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अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

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13-58

13/09/24

Ono. 24/09/24

DEVELOPMENT AGREEMENT BETWEEN LANDLORDSAND THE BUILDERTHIS DEVELOPMENT AGREEMENT made on this 13th day of

September, 2024 at Alipurduar;

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

Rich Deb Shy
Addl. Dist. Sub-Registrar
Alipurduar

19 SEP 2024

24/09/24

Jaydeb Brahma
Ajay Kumar Brahma
Thuma Brahma Hui
Haradhan Brahma
Suren Das.

Sulata Chaurmik

GOOD WILL VENTURE AND CONSTRUCTION
Proprietor

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Sl. No. 2954 Date: 12.9.24.
 Name: Sulata Bhattacharya
 Address: Alipour
 Rupees 5000/-

Stamp Vendor
 Tannay Chakras

License No.- 02/2018

ALIPURDUAR COURT :: DIST. ALIPURDUAR



Addl. Dist. Sub-Registrar
 Alipourduar

13 SEP 2024

Notarized by the Notary Public for the District of Alipourduar, West Bengal, on the 12th day of September, 2024.

NOTARIZED BY THE NOTARY PUBLIC FOR THE DISTRICT OF ALIPOURDUAR, WEST BENGAL, ON THE 12TH DAY OF SEPTEMBER, 2024.

For
Jatdeb Brahma
Ajoy Kumar Brahma
Jhuma Brahma Hui
Haradhan Brahma
Suren Das

Sulata Bharmik
GOOD WILL VENTURE AND CONSTRUCTION
Proprietor

BY AND BETWEEN:

- (1) **Smt. Ila Brahma**, PAN:DEFPB1598E, W/O Late Sukhamay Brahma, , by faith Hindu, by occupation -House wife, resident of Arabinda Nagar, Ward No. 01 of Alipurduar Municipality, P.O. Alipurduar Court, P.S. and District - Alipurduar, Pin-736122,
- (2) **Sri Jaydeb Brahma**, PAN:BZUPB3013Q, S/O. Late Sudhir Kumar Brahma, by faith-Hindu, by occupation , resident of Arabinda Nagar, Ward No. 01 of Alipurduar Municipality, P.O. Alipurduar Court, P.S. and District - Alipurduar, Pin-736122.
- (3) (a).**Sri Ajoy Kumar Brahma**, PAN: AVDPB0726C, S/O. Late Adhir Kumar Brahma, by faith Hindu, by occupation-business, resident of Arabinda Nagar, Ward No. 01 of Alipurduar Municipality, P.O. Alipurduar Court, P.S. and District - Alipurduar, Pin-736122
(b). **Smt. Jhuma Brahma Hui**, PAN: AEJPH9169N, W/O. Sri Bipul Hui, D/O. Late Adhir Kumar Brahma, by faith-Hindu, by occupation-House wife,

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Jaydev Brahma
Ajay Kumar Brahma
Jhuma Brahma HU
Haradhan Brahma
Susen Das

Sulata Bhaumik
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resident of Arabinda Nagar, Ward No. 01 of Alipurduar Municipality, P.O. Alipurduar Court, P.S. and District - Alipurduar, Pin-736122.

(4) (a). **Sri Haradhan Brahma**, PAN: ATVPB4234H, S/O. Late Sudhir Kumar Brahma, by faith-Hindu, by occupation-Govt. service, resident of Arabinda Nagar, Ward No. 01 of Alipurduar Municipality, P.O. Alipurduar Court, P.S. and District - Alipurduar, Pin-736122.

(b). **Sri Susen Das**, PAN: BAZPD4345R, S/O. Late Ratna Das, by faith-Hindu, by occupation-business, resident of Arabinda Nagar, Ward No. 01 of Alipurduar Municipality, P.O. Alipurduar Court, P.S. and District - Alipurduar, Pin-736122, are jointly hereinafter called "**THE OWNER**" (which expression shall unless excluded by or repugnant to the context shall be deemed to mean and include their heirs , successors , legal representatives, executors, administrators and assigns) of the **FIRST PART** .

