

Sl No. 2527/2024

I-2382/2024



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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Dyng...
11.18
04.10.24

Udhar Kanti Sarkar

Dhiraj Sarkar

Pradip Sarkar

Pratima Chaudhori

Himachi Sarkar

Sekhar Sarkar

FRIENDS BUILDERS
Sudip Hom Roy
Proprietor

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DEED OF AGREEMENT FOR DEVELOPMENT

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

Dyng...
ADOL. DIST. SUB-REGISTRAR
BILGAON
04/10/2024

Nihar Kanti Sarkar
Dhiraj Sarkar
Pradip Sarkar
Pratima Chowdhuri
Himadri Sarkar
Sekhar Sarkar

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FRIENDS BUILDERS

Sudip Hom Roy
Proprietor

THIS DEED OF AGREEMENT IS MADE ON THIS THE 3rd DAY
OF OCTOBER TWO THOUSAND TWENTY FOUR AT SILIGURI.

BETWEEN

1. **SRI NIHAR KANTI SARKAR,**
2. **SRI DHIRAJ SARKAR,**
3. **SRI PRADIP SARKAR,**
4. **SMT. PRATIMA CHOWDHURY,**
- 5.a **SRI HIMADRI SARKAR**
- 5b. **SRI SEKHAR SARKAR**

No. 1 to 3 are sons of Late Jitendra Lal Sarkar, No. 4 is wife of Sri Tapash Chowdhury and No. 5a and 5b are sons of Subal Chandra Sarkar, all are Hindu by religion, Indian by National, No. 1 and 3 are Business by occupation, No. 2 is Private Service by occupation, No. 4 is Housewife by occupation No. 5a & 5b are Private Service by occupation, resident of Rani Rashmoni Sarani, Deshbandhu Para, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, Pin 734004 in the State of West Bengal – hereinafter referred to as the **“FIRST PARTIES/OWNERS”** (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

“M/S FRIENDS BUILDERS”, a Proprietorship Concern, having its office at Bidyapith Road, Deshbandhu Para, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, Pin 734004 in the State of West Bengal, represented by and through its proprietor **SRI SUDIP HOM ROY**, son of Sri Subhash Hom Roy, resident of Bidyapith Road, Deshbandhu Para, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, Pin 734004 in the State of West Bengal - hereinafter

Ujjwal Sarkar
Dhivy Sarkar
Pradip Sarkar
Bhatima Choudhury
Himachi Sarkar
Sekhar Sarkar

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called the "DEVELOPER/ SECOND PARTY" (Which expression shall mean and include unless excluded by or repugnant to the context its executors, successors, legal representatives, administrators and assigns) of the SECOND PART.

WHEREAS one Sri Hemendra Lal Sil, son of Sri Makhan Lal Sil was the absolute owner-in-possession of the land measuring 0.13 Acre, appertaining to Plot No. 12170 (R.S.), recorded under Khatian No. 2882 (R.S.), situated within Mouza – Siliguri (R.S.), J.L. No. 110 (R.S.), Ward No. 14 under Siliguri Municipal Corporation, Pargana – Baikunthapur, within the jurisdiction of Police Station – Siliguri, in the District of Darjeeling by virtue of a Deed of Sale, executed on 19-10-1957 and the same was registered in the office of the Sub-Registrar at Siliguri, recorded in Book No. I, Being No. 2843 for the year 1957 and he was possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND

WHEREAS the owner of such possession Sri Hemendra Lal Sil, son of Sri Makhan Lal Sil sold and transferred his part of land measuring 4 Katha 2 Chhatak to and in favour of Smt. Basana Rani Sarkar, wife of Sri Jitendra Lal Sarkar by virtue of a Deed of Sale, executed on 08-07-1965 and the same was registered in the office of the Sub-Registrar at Siliguri, recorded in Book No. I, Being No. 4139 for the year 1965. By virtue of such Sale Deed Smt. Basana Rani Sarkar, wife of Sri Jitendra Lal Sarkar became the absolute owner of the land measuring 4 Katha 2 Chhatak in her khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein.

AND

Nihar Kanti Sarkar
Dhiraj Sarkar
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Pratima Chowdhury
Himadri Sarkar
Sekhar Sarkar

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WHEREAS thereafter the above named Basana Rani Sarkar died intestate on 26-09-2018 leaving behind her three sons namely Sri Nihar Kanti Sarkar, Sri Dhiraj Sarkar and Sri Pradip Sarkar and two married daughters namely Smt. Pratima Sarkar, wife of Sri Subal Chandra Sarkar and Smt. Pratima Chowdhury, wife of Sri Tapash Chowdhury as her only legal heirs and successors to inherit her aforesaid land measuring 4 Katha 2 Chhatak in equal $1/5^{\text{th}}$ undivided share in their khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein as per the provision of the Hindu Succession Act, 1956.

AND

WHEREAS thereafter the above named Pratima Sarkar died intestate leaving behind her two sons namely Sri Himadri Sarkar and Sri Sekhar Sarkar, both are sons of Subal Chandra Sarkar as her only legal heirs and successors to inherit her $1/5^{\text{th}}$ share of aforesaid land measuring 4 Katha 2 Chhatak in equal $1/10^{\text{th}}$ undivided share in their khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein as per the provision of the Hindu Succession Act, 1956.

