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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 436254

K 436254

13.20

Prs for fm.

Ono. 1988320/24.

**DEVELOPMENT AGREEMENT OF CONSTRUCTION
AGREEMENT BETWEEN LANDOWNERS
AND DEVELOPER**

Bimale Bortha

Sampa Sarkar Das

DOOARS QUAD GROUP

Ashok Kumar Bolar
Partner

DOOARS QUAD GROUP

Chaital Basumaty
Partner

DOOARS QUAD GROUP

Kamul Sankar
Partner

DOOARS QUAD GROUP

Neelendu Dey
Partner

Certified that the endorsement sheet
and signature sheet enclosed in this
document are part of the document

Page 1 of 18

Dwaipayan Ray
Advocate

Renuk Doh
Addl. Dist. Sub-Registrar
Alipurduar

25.11.2021

SI. No. 5260 Date: 25/7/24
Name: Devars Quad Group
Address: Alipurduar
Rupees 5000/-

0005

Stamp Vendor
Tannoy Biswas
License No.- 02/2018



ALIPURDUAR COURT :: DIST. ALIPURDUAR



Addl. Dist. Sub-Registrar
Alipurduar

25 JUL 2024

Advocate
Dwaripayan Ray

Bimala Bothra

Sampa Sarkar Das

DOOARS QUAD GROUP

Ashok Kumar Barman
Partner

DOOARS QUAD GROUP

Ujjal Barman
Partner

Kamal Sarkar

DOOARS QUAD GROUP

Partner

DOOARS QUAD GROUP

Niridh Das
Partner

This agreement is made on this 25th day of July, 2024.

BETWEEN

1. **MRS. BIMALA BOTHRA**, PAN - AHLPB2480M, wife of Mr. Ashok Kumar Bothra, residing at Mankachar Bazar, P.O. Mankachar, P.S. Mankachar and Dist. Dhubri, Assam, Pin- 783131, by faith Hindu, by Occupation Housewife, by Nationality Indian, hereinafter referred to and called as the "**THE 1st LAND OWNER**" (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his respective legal heirs, successors, legal representatives, administrators, executors and assignees) of the **FIRST PART**;

AND

2. **MRS. SAMPA SARKAR DAS**, PAN - DYLPD5869L, wife of Mr. Kamal Sarkar, residing at Netaji Road, P.O. , P.S. and Dist. Alipurduar, W.B., Pin- 736121, by faith Hindu, by Occupation Housewife, by Nationality Indian, hereinafter referred to and called as the "**THE 2nd LAND OWNER**" (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his respective legal heirs, successors, legal representatives, administrators, executors and assignees) of the **SECOND PART**;

AND

DOOARS QUAD GROUP, a Partnership Firm, PAN- AATFD4803D, having its head office at C/o. House of Nitai Pal, Sammilani Club, Madhab More, P.O., P.S. and Dist. Alipurduar, Pin- 736121, represented by its Partners namely,

1. **MR. ASHOK KUMAR BOTHRA**, Son of Late Jhumar Mal Bothra, by Occupation- Business, By faith- Hindu, Nationality – Indian, resident of Mankachar Bazar, P.O. Mankachar, P.S. Mankachar and Dist. Dhubri, Assam, Pin- 783131,
2. **MR. UJJAL BARMAN**, Son of Mr. Nirmal Barman, by Occupation- Business, By faith- Hindu, Nationality – Indian, resident of Ward No. 16, New Alipurduar, Post Office, Police Station and District – Alipurduar, PIN – 736121, W.B.,
3. **MR. KAMAL SARKAR**, Son of Late Amal Sarkar, by Occupation- Business, By faith- Hindu, Nationality – Indian, resident of 34 No. Plot, Purba Netaji Road, Post Office, Police Station and District – Alipurduar, PIN – 736121, W.B.,

Bimla Bothra

Sampa Sarkar Das

DOOARS QUAD GROUP

Ashok Kumar Bolarie
Partner

Ullal Barmen

DOOARS QUAD GROUP

Partner

DOOARS QUAD GROUP

Kamal Saikun
Partner

DOOARS QUAD GROUP

Mridul Dey
Partner

AND

4. **MR. MRIDUL DEY**, Son of Late Madhusudan Dey, by Occupation- Business, By faith- Hindu, Nationality – Indian, resident of Bholardabri, Post Office – Bholardabri, Police Station and District – Alipurduar, PIN – 736123, W.B., hereinafter referred to and called as the '**DEVELOPER**' (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its partners, successors-in-office, legal heirs, executors, administrators, legal representatives and assignees) of the **OTHER PART**.