AND

GOOD WILL VENTURE AND CONSTRUCTION, a sole proprietorship Firm, represented by its proprietor **Smt. Sulata Bhaumik**, PAN-AFCPB5767L, AADHAR NO. 8219 8929 7293, W/O. Sri Pranab Bhaumik, residing and or

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Jaydeb Brahma

Arjun Kumar Brahma

Thuma Brahma Hui

Hemadran Brahma

Suren Das,

Sulata Bhattacharya
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Proprietor

carrying on or intending to carry on business at Holding No. 92/545, Arabinda Nagar, Ward No.1, P.O-Alipurduar Court, P.S & District-Alipurduar is hereinafter called the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context shall be deemed to mean and include their heirs , successors , legal representatives , executors administrators and assigns) of the **SECOND PART**;

WHEREAS:

- A. The husband of the Owner No.1 Sukhamay Brahma, S/O. Late Sudhir Kumar Brahma, and the owner No.2 Sri Jaydeb Brahma of the First Part jointly acquired a piece and parcel of land measuring 0.05 acre/ 05 decimals situates at Mouza-Paschim Jitpur, J.L No. 49, Arabinda Nagar, Ward No.01 of Alipurduar Municipality from the State of West Bengal, R.R & R Department by virtue of the registered Deed of Gift(Freehold Title Deed) bearing Deed No.696 for the year 2006 dated 20th Sept, 2006 each having equal share. Sukhamay Brahma expired on 03/10/2019.leaving behind his legal heirs and successors namely; Smt. Ila Brahma as his wife and Sri Subhamay Brahma as his son and Smt. Arpita Brahma as his daughter who inherited the share of

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2017 28/5
Jaydeb Brahma
Ajay Kumar Brahma
Jhuma Brahma
Haradhan Brahma
Suren Das.

Sulata Bhattacharya
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land of the deceased Sukhamay Brahma by virtue of the Hindu Law of Succession. Subsequently Sri Subhamay Brahma and Smt. Arpita Brahma transferred their entire share to their mother Smt. Ila Brahma by way of registered deed of Gift being Deed No. I-2456 dated 25/08/2020 registered in the office of the ADSR, Alipurduar and Smt. Ila Brahma, thereby, acquired the full share of land being left by her husband Sukhamay Brahma and recorded her name in the LR Record of Right being Khatian No. 6619 of Mouza-Paschim Jitpur. Owner No.2 of the First part Jaydeb Brahma also recorded his name in the LR Record of Right being Khatian No. 3093 of mouza-Paschim Jitpur.

- B. The mother of the owner No.3(a) & 2(b) Smt. Rekha Brahma acquired 0.05 acre/ 05 decimals of land at mouza-Paschim Jitpur, Arabinda Nagar, Ward No.01, P.O-Alipurduar Court, P.s & Dist-Alipurduar, J.L No. 49, from the State of West Bengal, R.R & R Department, by virtue of the registered deed of Gift being Deed No.602 dated 25/08/2006 and recorded her name in the LR Record of right being Khatian No. 6245 of mouza-Paschim Jitpur. While owning and possessing the said quantum of land, Smt. Rekha Brahma transferred her entire land measuring 0.05 acre/05 decimals to her son Sri Ajay Kumar Brahma and daughter Smt. Jhuma Brahma Hui equally by way of registered deed of Gift being Deed No.I-1447 dated 22/05/2023 and each of the owner No. 3(a) & 3(b) has acquired 2.5 decimals of land.

Sri Haradhan Brahma
S/O. Late Sudhir Kumar Brahma
and
the wife of the owner No. 2(b) Archana Brahma
D/O. Late Sudhir Kumar Brahma
jointly acquired a piece and parcel of land measuring 0.05 acre/ 05
decimals at Mouza-Paschim jitpur, Arabinda Nagar, Ward No. 01 of Alipurduar
Municipality, P.O-Alipurduar Court, P.S & Dist-Alipurduar each having equal
share from the State of west Bengal, R.R & R Department by virtue of registered
Deed of Gift(freehold title Deed) being Deed No. 689 for the year 2006 dated
18th day of Sept, 2006. Archana Brahma expired on 27/10/2020 leaving behind
her only legal heir Sri Susen Das as her husband who became the owner of the
land being left by Archana Brahma. Both the owner No. 4(a) & 4(b) recorded
their respective land in the LR Record of Right being LR Khatian No.
3088(Haradhan Brahma) and 6608(Susen Das) of mouza-Paschim Jitpur.

Sulata Bhattacharya
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- C. The owner No.4(a) Sri Haradhan Brahma, S/O. Late Sudhir Kumar Brahma and the wife of the owner No. 2(b) Archana Brahma, D/O. Late Sudhir Kumar Brahma jointly acquired a piece and parcel of land measuring 0.05 acre/ 05 decimals at Mouza-Paschim jitpur, Arabinda Nagar, Ward No. 01 of Alipurduar Municipality, P.O-Alipurduar Court, P.S & Dist-Alipurduar each having equal share from the State of west Bengal, R.R & R Department by virtue of registered Deed of Gift(freehold title Deed) being Deed No. 689 for the year 2006 dated 18th day of Sept, 2006. Archana Brahma expired on 27/10/2020 leaving behind her only legal heir Sri Susen Das as her husband who became the owner of the land being left by Archana Brahma. Both the owner No. 4(a) & 4(b) recorded their respective land in the LR Record of Right being LR Khatian No. 3088(Haradhan Brahma) and 6608(Susen Das) of mouza-Paschim Jitpur.