AND

WHEREAS thus by virtue of inheritance Sri Nihar Kanti Sarkar, Sri Dhiraj Sarkar and Sri Pradip Sarkar, all are sons of Late Jitendra Lal Sarkar, Smt. Pratima Chowdhury, wife of Sri Tapash Chowdhury, Sri Himadri Sarkar and Sri Sekhar Sarkar, both are sons of Sri Subal Chandra Sarkar became the absolute owner of the land measuring 4 Katha 2 Chhatak, appertaining to Plot No. 12170 (R.S.), recorded under Khatian No. 2882 (R.S.), situated within Mouza - Siliguri (R.S.), J.L. No. 110 (R.S.), Ward No. 14 under Siliguri Municipal Corporation, Pargana - Baikunthapur, within the jurisdiction of Police Station - Siliguri, in the District of Darjeeling and they are possessing and enjoying the said land in their khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever and their names have duly been recorded in the Record-Of-Right with respect to their aforesaid land in

Nihar Kumar Sarker
Shivaj Sarker
Pradip Sarker
Brajma Choudhury
Himadri Sarker
Sehar Sarker

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the office of the B.L. & L.R.O. at Siliguri and subsequently six separate Khatian has been finally published in their names bearing L.R. Khatian Nos. 6210, 6211, 6212, 6213, 6214 & 6215, L.R. Plot No. 2626 of L.R. Mouza - Siliguri Dakshin - 2.

AND

WHEREAS the First Parties desirous to construct a P + three storied building on their aforesaid land measuring 4 Katha 2 Chhataks as describe in Schedule "A" consisting of residential flats/apartments/ garage/car parking space etc. according to the drawing plans and specifications to be sanctioned by the Siliguri Municipal Corporation and/or any other appropriate authorities according to law but they are not being in a position to put their contemplation and scheme into action due to devoid of technical knowledge and shortage of fund and has approached the Second Party/Developer to promote/ develop the said property by constructing P + three storied building on their said land measuring 4 Katha 2 Chhataks.

AND

WHEREAS the Second Party finding the offer of the First Parties is reasonable and relying on the aforesaid facts accepted the offer of the First Parties to build the said P + three storied building within a stipulated period in terms of this agreement.

AND

WHEREAS the Second Party/Developer has offered the First Parties to allot five flats, one measuring 698 Sq. ft. (approx) bearing Flat No. "A" to the west side back portion at the First Floor and another one measuring 698 Sq. ft. (approx) bearing Flat No. "A" to the west side back portion at the Second Floor and another one measuring 698 Sq. ft. (approx) bearing Flat No. "A" to the west side back portion at the Third Floor and another one measuring 760 Sq. ft. (approx) bearing Flat No. "B" to the south east side front portion at the Third Floor and another one measuring 738 Sq. ft. (approx) bearing Flat No. "C" to the north east side front portion at the Third Floor, all including

Wahab kanti Sarkar
Aniraj Sarkar
Pradip Sarkar
Pratima Choudhury
Himadri Sarkar
Sohar Sarkar

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proportionate share of staircase and super built up area and Parking Space bearing No. "C" as marked in the site plan attached herewith at the Ground Floor of the P + three storied building of the said land in the said proposed P + three storied building including undivided proportionate share of the below schedule "A" land.

AND

WHEREAS the First Parties on being satisfied by the said offer made by the Second Party/Developer has accepted the same and have agreed that except the flat offer to them of the P + three storied building shall belong to the Developer to be disposed off as desired by the Developer.

AND

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

AND

WHEREAS to avoid future disputes and ambiguity regarding the meaning of certain words and phrases used in the presents are define as follows: -

Building shall mean the R.C.C. brick built P + three storied building in two separate block including ground floor to be constructed on the said plot of land marked "A" in the below schedule, according to the Drawing Plans and specifications approved and signed by the First Parties or their constituted attorney and to be sanctioned by the Siliguri Municipal Corporation and any other authority and constructed in conformity therewith.

Wishen Kanti Sarkar
Shiray Sarkar
Pradip Sarkar
Bratima Choudhuri
Atimadi Sarkar.
Sekhar Sarkar

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Architect/Engineer shall mean person appointed or nominated by the Second Party for the purpose of Supervision of the works of the said P + three storied building and all the remunerations of such Architect/Engineer shall be borne by the Second Party.

Building plan shall mean drawing plan and specification for the construction of the said building on the said plot of land marked as "A" in the below schedule to be sanctioned by the Siliguri Municipal Corporation and any other authority and /or renewal or amendments thereto and/or modification thereof made or caused to be made by the Developer or after approval of the First Parties and/or any other Govt. authority.

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

Common expanses shall mean the proportionate share of all grounds rent, property maintenance charge and dues and outgoing paid by the First Parties and other purchasers/owners of other flats All other common expenses within the meaning of the West Bengal Apartments Ownership Act, 1972 in respect of their flats/garage etc as may be determined jointly by the owner and the Developer until an Association of Flat owners be formed by the First Parties and transferees/purchasers/owners of all other flats in the said building.

Transfer with its grammatical variations and cognate expressions shall mean transfer by way of Sale of flats and space excepting the First Parties allocation to be transferred by the Developer for consideration to the intending transferee/ transferees/purchasers in the said building.

Transferee/purchaser shall mean purchaser to whom any flat/garage in the said building may be transferred or sold for consideration.

That the said plot of land shall mean all that piece or parcel of land particularly mentioned in the schedule "A" herein below.