WHEREAS

That one Mr. Biswajit Sarkar, S/o. Late Subhash Chandra Sarkar, R/o. Alipurduar College Road, ward No. 19, P.O., Alipurduar Court, P.S. & Dist. Alipurduar – 736122, purchased one piece of land measuring 14 decimals, under Mouza Damanpur, P.S. & Dist Alipurduar, through a registered sale deed, vide sale deed no. I- 3433, date of registration 21/07/2016, which was registered before ADSR, Alipurduar and after purchasing said land, said Mr. Biswajit Sarkar, mutated the said land in favour of him.

WHEREAS

AND thereafter on 27/09/2023, said Mr. Biswajit Sarkar sold 07 decimals of land to Mrs. Bimla Bothra (i.e. the 1st land owner of this deed) out of his afore stated 14 decimals of land through a registered sale deed, duly registered before DSR, Alipurduar, vide sale deed no. I – 4177, and thus she became the owner and possessor of the said land and on later occasion said Mrs. Bimla Bothra mutated the land in her favour from BL & LRO- I, Alipurduar. AND that the specification of the said land is fully and particularly mentioned in the Schedule A, below.

WHEREAS

AND on 27/09/2023, said Mr. Biswajit Sarkar also sold 07 decimals of land to Mrs. Sampa Sarkar Das (i.e. the 2nd land owner of this deed) through a registered sale deed, duly registered before DSR, Alipurduar, vide sale deed no. I – 4176, and thus she became the owner and possessor of the said land and on later occasion said Mrs. Sampa Sarkar Das mutated the land in her favour from BL & LRO- I, Alipurduar. AND that the specification of the said land is fully and particularly mentioned in the Schedule B, below.

Bimala Borthra

Sampa Sarkar Das

DOOARS QUAD GROUP

Ashok Kumar Borthra
Partner

Adul Borthra

DOOARS QUAD GROUP

Partner

DOOARS QUAD GROUP

Komal Sarkar
Partner

DOOARS QUAD GROUP

Mridul Dey
Partner

WHEREAS

The Developer approached to the Owners of this deed with an offer to develop the said lands of the respective owners and shown a plan for construction of a G+ 4 multistoried building.

AND WHEREAS

The Developer which on being assured by the Owners that the said respective properties are free from all sorts of encumbrances, attachments, charges, legal flaws, claims, demands, dues, notices, religious or family disputes, etc., and that the said property has been acquired by the respective owners through the due course of law, has/have agreed to construct and develop a multi-storied building on the land of both the respective owners beneath of the said property, on the terms and conditions that are set forth hereinafter.

AND WHEREAS

That both the Owners have agreed to authorize the Developer to develop their respective land described in the schedule- A and B respectively, in accordance with the plan for the purpose of sale of flats/units/garages etc.

AND WHEREAS

It is decided by the parties of this deed that the name of the multi-storied building shall be decided by the Developer on later occasion.

AND WHEREAS

The both the owners have agreed to execute and /or join in execution of the deeds in favour of buyers/transferees/mortgagees/donees/tenants etc. for due transfer of the flats/units/garages/apartments to be constructed (except the owners flats/apartments/units/garages) and/or the Owners will do the needful and authorize the Developer through the proper course of law for executing such deeds in favour of respective transferees before the competent authority.

AND WHEREAS

The Developer has undertaken to take the necessary permission, the clearance certificates and necessary permission from the Authorized Officer appointed under the state laws and Municipal Authority or any other authorities in relation to the development and construction of the said multi-storied building and to comply with all other provisions of law, both central and state.



Bimela Bothra

Sampa Sarkar Das

DOOARS QUAD GROUP

Ashok Kumar Boina
Partner

DOOARS QUAD GROUP

Chaitanya Bhowmik
Partner

DOOARS QUAD GROUP

Kanay Sankar
Partner

DOOARS QUAD GROUP

Mridul Dey
Partner

NOW THEREFORE THESE PRESENTS WITNESSETH and the parties hereby agree as follows:-

1. This agreement has commenced and/or shall be deemed to have been commenced on and/or with effect from the date of execution of these presents agreement and shall remain in force until completion of the development and construction of the said project.
2. The developer hereby undertake to commence the construction within 2 months of execution of these presents and complete the construction on or before the expiry of 36 months from the date of starting the construction of work in accordance with the plans duly approved and sanctioned by the concerned authority. But the time period as averted can be extended for any delay caused by any unforeseeable circumstances (Force Majeure i.e. any natural calamities, pandemic situation, outbreak of any contagious disease, strikes, riot, war, shortage of building materials, scarcity of workers etc.) that can prevent the Developer from completing the structure in due time as averted before.
3. The Owners will furnish all original documents to the Developer in respect of the Schedule A and B, but the Developer will not be possessed any right to mortgage the same before any financial institution and after completion of project the developer will return the said original documents to the owners.
4. The owners shall hand over the total possession of the said land to the Developer and entrust the work and the right to develop the said property and to construct a G+4 building.
5. The Owners hereby give power and permission to the Developer to enter upon the land with full right and authority with men, machineries, equipments and materials to commence, carry on and complete development and construction thereon of the multi-storied building.
6. In consideration of the Owners having given power and permission to the Developer to enter upon the said land and in consideration of having agreed to entrust to the Developer to develop and construct the multi-storied building on the said land as per the sanctioned plan by the competent authority and to confer upon the Developer rights, powers, privileges and benefits mentioned in these presents, the Developer agrees to give unconditional possession of - one flat on the 2nd floor being numbered B and one flat on 3rd floor being numbered D and one garage on the ground floor to the 1st Owner of this deed namely Mrs. Bimela Bothra and one flat on the 2nd floor being numbered A and one flat on 3rd floor being numbered C and one garage on the ground floor to the 2nd Owner of this deed namely Mrs. Sampa Sarkar Das and which shall be duly constructed according to the plan of the building and shall be handed over to the respective Owners as per the above mentioned settlement. AND the owners have got every right to enjoy the common

