742202, by caste Hindu, by Profession Business

Identified by Mr RUPESH DAS, , Son of Mr R DAS, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

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

Execution is admitted on 19-02-2024 by Shri DIPAK KUMAR SARAF, DIRECTOR, CRD BUILDERS PRIVATE LIMITED (Private Limited Company), SWASTIK APARTMENT, SUKANTA SARANI, MILANPALLY, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Identified by Mr RUPESH DAS, , Son of Mr R DAS, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/02/2024 10:04AM with Govt. Ref. No: 192023240388917668 on 19-02-2024, Amount Rs: 21/-, Bank: SBI EPay (SBIePay), Ref. No. 9951770835735 on 19-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,020/-

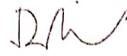
Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 185, Amount: Rs.5,000.00/-, Date of Purchase: 07/02/2024, Vendor name: Jayabrata Banik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 19/02/2024 10:04AM with Govt. Ref. No: 192023240388917668 on 19-02-2024, Amount Rs: 2,020/-, Bank: SBI EPay (SBIePay), Ref. No. 9951770835735 on 19-02-2024, Head of Account 0030-02-103-003-02



Biswarup Goswami
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 0711-2024, Page from 24319 to 24337
being No 071101068 for the year 2024.



DW

Digitally signed by BISWARUP GOSWAMI
Date: 2024.02.23 17:02:05 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 23/02/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.