Naresh Kanti Sarker
Skim Sarker
Pradip Sarker
Baitina Choudhuri
Himadri Sarker
Sekhar Sarker

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**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTY AS FOLLOWS: -**

- 1) That in pursuance of this agreement the Land Owners/ First Parties hereby grant an exclusive right to the Developer to build a P + three storied building containing self contained flats.
- 2) That the Developer upon execution of this agreement agrees to allot the five flats, one measuring 698 Sq. ft. (approx) bearing Flat No. "A" to the west side back portion at the First Floor and another one measuring 698 Sq. ft. (approx) bearing Flat No. "A" to the west side back portion at the Second Floor and another one measuring 698 Sq. ft. (approx) bearing Flat No. "A" to the west side back portion at the Third Floor and another one measuring 760 Sq. ft. (approx) bearing Flat No. "B" to the south east side front portion at the Third Floor and another one measuring 738 Sq. ft. (approx) bearing Flat No. "C" to the north east side front portion at the Third Floor, all including proportionate share of staircase and super built up area and Parking Space bearing No. "C" as marked in the site plan attached herewith at the Ground Floor of the P + three storied building along with undivided proportionate share of the Schedule "A" Land, which shall be completed in all respects in accordance with the sanctioned plan free of costs/charges/encumbrances on the said land as mentioned in the schedule "A" herein below to be developed by the Developer within 30 (thirty) months from the date of sanction of building plan from the Siliguri Municipal Corporation as well as vacation and handing over the below schedule land unto and in favour of the Second Party.
- 3) That the First Parties shall grant an exclusive right to the developer to build up on the said plot of land in accordance with the drawing plan signed and by the Vendors/First Parties or their constituted attorney and to be prepared by the Developer and the same to be sanctioned by the Siliguri Municipal Corporation and in conformity with the said details

Usharanti Sarker
Shivaj Sarker
Pradip Sarker
Bralima Choudhury
Himachi Sarker
Sekhar Sarker

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- of construction and to sell and transfer the said flats and/or garage (excluding the First Parties allocation) to the intending purchaser and/or purchasers by the developer and to obtain necessary advance from such purchaser and/or purchasers of his discretion on such terms and conditions as the Developer may think fit and proper provided always any such advance or payment to be obtained by the Developer shall be at its own risk and responsibilities.
- 4) That the Developer shall bear and pay all such charges like extension of floors plan on the existing sanctioned plan as shall be required, all applications and other necessary specification in connection with the construction of the said building shall be signed by the Vendors/First Parties or their constituted attorney and but at the costs and expenses in all respects of the developer who shall bear all fees, charges and expenses to be paid or deposited.
 - 5) That the Land Owners/ First Parties shall execute and register one or more conveyance in favour of the prospective allottees or nominees of the Developer in respect of proportionate share in the land of the said premises as and when required by the Developer after completion of the building and/or authorize the Developer through a registered General Power of Attorney to execute and register the same lawfully.
 - 6) That the Land Owner shall not assign or transfer the project construction to any other Developer. Contractor or person without the consent of the developer and such assignments or transfer shall amount to the cancellation of the present agreement.
 - 7) That the Developer may in the name of the Vendors / First Parties and at its own cost and expenses in so far as may be necessary to apply for and obtain quotas entitlements allocations of Cement and Steel, Iron solely

Usha Kantar Sarkar
Aniraj Sarkar
Pradip Sarkar
Pratima Choudhury
Himadri Sarkar
Sekhar Sarkar

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- for the purpose and for the construction of the said building similarly it may apply for and obtain temporary and/or permanent connection of water, electricity and telephone to the said building and other imputes and facilities required for the construction for which purpose the First Parties shall execute in favour of the Developer, General Power of Attorney and other authorities as may be required by the Developer and shall also sign all such applications and other documents which shall be required for the purpose of and in connection with the construction of the said building, provided always that all costs and expenses shall be borne and payable by the Developer and the Vendors shall not be liable for the same.
- 8) That the common areas, facilities, stair ways, stair case, landings, terraces or ultimate roofs and corridors to be constructed in the said building shall be for the common use of the First Parties or their assigns and/or transferees and other transferees of the other flats for ingress to and egress from the respective flats to the main road and for beneficial use and enjoyment of the flats / apartment.
 - 9) That the First Parties shall clear up ground rent, Municipal Tax and other out goings payable in respect of the said plot of land up to the date of these presents. During the continuance of the agreement the developer shall pay the same until the completion of all the flats.
 - 10) That the First Parties shall convey at the cost of the Developer or purchaser or purchasers the proportionate share of the said plot of land to the purchaser of other flats i.e. excluding the First Parties allocation of the building as mentioned in the Schedule – "B" herein below.

Ushas Kanti Sarkar
Shiraj Sarkar
Pradip Sarkar
Pratima Choudhuri
Atmadi Basak
Sekhar Sarkar

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- 11) That the First Parties shall be a member of any Association for flat owners that may be found consisting of all flat owners and shall abide by all bye laws, rules and regulations adopted by such Association.
- 12) That the First Parties hereby declared that they have good right and full power and absolute authority to enter into this agreement with the Developer and the owner hereby undertake to indemnify and keep indemnified the Developer from and against any and all third party claims, actions and demands whatsoever in respect of the schedule "A" is free from all encumbrances, liens, lispences, charges whatsoever and the said land is not affected by Urban Land (Ceiling and Regulations) Act, 1976 and the First Parties undertakes not to create any encumbrances or charges on the said plot of land deal with the same otherwise in the manner stated herein above.
- 13) That the Developer shall pay all out goings from the date of these presents, to engage, appoint or nominee at its sole risk, responsibility and cost of Architect, contractors, sub-contractor or labour for carrying out and proceed with the construction of the said building and other common spaces according to the approved drawings plan and specifications and in conformity with the said details of construction and for that purpose to purchase, procure and arrange building materials, articles, tools and other implements and to hires and engage suppliers, labours and to pay and meet with their remuneration fees and salaries.
- 14) That the First Parties are not liable for any accident of any worker or any suit or claim or to construct and complete the said building as per Indian standard specifications signed and approved by the First Parties and duly sanctioned by the Siliguri Municipal Corporation and in conformity with the said details of construction.