Bimoley Bothra

Sampa Sarkar Das

DOOARS QUAD GROUP

Ashok Kumar Boina
Partner

DOOARS QUAD GROUP

Ushu Berman
Partner

DOOARS QUAD GROUP

Kamal Sankar
Partner

DOOARS QUAD GROUP

Meenul Das
Partner

facilities and amenities of the said apartment along with the other prospective residents of the said building/ apartment. AND after the completion of the project and the Developer shall be bound to hand over the respective shares of the respective owners, the Owners shall bear all the cost/taxes/required expenses and common expenses in respect of her shares over the said apartment. AND at the time of hand over the allotted shares to the respective Owners, if any discrepancy is found, then in that event that discrepancy will be adjusted by the Developer as per the prevailing market price.

7. In developing the said land and constructing the said multi storied building the Developer shall obtain the requisite sanctions, permissions, clearance and authorizations from the authorities concerned under the relevant central and state acts and the rules and regulations in force at the Developer's own costs and expenses.
8. In accordance with the law and as required by the authorities concerned including the Municipal authority etc. the Developer shall bear all costs, charges and expenses and expenses of carrying out the work of development of the said property and construction and completion of the said multi-storied building, including drainage system, laying of cables, water pipes and obtaining connections for electricity etc. as might be necessary and required under the plans, sanctions, permissions of the authorities concerned and shall make the said property fit for occupation and use.
9. The Developer shall be entitled to make advertisements, hung up advertisement boards upon the said property and such other things as might be required for the purpose of sale of flats/units/garages etc. in the said premises/building to be constructed.
10. The Developer shall pay and discharge all taxes, rates and other levies on or in relation to the said land and building and payable by the owners or occupier thereof.
11. The Developer shall indemnify the owners in respect of all claims, damages or expenses payable in consequence to any injury to any employee, workmen, nominee, invitee while in or upon the said premises.
12. The Developer shall be at liberty to sell/transfer/rent/mortgage/transfer by way of gift etc. or allot flats or apartments or units or garages (except the owners flats/apartments/units/garages) in the said building to be constructed on the said land and to enter into agreements with the prospective buyers or allottees etc. individually or collectively and to receive the earnest and / or consideration money in respect thereof without any interference by or on behalf of the owners on such terms and conditions as the Developer might think fit and proper.
13. The Developer shall be at liberty to sell/transfer/rent/mortgage/transfer by way of gift etc. or allot flats or apartments or units or garages (except the owners' flats/apartments/units/garages) in the said building to be constructed on the said land and to enter into agreements with the prospective buyers or allottees etc. and those shall be in

Bimela Bhatia

Sampa Sarkar Das

DOOARS QUAD GROUP

Ashok Kumar Bhatia
Partner

DOOARS QUAD GROUP

Ujjwal Bhatia
Partner

DOOARS QUAD GROUP

Kamal Sankar
Partner

DOOARS QUAD GROUP

Arindam
Partner

accordance with the laws applicable and the rules and regulations governing the said building and flats and allow any of the parties to occupy any of the flats/units/garages etc..

14. The Developer shall be entitled to prepare, modify and/or alter the building plans in consultation with the Owners and to submit the same to concerned authority at the cost and expenses of the Developer. AND the Developer declares and undertakes that it will develop the land as per the sanctioned plan.
15. In case of any amendment and / or changes by the concerned rules and regulations and conditions and/or provisions under any statute for carrying out the construction work mentioned hereinabove it will be the responsibility of the Developer to comply therewith at its own cost and expenses and the owners will extend all possible discussion and assistance, if necessary to the Developer in complying therewith.
16. The building will be constructed with first class building materials and good workmanship and with such specifications more fully described in the schedule mentioned hereunder and strictly in accordance with the building plans.
17. It will be sole responsibility of the Developer to deal with the authorities concerned and to comply with the rules and regulations of the said multi-storied building and transfer thereof to the intending purchasers/transferees etc. of the flats and that the owners shall not be responsible in any manner whatsoever.
18. The Developer shall keep the owners fully indemnified against the proceedings in relation to the said development thereof, construction, completion, occupation and sale of the flats or otherwise in relation to or touching the subject matter of this agreement or for violation of any laws, rules or regulations or due accident, like death or injury to any worker or person who is engaged in or near the construction site or arising from any other way whatsoever.
19. That without causing prejudice to the rights of the owners, the Developer will be at liberty to enter into separate contracts in its own name with a building contractor, engineer, architect, other professionals and other including the prospective purchasers/transferees etc.
20. That immediately on the execution of these presents, the owners having given power and permission to the Developer for making the applications, proceedings, plans, license etc. to obtain necessary approval, sanction from the various required authorities.
21. That immediately on the execution of these presents, the owner herein shall execute a Power of Attorney in favour of the Developer for the purpose of signing and/or executing all the agreement of sale, sale deed and any other deeds/ deed of mortgage/ gift deed/