AND WHEREAS

The owners are absolutely seized and possessed and/or otherwise well and sufficiently entitled to the said land. The owners do hereby declare that the said land is free from all sorts of encumbrances, charges, demands, liens, attachments and lispendences of whatsoever nature and the same is not affected by any scheme or proceedings or notice for acquisition or requisition or alignment by the Central or State Govt. or any local body.

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Jaydeb Bhattacharya

Ajay Kumar Bhattacharya

Thuma Brahmachari

Haradhan Bhattacharya

Suren Das,

Sulata Bhattacharya
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The owners further declare that there is no impediment of any nature whatsoever for the owners to entrust the Developer herein with the development of their said land being fully described in the Schedule herein below to this agreement.

AND WHEREAS

The entire land of the Owners have been amalgamated and clubbed together with the consent of the Owners for their convenient and betterment to develop the land, the details of which are specifically described in the **Schedule-I** herein below.

- D. The stipulated period of 10 years as mentioned in the said Gift Deeds granted by the State of West Bengal, R.R & R Department in favour of the Donee, has already been expired and the Owners are now free to transfer and/or alienate/dispose off the scheduled land in any manner whatsoever for their need/ convenient and betterment;
- E. The owner have declared and assured that the said plot of land is neither excess vacant land under the provisions of nor the same is adversely hit or affected by the provisions of the West Bengal Land Reforms Act, West Bengal

20th Sept

Jay Deb Brahma

Ajay Kumar Brahma

Thuma Brahma HLL

Haradhan Brahma

Susman Das

Sulata Bhaumik
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Estates Acquisition Act or of the Urban Land (Ceiling & Regulation) Act in any manner whatsoever and the owner is entitled to deal therewith freely in the manner to be decided by the owner.

- EE. The owners have previously entered into a development agreement with 'M/S. **GANPATI DEVELOPER**' which was registered in the office of the ADSR, **Alipurduar** recorded therein in Book No. I, CD Volume No. 2003-2023 pages from 25730 to 25766 being Document No. 1895 for the year 2023 and the said Development Agreement **has been cancelled** on 29/08/2024 by executing a Deed of cancellation of Development Agreement being **Document No.I-2758**.
- F. The Developer, namely **Smt. Sulata Bhaumik**, the proprietor of '**GOOD WILL VENTURE AND CONSTRUCTION**' has made proposals for overall development on the scheduled land and for construction of Apartments of various sizes and of different specification being fully described in the **Schedule-II** hereunder which is named as "**SWOPNO BILAS**" in the Municipal area of Alipurduar Municipality; and the said proposal has been accepted by the owners.
- G. The Owners being desirous of having their said plots of land fully described in the Schedule herein below to be put in and used in the said project namely

Sanjay

Jyoti Brahma

Pradyumn Brahma

Thuma Brahma Hill

Himadhar Brahma

Suren Das.

Sulata Bhawmik
GOOD WILL VENTURE AND CONSTRUCTION
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"SWOPNO BILAS" on the terms, conditions and proposals of the Developer, have agreed to join the Developer and irrevocably put the said plots of land at the disposal of the Developer for commercial exploitation thereof.

- H. The Developer shall be entitled to negotiate, receive advance, with the intending purchaser of the proposed Apartments and for the said purpose to develop all such various plots of land of the separate owners and to amalgamate and/or sub divide such plots of land for the sake of convenience and for bringing up most suitable and commercially viable construction thereon.
- I. The owners have thus and therefore agreed to put in the said plot of land for sale to the intending purchasers of Apartments at the "SWOPNO BILAS" wherein the Developer shall construct or cause to be constructed Apartments/Outhouses by entering into construction agreements with the intending purchaser(s).
- J. It has been agreed by the parties hereto that the Developer shall incur all costs charges and expenses for the negotiation with the intending purchasers as also for the development and completion of the said project and shall generally be



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Jayashree Brahman
Ajay Kumar Brahman
Jhuma Brahman HUI
Haradhan Brahman
Sunderdas

Sulata Bharamik
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responsible for undertaking the said work (hereinafter called the DEVELOPMENT WORK). The owner shall neither be required nor be called upon by the Developer to pay or contribute to the fund requirement of the Developer for the development and/or construction of the said project.