Ushakanti Sarkar
Shiny Sarkar
Pradip Sarkar
Pratima Choudhury
Himadri Sarkar
Sehkar Sarkar

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- 15) That the developer shall complete in all respects the construction of the said P + three storied building according to the drawing plan and specification and in conformity with the details of construction with 30 (thirty) months from the date of sanction of building plan from the Siliguri Municipal Corporation and deliver the vacant possession of the First Parties allocation of the building to the First Parties unless prevented from so doing by act of God such as natural calamities or any unforeseen circumstances beyond the control of the Developer/Second Party.
- 16) That the Developer shall reserves its rights to make any minor change excluding the First Parties allocation provided such change is consented by the Purchaser or purchasers.
- 17) That the Developer undertakes to keep the owner indemnified from and against all third party claims and actions arising out of any act or omission of the part of the Developer in or relating to the construction of the said building.
- 18) That from time to time to enable the construction of the said building by the developer various acts, deeds and matters, things not herein specifically referred to may be legally required to be done by the developer for which it may require the authority of the First Parties and various applications and other documents may be necessary to be signed or made by their for and in connection with the construction of the said building for which no specific provisions has been made therein. The First Parties undertakes to sign and execute all such legally required for that purpose.

Wishu Karthi Sarkar
Aniraj Sarkar
Pradip Sarkar
Pratima Choudhury
Himadri Sarkar
Sekhar Sarkar

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- 19) That the First Parties and the Developer have entered into this agreement purely on a principal to principal and nothing stated herein shall be deemed to be construed as partnership between the developer and the First Parties or as joint venture between them the developer shall not be entitled to assign this agreement to any other person or company.
- 20) That apart from the "Owners Allocation", the remaining area of the proposed P + three storied building shall belong to the Second Party/Developer and the Second Party shall be at liberty to sale the same together with proportionate share of the below schedule land to the intending purchaser/s at such price as the developer may think proper or reasonable and at his absolute discretion.
- 21) That if this agreement fails to materialized due to the unlawful interference of the First Parties or due to any encumbrances in respect of the below schedule land and then the First Parties shall be liable to return the entire expenses that the Second party already invested and consideration money already paid with interest to the Second party immediately.
- 22) That the Developer/Second Party shall be entitled to take advances from the intending purchaser after the execution of this agreement by executing a agreement for ale with the intending purchaser/s and the First Parties shall have no objection in this regard and shall also make necessary signatures in the respective agreement for sale.
- 23) That all original documents relating to the below schedule land shall be with the Developer/Second party till the completion of the registration of all the developer allocation area.

Abhaz kanti Sarkar
Dhiraj Sarkar
Pradip Sarkar
Pratima Choudhuri
Atmadi Behera,
Sekhar Sarkar

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- 24) That Income Tax and any others Govt. tax liability for the Developer's allocation of the proposed building shall be borne by the Developer/Second party and if any Income Tax and GST was imposed upon the owner's allocation area then its shall be borne by the First Party on owner's allocation area and in no such circumstances the First Party shall have any liability for any income tax or other tax imposed on the Developer allocation area.
- 25) That it has been mutually settled that the Second Party shall construct the said P + three storied building and handover the possession of the owner's allocation area to the First Parties and the remaining flats and garage shall belong to the Second Party/Developer and the Second Party shall be at liberty to sale the same together with proportionate share of the below schedule land to the intending purchaser/s at such price as the developer may think proper or reasonable and at his absolute discretion.
- 26) That during the construction of the said building, if any changes in specification demanded by the First Parties then the Second Party shall be charge extra cost for doing the same and no choosing option will be allowed to the First Parties.
- 27) That since commencement of the construction work of the building on the below scheduled land till completion thereof the Parties of the First Part shall not cause any sort of obstruction (except if necessary of their flats) or other impediment nor shall do anything which may amount to obstruction or impediment or hindrance in the matter proceeding with or completing the construction work.
- 28) That the developer shall pay a sum of Rs. 7,000/- (Rupees Seven thousand) only per month to the First Parties for their temporary accommodation from the date of handing over the possession of the below schedule land to the Developer till the date of handing over the free vacant possession of the First Parties allocations and the said monthly payment shall be made within 7 (Seven) day of each calendar month.

Ushas Kantti Sankar
Akhraj Sankar
Pradip Sankar
Pratima Choudhury
Himachi Sankar
Sekhai Sankar

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- 29) That if the Second Party shall not handing over the possession of the First Parties allocation within the stipulated period of 30 (thirty) months from the date of sanction of building plan then the Second Party shall pay adequate compensation to the First Parties.
- 30) That the party of the Second Part shall complete the construction of the agreed P + three storied building within a period of 30 (thirty) months since the day of its having the plan sanctioned and approved by the appropriate authority to be applied therefore in the name of the First Parties, in hand.

Provided always that if for any reason beyond the control of the Second Party and/or if for any reason not resulted because of any negligence, failure and lack of diligence, the construction work is hindered in that event the said period of completion of the construction of the said P + three storied building being 30 (thirty) months shall be considered and deemed for all purposes and intent, extended by the period by which the construction would be hindered.

- 31) That in case of death of any of the Party to this agreement, the terms and conditions of this agreement shall not be changed or any addition, modification or deletion as per provided by law.
- 32) That any or difference which may arise between the parties and/or the representatives with regard to the interpretation of any clause/article of this agreement, construction meaning and/or any question relating to the standard of materials which to be used for construction of proposed building shall be referred to the Arbitrators to be appointed by the parties hereto and their decision shall be binding upon the parties therein.