Bimala Bothra

Sampa Sarkar Das

DOOARS QUAD GROUP

Ashok Kumar Bhowmik
Partner

DOOARS QUAD GROUP

Effat Barzman
Partner

DOOARS QUAD GROUP

Kamal Sanyal
Partner

DOOARS QUAD GROUP

Mridul Dey
Partner

rental agreements etc. relating to transfer the units, apartments, flats, place of garage (except the allotted shares of the owners) and all the applications, proceedings, plans etc. to obtain necessary approval from the various authorities. The Owners and the Developer hereby agree that the said Power of Attorney shall not be under any circumstances be revoked by any of them as long as these presents subsist and remain binding upon the parties hereto. It is pertinent to mention here that the parties of this deed shall not do any illegal activity.

22. The owners shall sign, execute and deliver all such deeds, documents, papers and so all such acts deeds and things as may be required from time to time and co-operate with the Developer for the purpose of developing said land and for the smooth transfer of units/flats/garage to the prospective transferees/purchasers etc. (except the allotted shares of the owners).
23. That all disputes or differences in connection with these presents/agreement or carrying out of the works, whether during the progress of the work or after the completion or abandonment thereof shall be referred to the sole arbitration of two arbitrator, one to be appointed by each party.
24. That the parties of this Deed shall be bound to comply the terms and conditions of this presents.

SCHEDULE "A"

Description of Land of Bimala Bothra

All that land measuring 7 (seven) Decimals situated at District- Alipurduar, Police Station - Alipurduar, Alipurduar Municipality, J.L. No. 51 of Mouza - Damanpur, under state of West Bengal, Office of the Additional District Sub-Registrar/District- Sub Registrar, Alipurduar which is recorded in **L.R. Plot No. 1272** land measuring 7 decimals comprised in **L.R. Khatian No. 12142** stands in the name of the 1st OWNER namely Mrs. Bimala Bothra upon which the (G+4) storied building stands with classification- Bastu, including all easements rights, appendages, appurtenant thereon.

SCHEDULE "B"

Description of Land of Sampa Sarkar Das

All that land measuring 7 (seven) Decimals situated at District- Alipurduar, Police Station - Alipurduar, Alipurduar Municipality, J.L. No. 51 of Mouza - Damanpur, under state of West Bengal, Office of the Additional District Sub-Registrar/District- Sub Registrar, Alipurduar which is recorded in **L.R. Plot No. 1272** land measuring 7 decimals comprised in **L.R. Khatian No. 12143** stands in the name of the 2nd OWNER namely Mrs. Sampa Sarkar Das all easements rights, appendages, appurtenant thereon.

Bimala Bothra

Sampa Sarkar Das

DOOARS QUAD GROUP

Ashok Kumar Bhowmik
Partner

DOOARS QUAD GROUP

Rajul Bhowmik
Partner

DOOARS QUAD GROUP

Kamal Sankar
Partner

DOOARS QUAD GROUP

Mrudul Dey
Partner

The land in total 14 decimals (i.e. the land of Mrs. Bimala Bothra and Mrs. Sampa Sarkar Das) is butted and bounded as follows:

- North** : 22 ft wide Municipality pucca (metal) Road,
South : Bhabendra Nath Roy Singha and others,
East : Khokan Biswas and others,
West : 6 ft. kacha road and the land of Rakhal Das.

SCHEDULE "C"

OWNERS' ALLOCATION AND PROPORTIONED UNDIVIDED SHARE IN THE SCHEDULE "A" and "B" MENTIONED LAND.

All the constructed flats/apartments at the First floor of the said building, with all easement right of said floor and its ceiling with full ownership of all doors, windows, fittings, fixtures both sanitary and electrical with all external and internal wall with equal share of interest in the common staircase and proportionate share of land below the building with all ways and common passage with easement right to use the top of the roof and lift of the building with other co-owners with right and liberties to use the reservoir.