K. The Developer shall be solely responsible for expeditious and proper execution of the Development work.

L. The parties hereto are desirous for recording the said mutually agreed terms and conditions.

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

TENURE:

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 and shall remain in force until completion of the development and construction of the said project.

20th Feb
Jayesh Brahma
Hij Kumar Brahma
Thoma Brahma Hill
Haradhan Brahma
Suren Das

Sulata Bharmik
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2. The tentative period of construction as agreed by and between the parties shall be 36 months from the date of starting execution of the work. A further period shall be granted as grace period considering unavoidable contingencies including *vis-major*.

DELIVERY OF POSSESSION:

3. The Developer shall in terms hereof take symbolic possession of the said plot of land and hold the same for and/or on behalf of the owners and/or in the name of the owners for the purposes of development and construction of the "SWOPNO BILAS" in terms of and simultaneously with the execution of this agreement and shall retain the same until the said project is fully developed and constructed in terms of the proposed scheme framed by the Developer. The owner shall not interfere with the project development to be undertaken the Developer in any manner whatsoever. The said "SWOPNO BILAS" shall be a G + 4 (Ground + Four) building with elevator facility.

COVENANTS OF THE OWNERS:

4. The owners have deposited with the Developer the all original title deeds and R.O.R mentioned hereinabove, which shall be securely held and retained by



For

Jayesh Brahma

Ajay Kumar Brahma

Thuma Brahma Halli

Haradhan Brahma

Suresh Das

Sulata Bharmik
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Proprietor

the Developer for the purposes of this agreement without however claiming therein any right of ownership or of a mortgagee in any manner whatsoever.

5. The Owners have agreed and hereby authorize the Developer to amalgamate/separate/divide the said plot of land being mentioned in Schedule hereunder written as the Developer would find convenient and commercially viable for the construction of Apartments/Outhouses thereon as proposed in the scheme framed by the Developer.
6. Under the scheme framed and/or proposals made by the Developer, the Owner hereby authorize the Developer to sell the flats except owners allocation to be constructed on the said plot of land along with undivided and indivisible share or interest thereof as may be decided by the Developer, upon amalgamation / separation / sub division thereof at any time hereafter.
- 7(a). The owners hereby confirm and declare that they have not transferred, sold, mortgaged encumbered and/or dealt with in any manner with the said plot of land in any manner whatsoever to anybody previously so as to prejudice, affect or hamper the said project.
- 7(b). The owners hereby confirm and declare that they will not transfer, sell, mortgage encumber and/or deal with in any manner with the said plot of land



2nd Reg

Jay Deb Brahma

Ajay Kumar Brahma

Thoma Brahma Hui

Hanadhen Brahma

Suren Das

Sulata Bhawmik
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in any manner whatsoever so as to prejudice, affect or hamper the said project.

8. The Owners shall simultaneously herewith or at any time hereafter as and when may be so directed by the Developer, grant a General Power of Attorney to the Developer or in favour of its nominee or nominees for the purpose of the smooth execution of the said project and shall grant such further powers and authorities as may be required from time to time to enable the developer to proceed and complete the said project.
9. The owners do hereby agree and undertake to take all necessary steps for obtaining the separate Meter for getting electricity connection in or upon the owners' allocation at their own cost and shall bear and pay all deposits/charges/ costs to the WBSEDCL for the purpose in option to pay necessary cost of installation of Transformer equally along with the other allottees of the Flats in the Apartment.
10. The owners declare that they have examined and verified the Scheme framed and proposals made by the Developer for the development of the said project and they are fully satisfied with the same including the provisions made with

Sanjay

Jayesh Brahma

Ajay Kumar Brahma

Shelma Brahma Hill

Haradhan Brahma

Susmita

Sulata Bhattacharya
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regard thereto by the Developer as also with the responsibilities of the parties mentioned and described therein.

COVENANTS OF THE DEVELOPER:

11. The Developer shall take all steps for the overall development and construction of the said project at its own costs by deploying its men and material.
12. The Developer/its nominee(s) shall enter into sale agreement with the intending purchasers of flats except the owners' allocation and shall construct and/or shall cause to be constructed thereon the apartments / outhouses in terms of the agreement to be entered into by the Developer/its nominee with the intending buyer(s).
13. The Developer shall be entitled to develop, construct and complete the said building in accordance with the plan to be sanctioned by the Alipurduar Municipality and render the same fit for occupation within stipulated time unless prevented by any force majeure including flood, fire, earth-quake and act of God, war , riot, civil commotion and other situation beyond the control of the Developer and in that case the Developer will be entitled to get an



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Jaydeb Brahma
Ajay Kumar Brahma
Jhuma Brahma Hui
Haradhan Brahma
Suren Das.