Madhukanti Sarkar
Sivay Sarkar
Pradip Sarkar

Pratima Choudhuri
Himadri Sarkar
Sekhar Sarkar

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SCHEDULE - "A"

ALL THAT PIECE OR PARCEL of vacant Bastu land measuring 4 Katha 2 Chhataks, recorded under Khatian No. 2882 (R.S.), 6210, 6211, 6212, 6213, 6214 & 6215 (L.R.), Plot Nos. 12170 (R.S.), 2626 (L.R.), situated within Mouza – Siliguri (R.S.), Siliguri Dakshin – 2 (L.R.), J.L. No. 110 (R.S.), 93 (L.R.), Touzi No. 3(Ja), within the limits of Siliguri Municipal Corporation Ward No. 29, situated at Deshbandhu Para, within the jurisdiction of Police Station, Sub-Division, Addl. Dist. Registrar Office - Siliguri and District Darjeeling, in the State of West Bengal.

The said land is butted and bounded as follows:-

- By the North : Land & House of Swapan Sarkar;
By the South : Land & House of Maya Rani Banerjee;
By the East : 22 Feet Wide Municipal Road;
By the West : Land & House of Ila Chanda.

SCHEDULE - "B"

(Allocation of the First Parties / Owners)

ALL THAT piece or parcel of five flats, one measuring 698 Sq. ft. (approx) bearing Flat No. "A" to the west side back portion at the First Floor and another one measuring 698 Sq. ft. (approx) bearing Flat No. "A" to the west side back portion at the Second Floor and another one measuring 698 Sq. ft. (approx) bearing Flat No. "A" to the west side back portion at the Third Floor and another one measuring 760 Sq. ft. (approx) bearing Flat No. "B" to the south east side front portion at the Third Floor and another one measuring 738 Sq. ft. (approx) bearing Flat No. "C" to the north east side front portion at the Third Floor, all including proportionate share of staircase and super built up area and Parking Space bearing No. "C" as marked in the site plan attached herewith at the Ground Floor of the P + three storied building including undivided proportionate share of the below schedule "A" land together with proportionate share of land and all other common areas and facilities attached thereto.

Ujjwal Kant Sarker
Shiraj Sarker
Pradiip Sarker
Pratima Choudhuri
Himadri Sarker
Sehan Sarker

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SCHEDULE - "C"
(Works Specification)

1. FOUNDATION : R.C.C. foundation with super structure;
2. BRICK WORK : 5" thick Brick Work (1:5);
3. PLASTERIN : Inside and outside sand cement mortar plaster:
4. FLOORING :
 - (a) Living & dining room will be finished with marble.
 - (b) Bed Rooms & Balcony will be finished with 24" X 24" Tiles;
 - (c) Kitchen Floor will be finished with Marble;
 - (d) Oven slab will be made of Green Marble and finished with glazed tiles upto height of beam level from oven slab.
 - (e) Toilet will be finished with Marble stone and wall upto 5'-6" height will be finished with glazed tiles.

Usha Kanti Sarkar
Shiraj Sarkar
Pradip Sarkar
Pratima Choudhury
Himachi Sarkar
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5. DOORS : All door frame will be made of Sal Wood (4" x 2¹/₂") height and breath as per plan and main door and other door/s shutter made of commercial flush door with fitting and paint;
6. WINDOWS : (a) Windows frame will be made of Aluminum with Grill fitted;
7. COLOUR : (a) Inside Wall – Wall Putty;
(b) Out side Wall – Weather Coat Paint;
(c) Door & Window paint – primer & Synthetic paint;
(d) Door fittings: Aluminum;
(e) Window fittings: Aluminum.
8. ELECTRICAL WORKS : All electric wiring will be concealed with Switch fitted boards (Excluding lamp & Fittings).
Electric connection shall be taken from the electricity board by the First Parties at their own cost in their respective flats and the First Parties agrees to pay one time infrastructure development cost in relation to installation of new electric connection which shall depend of the usage capacity opted by the First Parties in their each flat to the developer. One time infrastructure development cost shall be divided between all the flat owners.

Ushaz kanti Sarkar
Shivraj Sarkar
Pradip Sarkar
Pratima Choudhury
Himanchi Sarkar
Sekhar Sarkar

Page No.19

FRIENDS BUILDERS
Sudip Hom Roy
Proprietor

9. ELECTRICAL POINTS

- (a) Bed Rooms – 3 Light points, 1 Fan points, One 5 Amp. Socket.
- (b) Dining cum Drawing Room - 2 Light points, 1 Fan points, One 5 Amp. Socket, One 15 Amp. Socket.
- (c) Kitchen - 1 Light point, 1 Exhaust Fan point, One 15 Amp socket for mixer grinder.
- (d) Common Toilet - 1 Light point, 1 Exhaust Fan point and 1 Geezer Point.
- (e) Attached Toilets - 1 Light point, 1 Exhaust Fan point.
- (f) Balcony - 1 Light point.
- (g) Inverter Point shall be provided by the developer.
- (h) AC Piont shall not be provided by the Developer.

9. PLUMBING

- :
- (a) Toilet & Kitchen water line fittings-ISI approved Companies.
 - (b) Outside water line) PVC;
 - (c) Inside water line – G.I./P.V.C. Pipe ISI approved;
 - (d) Inside water line will be concealed;
 - (e) One Porcelain basin (18" X 12") shall be provided in Dining space.
 - (f) 3 Pcs. Conceal Stop Cock shall be provided in Common Toilet.
 - (g) 2 Pcs. Bib Cock shall be provided in Common Toilet and Attached Toilet.