SCHEDULE "D"

(DESCRIPTION OF COMMON FACILITIES, COMMON AREAS AND COMMON USES)

01. Road and pathways, passages, stair-case of the building shall be used as entrance to and from the building to the road without any interruption or hindrance whatsoever.
02. Foundation, plinth, common walls, girders, rafters and all other supporting structures including top roof of the building.
03. Stair case and staircase landings and corridor on all the floors.
04. Common entry on the Ground floor.
05. Water pump, water tank, water pipes and common plumbing installation.
06. Drainage and sewerage.
07. Foundation, plinth, Common boundary wall and main gate, Girders, Rafters and all other supporting structure.
08. Top roof of the building (Partly).

Bimala Borthia

Sampa Sarkar Das

DOOARS QUAD GROUP

Ashok Kumar Borthia
Partner

DOOARS QUAD GROUP

Ujjwal Buzman
Partner

DOOARS QUAD GROUP

Kamal Sankar
Partner

DOOARS QUAD GROUP

Mrinal Dey
Partner

09. Lift, Front side Halogen light, stair light in each floor.
10. Common Two-wheeler parking place.
11. Such other common parts, vacant areas and equipments, installations, fixtures and fittings and space in or about the said building as are necessary for passage to the user and occupancy of the unit in common and such other common facilities as may be prescribed from time to time.
12. The land left vacant by the boundary walls in conformity with the rules of the concerned authority as shown in the Sanctioned Plan.

SCHEDULE "E"
(DESCRIPTION OF COMMON EXPENSES UNDER APARTMENT)

1. All Expenses for maintenance, operating, replacing, repairing, renovating, whitewashing, painting and repainting of the common portions and the common areas in the building including the outer walls of the building.
2. All expenses for running and operation all machinery, equipment and installations, comprised in the common portions including water pumps, including the cost of repairing, renovating and replacing the same.
3. The salaries, bonus and other emoluments and benefits of and all other expenses on the persons employed or to be employed for the common purposes such as caretaker security guard, sweepers, plumbers, electricians and other maintenance staffs.
4. All charge and deposits for supplies of common utilities to the co-owners in common.
5. G.P. Tax/ Municipality Tax, Water Tax (if any) and other levies in respect of premises and the building (save those separately assessed in respect of any unit of the purchaser).
6. All cost of formation and operation of the service organization including the office expenses incurred for maintaining the office thereof.
7. All Electricity charges for the electrical emergency consumed for the operation of the equipment and installation for the common services and lighting the common portions including system loss for providing electricity to the building.
8. All other expenses and/or out going as are incurred by the occupier (s) for the common purposes.

Bimela Mothora

Sampa Sarkar Das

DOOARS QUAD GROUP

Ashok Kumar Borah
Partner

DOOARS QUAD GROUP

Ushu Barman
Partner

DOOARS QUAD GROUP

Kamal Sankar
Partner

DOOARS QUAD GROUP

Midul Dey
Partner

9. Cost of running, maintaining, repairing and replacements of pumps, intercom systems and other common installation including their license, fees, taxes and other levies if any.

10. All litigation expenses incurred for all the common purpose and relating to common use and enjoyment of the common portions and for all common affairs of the blocks.

11. All other expenses and /or outgoing as are incurred by the service organization for the common purposes.

12. All expenses referred to above and management and maintenance of the common portions shall be borne and be paid proportionately in common by all Co-owners of the said building.

SCHEDULE "F"

TECHNICAL SPECIFICATION OF CONSTRUCTION OF THE BUILDING

- FOUNDATION & STRUCTURE:** The building is designed on RCC footing having earthquake resistant (as per zone 4) SOUND frame structure and raft or ISO foundation, Aesthetic look and excellent fittings.
- WALL:** 5" brick- inside cement plaster with white putty and primer - Outside cement Plaster with paint.
- FRANIE:** PVC Frame (Main door of 4" x 3" and other doors of 4" x 3")
- WNDOW:** Sliding aluminium window with clear glass and 10 mm square bar M.S. Grill protection.
- DOORS:** Tata Prabesh or similar product and polished with lock other doors of flush doors with wooden biting and lock.
- SANITARY WARE:** Indware or similar type (all white colour) and C.P. fitting of Mark or similar product.
- FLOORING:** Vitrified Tiles (2 x 2) on Bed Room and Dining Room and Kitchen, W.C. and Balcony.
- ROOF:** Covered with heat (Sun light) proof seal.
- KITCHEN:** With polished green granite top (24" wide) with stainless steel sink (22" x 18") 3" high glazed tiles over the platform, one number long sink cock.
- ELECTRIFICATION:** All wiring of copper (ISI) wires, Modular switched of Anchor or similar standard company will be provided.

Bimela Borthra

Sampa Sarkar Das

DOOARS QUAD GROUP

Ashok Kumar Borthra
Partner

DOOARS QUAD GROUP

Efful Barman
Partner

DOOARS QUAD GROUP

Kamal Saukay
Partner

DOOARS QUAD GROUP

Prasidw Dey
Partner

- a. Amp Point: 06 numbers (AC point, one refrigerator point), one geyser point, one inverter point, one washing machine point, one mixture point.
- b. Amp Point: 08 numbers (in master switch board four numbers, one water filter point, two TV points, one phone point.

Light point: 21 numbers (five tube light points, five fan points, three ex- fan points, one chimney point, one entry light point, two balcony light points, two-bathroom light points, one kitchen light point one calling bellpush point.

11. **WALL TILES:** In bathrooms up to 7 feet height and in kitchen up to 3 feet height above working table, Slab of Granite, top with stainless steel sink.
12. **STAIR CASE:** Marble finished with '4' Feet wide.
13. **TOILET:** a) PAN (One Indian and one Anglo-Indian)
 - b) Running water supply facility (Top shower)
 - c) Small basins and single cold-water shower.
 - d) One Hot and Cold-water mixture bath system.
 - e) Concealed CPVC piping water line.
 - f) Geyser point in common toilet.
14. **PAINTING:** In bed Rooms Door- Paint by putty and primer
.In Windows- Iron Grill with enamel paint finish.
Wall - Wall putty.

All aforesaid specifications may be changed keeping in view of the quality of the stipulated goods.

The respective Colour Pictures and Impressions of Ten Fingers of LAND OWNER & DEVELOPER taken in the separate sheet are to be considered as part of Sale Deed.

This deed have been prepared under instruction of parties of the Deed and this has been read over to the parties who admit the same to be correct and true and the parties of this Deed put their respective signatures on the 25th Day of July, 2024 at Alipurduar.

Dwaipayan Ray
Advocate

In witnesses WHEREAS of the LAND OWNERS & DEVELOPER subscribe their hands, seal this the day, month and year above mentioned.

Bimala Bothra

Signature of the LAND OWNER no. 1

Sampa Sarkar Das

Signature of the LAND OWNER no. 2

DOOARS QUAD GROUP

Ashok Kumar Boinra
Partner

DOOARS QUAD GROUP

Kamal Sankar
Partner

DOOARS QUAD GROUP

Abul Basman
Partner

DOOARS QUAD GROUP

Mridul Dey
Partner

Signature of the DEVELOPER

Drafted, read over and explained
by me and certified that
the documents contained 1
No. of N.J. Stamp & 12
Nos. of Demy Papers.

Dwaipayan Ray
Advocate, Alipurduar
Court Member W.B.
Bar Council, Kol
Enrollment No.
F/1060/1779 of 2013

Dwaipayan Ray
Advocate

WITNESSES:

Chanchal Saha
S/O - Mr. Parash Saha
Bhogadabri
Alipurduar, 736123.
Suhir Roy
Alipurduar Court

FINGER PRINT SHEET

Year - 20

No.

No.



Bimala Bothra

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

Bimala Bothra

Signature of the presentant with date



Sampa Sarkar Das

Left hand					
Right hand					

Sampa Sarkar Das

Signature with date



Ashok Kumar Bolkri

Left hand					
Right hand					

Ashok Kumar Bolkri

Signature with date



Ashul Basman

Left hand					
Right hand					

Ashul Basman


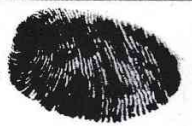


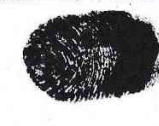






Signature with date

Signature of R.O.

FINGER PRINT SHEET

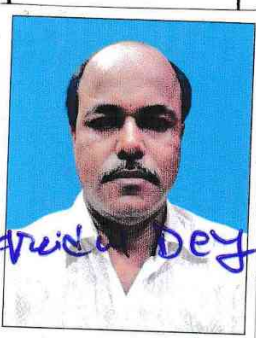



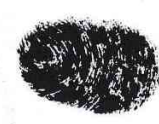





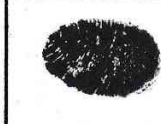
Year - 20

No.

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Kamal Sankar</i>	Left hand					
	Right hand					


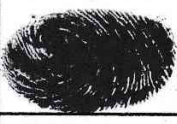
Kamal Sankar

Signature of the presentant with date

 <i>Anind Dey</i>	Left hand					
	Right hand					

Anind Dey

Signature with date

 <i>Chanchal Saha</i>	Left hand					
	Right hand					

Chanchal Saha

Signature with date

PHOTO	Left hand					
	Right hand					

Signature of R.O.