Uphazkanti Sarkar
Shivaj Sarkar
Pradip Sarkar
Pratima Chaudhori
Himachi Sarkar.
Sehan Sarkar

Page No.20

FRIENDS BUILDERS
Sudip Hom Roy
Proprietor

- (h) One Stainless Steel Sink (20" X 17") shall be provided in Kitchen.
- (i) One Shower and Angel Cock shall be provided in Common Toilet.

10. SANITARY WORKS

- (a) Sanitary main line – PVC pipe;
- (b) Sanitary on Gas Line – PVC pipe;
- (c) All sanitary fittings, like "T" bend, syphon, (with system) – White coloured (System will be PVC made).
- (d) Indian Type Pan and P.V.C. Cistern shall be provided in Common Toilet.
- (e) European Commode and P.V.C. Cistern shall be provided in Common Toilet.

11 BUILDING MATERIALS

- (a) Cement – Ultratech, Star, Dalmia, Lafarge, Ambuja;
- (b) Iron – SRMB, Sel, Super Shakti.
- (c) Brick – 1st Class;
- (d) Basin – Cera/Hindware;

Ujjwal Kant Singh
Shivraj Sarkar
Pradip Sarkar
Pratima Choudhury
Himadri Sarkar
Seema Sarkar

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FRIENDS BUILDERS

Sudip Hom Roy
Proprietor

SCHEDULE - 'D'
(DESCRIPTION OF THE COMMON ARE AND THE COMMON
USERS)

1. Proportionate shares in the Schedule-'A' land;
2. Stair-case and stair-case landing;
3. All the electrical fittings in the stair case and landing;
4. Entire top roof of the building;
5. Safety Tanks and sock-well;
6. Boundary wall and main gate;
7. Water Tank, Water Pump, Water resource and Common plumbing items;
8. All vacant space of the Schedule-'A' land excepting car parking space/garage;
9. Reservoir and overhead water tank.
10. All the drains, sewage and rain water pipes, outside water lines and outside sanitary pipe lines, outside walls of the building;
11. Other electrical equipments, fixtures and fittings which are necessary for passage to the user and other occupants of the Unit in common and such other common facilities;
12. All the payments to be made to Chowkidars, Night Watchman and sweepers;

IN WITNESSES WHEREOF THE PARTY TO THIS AGREEMENT,
DO SETS AND SUBSCRIBED THEIR RESPECTIVE HAND ON THE
DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1) *Ajit Kumar Dey*
S/O Ajit Kumar Dey
Lake Town
P.O. Bhaktinagar
P.S. New Jalpaiguri
Dist. Jalpaiguri
Pin 734007

Nilbar Banta Sarker
Shiraj Sarker
Pratip Sarker
Pratima Choudhuri
Himadri Sarker.
Sekhar Sarker

SIGNATURE OF THE FIRST
PARTIES / OWNERS

FRIENDS BUILDERS

Sudip Hom Roy
Proprietor

SIGNATURE OF THE SECOND
PARTY / DEVELOPER

2) *Surajit SARKAR*
90- Sukumar SARKAR
Purba Chayan Para
P.O.-Ghuzumali
P.S - Bhaktinagar.
Jalpaiguri
734006

Drafted, read over and explained by me
and printed in my chamber.

Tapash Nandi

(Tapash Nandi)

Advocate / Siliguri

Enrolment No. WB-1030/2002

OWNERS:-

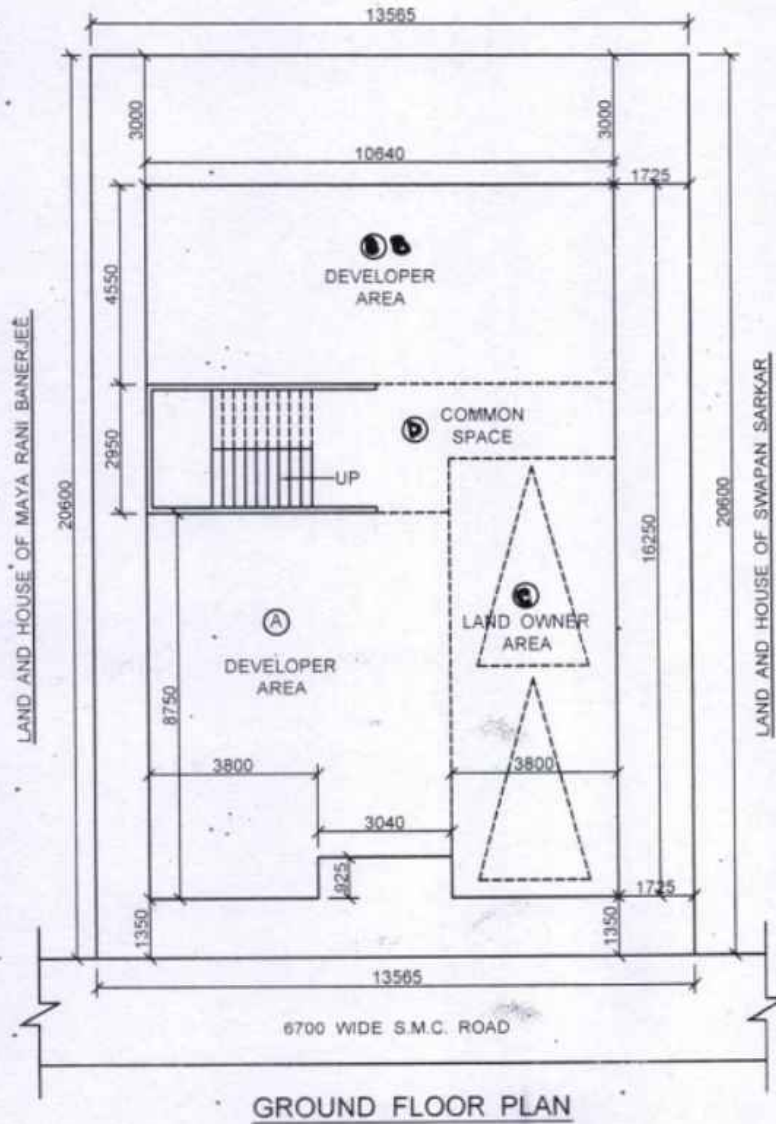
- SRI NIHAR KANTI SARKAR**
- SRI DHIRAJ SARKAR**
- SRI PRADIP SARKAR**
ARE S/O. LATE JITENDRA LAL SARKAR
- SRI HIMADRI SARKAR**
- SRI SEKHAR SARKAR**
BOTH ARE S/O. LATE PRATIVA SARKAR
AND SRI SUBAL SARKAR
- SMT. PRATIMA SARKAR (CHOWDHURY)**
W/O. SRI TAPASH CHOWDHURY
ALL ARE RESIDENT OF RANI RASHMONI ROAD,
DESHBANDHUPARA, NEAR MAHAMAYA KALIBARI,
SILIGURI, DIST. - DARJEELING,