Signature with date

Major Information of the Deed

Deed No :	I-2003-02450/2024	Date of Registration	25/07/2024
Query No / Year	2003-2001988320/2024	Office where deed is registered	
Query Date	25/07/2024 11:09:47 AM	A.D.S.R. ALIPURDUAR, District: Alipurduar	
Applicant Name, Address & Other Details	Dwaipayan Ray Thana : Alipurduar, District : Alipurduar, WEST BENGAL, PIN - 736122, Mobile No. : 9832475754, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value.		Market Value	
		Rs. 31,50,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,000/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: Alipurduar, P.S:- Alipurduar, Municipality: ALIPUDUAR, Mouza: Damanpur, JI No: 51, Pin Code : 736121

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-1272 (RS :-)	LR-12142	Bastu	Bastu	7 Dec		15,75,000/-	Property is on Road Adjacent to Metal Road,
L2	LR-1272 (RS :-)	LR-12143	Bastu	Bastu	7 Dec		15,75,000/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			14Dec	0 /-	31,50,000 /-	
	Grand Total :				14Dec	0 /-	31,50,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Bimala Bothra (Presentant) Wife of Mr Ashok Kumar Bothra Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office	 <small>25/07/2024</small>	 Captured <small>LTI 25/07/2024</small>	 <small>25/07/2024</small>



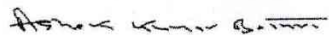


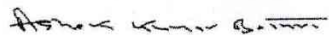


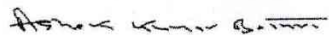


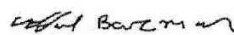


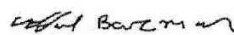


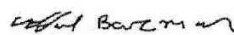
Mankachar Bazar, City:- , P.O:- Mankachar, P.S:-MANCACHAR, District:-Dhubri, Assam, India, PIN:- 783131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: AHxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mrs Sampa Sarkar Das Wife of Mr Kamal Sarkar Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office		 Captured	
		25/07/2024	LTI 25/07/2024	25/07/2024
Netaji Road, W. No - 3, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: DYxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office				






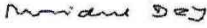
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DOOARS QUAD GROUP Sammilani Club, Madhob More, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAXxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr Ashok Kumar Bothra Son of Late Jhumar Mal Bothra Date of Execution - 25/07/2024, , Admitted by: Self, Date of Admission: 25/07/2024, Place of Admission of Execution: Office</td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td></td> <td>Jul 25 2024 1:38PM</td> <td>LTI 25/07/2024</td> <td>25/07/2024</td> </tr> </tbody> </table> <p>Mankachar Bazar, City:- , P.O:- Mankachar, P.S:-MANCACHAR, District:-Dhubri, Assam, India, PIN:- 783131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: Alxxxxxx8C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DOOARS QUAD GROUP (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Ashok Kumar Bothra Son of Late Jhumar Mal Bothra Date of Execution - 25/07/2024, , Admitted by: Self, Date of Admission: 25/07/2024, Place of Admission of Execution: Office		 Captured			Jul 25 2024 1:38PM	LTI 25/07/2024	25/07/2024
Name	Photo	Finger Print	Signature										
Mr Ashok Kumar Bothra Son of Late Jhumar Mal Bothra Date of Execution - 25/07/2024, , Admitted by: Self, Date of Admission: 25/07/2024, Place of Admission of Execution: Office		 Captured											
	Jul 25 2024 1:38PM	LTI 25/07/2024	25/07/2024										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr Ujjal Barman Son of Mr Nirmal Barman Date of Execution - 25/07/2024, , Admitted by: Self, Date of Admission: 25/07/2024, Place of Admission of Execution: Office</td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td></td> <td>Jul 25 2024 1:39PM</td> <td>LTI 25/07/2024</td> <td>25/07/2024</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Ujjal Barman Son of Mr Nirmal Barman Date of Execution - 25/07/2024, , Admitted by: Self, Date of Admission: 25/07/2024, Place of Admission of Execution: Office		 Captured			Jul 25 2024 1:39PM	LTI 25/07/2024	25/07/2024
Name	Photo	Finger Print	Signature										
Mr Ujjal Barman Son of Mr Nirmal Barman Date of Execution - 25/07/2024, , Admitted by: Self, Date of Admission: 25/07/2024, Place of Admission of Execution: Office		 Captured											
	Jul 25 2024 1:39PM	LTI 25/07/2024	25/07/2024										

W. No - 16, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: BFxxxxxx0E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DOOARS QUAD GROUP (as Partner)

3	Name	Photo	Finger Print	Signature
	Mr Kamal Sarkar Son of Late Amal Sarkar Date of Execution - 25/07/2024, , Admitted by: Self, Date of Admission: 25/07/2024, Place of Admission of Execution: Office	 <small>Jul 25 2024 1:40PM</small>	 <small>LTI 25/07/2024</small>	 <small>25/07/2024</small>
34 Plot, Purba Netaji Road, City:- , P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: DJxxxxxx6A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DOOARS QUAD GROUP (as Partner)				
4	Name	Photo	Finger Print	Signature
	Mr Mridul Dey Son of Late Madhusudan Dey Date of Execution - 25/07/2024, , Admitted by: Self, Date of Admission: 25/07/2024, Place of Admission of Execution: Office	 <small>Jul 25 2024 1:41PM</small>	 <small>LTI 25/07/2024</small>	 <small>25/07/2024</small>
Bholardabri, City:- , P.O:- Bholardabri, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736123, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: BQxxxxxx2B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DOOARS QUAD GROUP (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Chanchal Saha Son of Late Paresh Saha Bholardabri, City:- Alipurduar, P.O:- Bholardabri, P.S:-Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736123	 <small>25/07/2024</small>	 <small>25/07/2024</small>	 <small>25/07/2024</small>
Identifier Of Mrs Bimala Bothra, Mrs Sampa Sarkar Das, Mr Ashok Kumar Bothra, Mr Ujjal Barman, Mr Kamal Sarkar, Mr Mridul Dey			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Bimala Bothra	DOOARS QUAD GROUP-7 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs Sampa Sarkar Das	DOOARS QUAD GROUP-7 Dec

Land Details as per Land Record

District: Alipurduar, P.S:- Alipurduar, Municipality: ALIPUDUAR, Mouza: Damanpur, JI No: 51, Pin Code : 736121

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1272, LR Khatian No:- 12142	Owner:বিমলা বোখরা, Gurdian:অশোক কুমার বোখরা, Address:লিঙ্গ , Classification:বাস্তু, Area:0.07000000 Acre,	Mrs Bimala Bothra
L2	LR Plot No:- 1272, LR Khatian No:- 12143	Owner:সম্পা সরকার দাস, Gurdian:কমল সরকার, Address:লিঙ্গ , Classification:বাস্তু, Area:0.07000000 Acre,	Mrs Sampa Sarkar Das

Endorsement For Deed Number : I - 200302450 / 2024

On 25-07-2024

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 13:20 hrs on 25-07-2024, at the Office of the A.D.S.R. ALIPURDUAR by Mrs Bimala Bothra , 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 31,50,000/-

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

Execution is admitted on 25/07/2024 by 1. Mrs Bimala Bothra, Wife of Mr Ashok Kumar Bothra, Mankachar Bazar, P.O: Mankachar, Thana: MANCACHAR, , Dhubri, ASSAM, India, PIN - 783131, by caste Hindu, by Profession House wife, 2. Mrs Sampa Sarkar Das, Wife of Mr Kamal Sarkar, Netaji Road, W. No - 3, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by Profession House wife

Identified by Mr Chanchal Saha, , Son of Late Paresh Saha, Bholardabri, P.O: Bholardabri, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736123, by caste Hindu, by profession Others

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

Execution is admitted on 25-07-2024 by Mr Ashok Kumar Bothra, Partner, DOOARS QUAD GROUP, Sammilani Club, Madhob More, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121

Identified by Mr Chanchal Saha, , Son of Late Paresh Saha, Bholardabri, P.O: Bholardabri, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736123, by caste Hindu, by profession Others

Execution is admitted on 25-07-2024 by Mr Ujjal Barman, Partner, DOOARS QUAD GROUP, Sammilani Club, Madhob More, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121

Identified by Mr Chanchal Saha, , Son of Late Paresh Saha, Bholardabri, P.O: Bholardabri, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736123, by caste Hindu, by profession Others

Execution is admitted on 25-07-2024 by Mr Kamal Sarkar, Partner, DOOARS QUAD GROUP, Sammilani Club, Madhob More, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121

Identified by Mr Chanchal Saha, , Son of Late Paresh Saha, Bholardabri, P.O: Bholardabri, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736123, by caste Hindu, by profession Others

Execution is admitted on 25-07-2024 by Mr Mridul Dey, Partner, DOOARS QUAD GROUP, Sammilani Club, Madhob More, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121

Identified by Mr Chanchal Saha, , Son of Late Paresh Saha, Bholardabri, P.O: Bholardabri, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736123, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/07/2024 1:38PM with Govt. Ref. No: 192024250136885038 on 25-07-2024, Amount Rs: 7/-, Bank: SBI EPay (SBlePay), Ref. No. 0523067036435 on 25-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,000/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5260, Amount: Rs.5,000.00/-, Date of Purchase: 25/07/2024, Vendor name: Tanmay Biswas

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/07/2024 1:38PM with Govt. Ref. No: 192024250136885038 on 25-07-2024, Amount Rs: 2,000/-, Bank: SBI EPay (SBlePay), Ref. No. 0523067036435 on 25-07-2024, Head of Account 0030-02-103-003-02

Rinchen Dolma Sherpa

**Rinchen Dolma Sherpa
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPURDUAR
Alipurduar, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2003-2024, Page from 34468 to 34490

being No 200302450 for the year 2024.



Rinchen Dolma Sherpa

Digitally signed by RINCHEN DOLMA SHERPA
Date: 2024.07.26 16:40:40 +05:30
Reason: Digital Signing of Deed.

(Rinchen Dolma Sherpa) 26/07/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPURDUAR
West Bengal.