SCHEDULE OF LAND

R.S. MOUZA - SILIGURI
L.R. MOUZA - SILIGURI DAKSHIN -2
PARGANA - BAIKUNTHAPUR
J.L. NO. - R.S. 110(88), L.R.-93
SHEET NO. - R.S. 20,
KHATIAN NO.- R.S. 2882,
L.R. 6210, 6211, 6212, 6213, 6214, 6215
PLOT NO. R.S. 12170, L.R. 2626
P.S. - SILIGURI
DIST. - DARJEELING



LAND AND HOUSE OF ILLA CHANDA



GROUND FLOOR PLAN

- Nihar Kanti Sarkar*
- Dhiraj Sarkar*
- Pradip Sarkar*
- Himadri Sarkar*
- Sekhar Sarkar*
- Pratima Chowdhury*

SIGN OF LAND OWNERS :-

FRIENDS BUILDERS
Sudip Hom Roy











SIGN OF LAND DEVELOPER
Proprietor



Nihar Kanti Sarkar

NIHAR KANTI SARKAR

Finger Prints of-----

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











Nihar Kanti Sarkar

Signature



Dhiraj Sarkar

Finger Prints of DHIRAJ SARKAR

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

Dhiraj Sarkar











Signature



Pradip Sankar

Pradip Sankar

Finger Prints of-----

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

JK











Pradip Sankar

Signature



Pratima Chowdhury

Finger Prints of PRATIMA CHOWDHURY

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











Pratima Chowdhury

Signature



Himadri Sarkar

Finger Prints of HIMADRI SARKAR

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

Himadri Sarkar.











Signature



Sekhar

SEKHAR SARKAR

Finger Prints of-----

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

Sekhar Sarkar

Signature



Finger Prints of SUDIP HOM ROY

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

FRIENDS BUILDERS
Sudip Hom Roy
Proprietor

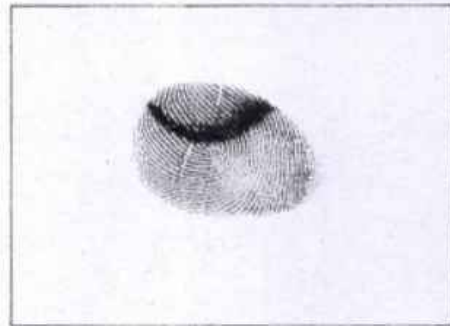
Signature

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Ankur Dey

Signature of the Identifier

Major Information of the Deed



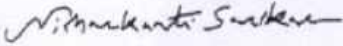
Deed No :	I-0402-02382/2024	Date of Registration	04/10/2024
Query No / Year	0402-2002612540/2024	Office where deed is registered	
Query Date	01/10/2024 3:13:14 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Tapash Nandi Lake Town, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, PIN - 734007, Mobile No. : 9434151274, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 82,49,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



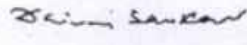


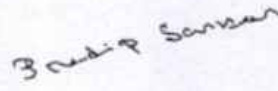





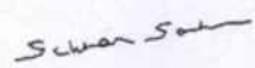
Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: DESHBANDHU PARA, Road Zone : (Ward No.29 – Ward No.29) , Mouza: Siliguri, JI No: 88, Pin Code : 734004



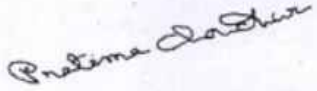
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-12170	RS-2882	Bastu	Bastu	4 Katha 2 Chatak		82,49,999/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
Grand Total :					6.8063Dec	0 /-	82,49,999 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Nihar Kanti Sarkar (Presentant) Son of Jitendra Lal Sarkar Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office	 <small>04/10/2024</small>	 Captured <small>LTI 04/10/2024</small>	 <small>04/10/2024</small>
Deshbandhu Para, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: ajxxxxxx9e, Aadhaar No: 22xxxxxxxx6664, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office				

2	<p>Name</p> <p>Mr Dhiraj Sarkar Son of Jitendra Lal Sarkar Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office</p>	<p>Photo</p>  <p>04/10/2024</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI</p> <p>04/10/2024</p>	<p>Signature</p>  <p>04/10/2024</p>
<p>Deshbandhu Para, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: brxxxxxx1q, Aadhaar No: 72xxxxxxxx0420, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office</p>				
3	<p>Name</p> <p>Mr Pradip Sarkar Son of Jitendra Lal Sarkar Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office</p>	<p>Photo</p>  <p>04/10/2024</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI</p> <p>04/10/2024</p>	<p>Signature</p>  <p>04/10/2024</p>
<p>Deshbandhu Para, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: bvxxxxxx6l, Aadhaar No: 66xxxxxxxx3890, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office</p>				
4	<p>Name</p> <p>Mr Himadri Sarkar Son of Subal Chandra Sarkar Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office</p>	<p>Photo</p>  <p>04/10/2024</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI</p> <p>04/10/2024</p>	<p>Signature</p>  <p>04/10/2024</p>
<p>Deshbandhu Para, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: cxxxxxxx0a, Aadhaar No: 42xxxxxxxx9267, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office</p>				
5	<p>Name</p> <p>Mr Sekhar Sarkar Son of Subal Chandra Sarkar Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office</p>	<p>Photo</p>  <p>04/10/2024</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI</p> <p>04/10/2024</p>	<p>Signature</p>  <p>04/10/2024</p>



Deshbandhu Para, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: fpxxxxxx4k, Aadhaar No: 31xxxxxxxx8429, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office

6	Name	Photo	Finger Print	Signature
	Mrs Pratima Choudhuri Wife of Tapash Choudhuri Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office		 Captured	
		04/10/2024	LTI 04/10/2024	04/10/2024
Deshbandhu Para, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: aexxxxxx5j, Aadhaar No: 56xxxxxxxx0972, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Friends Builders Deshbandhu Para, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Date of Incorporation:XX-XX-1XX3 , PAN No.:: agxxxxxx3h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Sudip Hom Roy Son of Subhash Hom Roy Date of Execution - 04/10/2024 , , Admitted by: Self, Date of Admission: 04/10/2024 , Place of Admission of Execution: Office
	
	 Captured
	Oct 4 2024 11:31AM
	LTI 04/10/2024
	04/10/2024
Deshbandhu Para, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 81xxxxxxxx5409 Status : Representative, Representative of : Friends Builders (as proprietor)	

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ankur Dey Son of Mr Ajit Kumar Dey Lake Town, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007		 Captured	

	04/10/2024	04/10/2024	04/10/2024
Identifier Of Mr Nihar Kanti Sarkar, Mr Dhiraj Sarkar, Mr Pradip Sarkar, Mr Himadri Sarkar, Mr Sekhar Sarkar, Mrs Pratima Choudhuri, Mr Sudip Hom Roy			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Nihar Kanti Sarkar	Friends Builders-1.13437 Dec
2	Mr Dhiraj Sarkar	Friends Builders-1.13437 Dec
3	Mr Pradip Sarkar	Friends Builders-1.13437 Dec
4	Mr Himadri Sarkar	Friends Builders-1.13437 Dec
5	Mr Sekhar Sarkar	Friends Builders-1.13437 Dec
6	Mrs Pratima Choudhuri	Friends Builders-1.13437 Dec

Endorsement For Deed Number : I - 040202382 / 2024

On 04-10-2024

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 11:18 hrs on 04-10-2024, at the Office of the A.D.S.R. SILIGURI by Mr Nihar Kanti Sarkar, 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 82,49,999/-

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

Execution is admitted on 04/10/2024 by 1. Mr Nihar Kanti Sarkar, Son of Jitendra Lal Sarkar, Deshbandhu Para, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 2. Mr Dhiraj Sarkar, Son of Jitendra Lal Sarkar, Deshbandhu Para, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Private Service, 3. Mr Pradip Sarkar, Son of Jitendra Lal Sarkar, Deshbandhu Para, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 4. Mr Himadri Sarkar, Son of Subal Chandra Sarkar, Deshbandhu Para, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Private Service, 5. Mr Sekhar Sarkar, Son of Subal Chandra Sarkar, Deshbandhu Para, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Private Service, 6. Mrs Pratima Choudhuri, Wife of Tapash Choudhuri, Deshbandhu Para, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession House wife

Indetified by Mr Ankur Dey, , Son of Mr Ajit Kumar Dey, Lake Town, P.O: Bhaktinagar, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 04-10-2024 by Mr Sudip Hom Roy, proprietor, Friends Builders (Sole Proprietoship), Deshbandhu Para, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004

Indotified by Mr Ankur Dey, , Son of Mr Ajit Kumar Dey, Lake Town, P.O: Bhaktinagar, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by profession Law Clerk

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 02/10/2024 11:24PM with Govt. Ref. No: 192024250238167268 on 02-10-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 8424646970146 on 02-10-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 492, Amount: Rs.5,000.00/-, Date of Purchase: 20/09/2024, Vendor name: J Banik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/10/2024 11:24PM with Govt. Ref. No: 192024250238167268 on 02-10-2024, Amount Rs: 5,020/-, Bank: SBI EPay (SBlePay), Ref. No. 8424646970146 on 02-10-2024, Head of Account 0030-02-103-003-02

Syngden

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2024, Page from 56422 to 56460

being No 040202382 for the year 2024.



Zojila Dolkar Bhutia

Digitally signed by ZOJILA DOLKAR BHUTIA
Date: 2024.10.23 16:09:22 +05:30
Reason: Digital Signing of Deed.

(Zojila Dolkar Bhutia) 23/10/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.