Sulata Brahmik
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extension of time from the date of expiration of the stipulated period, may be required for completion of the project.

14. The Developer shall be exclusively entitled to sell, transfer of flat/flats, car parking space on the ground floor of the said Apartment to the purchaser/purchasers/allottee except owners' allocation.

CONSIDERATION:

15. In consideration of this agreement, the Owner No.1 **Smt. Ila Brahma** has agreed and shall therefore be entitled to receive from the Developer one 2BHK flat admeasuring little bit more or less 734.815 sq. fts(Carpet area) on the 1st Floor (Flat No.'B') of the said Apartment and a Car Parking space on the ground floor admeasuring a little bit more or less 120 sq. fts. The Owner No.2 **Sri Jaydeb Brahma** be entitled to receive one 2 BHK Flat admeasuring a little bit more or less 696.689 Sq. fts(Carpet area) on the 1st floor(Flat No. 'D') of the said Apartment. The owner No. 3(a) **Sri Ajay Kumar Brahma** be entitled to receive one 2 BHK Flat admeasuring a little bit more or less 696.689 sq. fts(Carpet area) on the 4th Floor(Flat No.'D') of the said Apartment. And the owner No. 3(b) **Smt. Jhuma Brahma Hui** be entitled to receive one 2 BHK Flat admeasuring a little bit more or less 760.186 sq. fts(Carpet area) on the



Jay Deb
Jaydeb Brahma
Ajay Kumar Borahena
Thuma Brahma Hall
Haradhan Brahma
Susen Das

Sulata Bhattacharya
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Proprietor

1st Floor(Flat No.'C') of the said Apartment and a car parking on the ground floor ad-measuring 120 sq fts. The owner No.4(a) **Sri Haradhan Brahma** be entitled to receive from the developer one 2 BHK flat measuring a little bit more or less 696.689 sq. fts.(Carpet area) on the 2nd Floor(Flat No. 'D') of the said Apartment. Sri Jaydeb Brahma and Sri Haradhan Brahma shall jointly get a car Parking space admeasuring 120 sq fts. on the ground. The owner No. 4(b) **Sri Susen Das** shall be entitle to receive Rs. 5,00,000=00(Rupees five lacs only) as owners' allocation from the developer.

16. The owner **Sri Susen Das**, shall get his allocation of Rs. 5,00,000=00(Rupees Five Lakh only), at the time of execution of this agreement from the Developer directly in his Bank Account.
17. The Developer shall not claim any sum of money from the Owners in lieu of any cost incurred by it for the development and construction of the said project.

DEVELOPER'S ALLOCATION:

Developer's allocation all that flats, parking space and other areas shall be the Developer's allocation **except** the area of the Owners' allocation as stated



Sanjay

Jayesh Brahma

Ajay Kumar Brahma

Shilpa Brahma

Haradhan Brahma

Suren Das,

Sulata Brahmik
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herein above in the "SWOPNO BILAS", a G + 4 (Ground + Four) building upon the land being mentioned in the schedule below.

ENTITLEMENTS OF THE DEVELOPER:

19. For the purpose of development of the said project, the Developer shall be entitled to enter into agreements for transfer by way of sale, lease and/or otherwise with intending buyers and to receive the earnest and/or consideration money in respect thereof without any interference by or on behalf of the owners.
20. The Developer shall be entitled to transfer by way of sale, lease and/or otherwise dispose of the said plot of land or any portion thereof, to intending buyers and the owners shall, either himself or through the Developer as their constituted attorney, convey the right, title and interest in the said plot of land being sold either in part by way of separation or in full in favour of the persons acquiring plot of land for construction in terms of the scheme framed by the Developer, in terms of directions of the Developer and the owner shall for the said purpose grant and execute a general power of attorney in favour of the developer.



21/07/24

Jayesh Braham
Ajay Kumar Braham
Thelma Braham
Haradhan Braham
Suren Braham

Sulata Brahamik
GOOD WILL VENTURE AND CONSTRUCTION
Proprietor

21. The Developer shall be entitled to raise finances from Banks, Financial Institutions, Housing Finance Companies etc. for the purpose of construction of the said Project and for such purpose to mortgage and charge the said plot of land and to enter into, sign and execute all requisite agreements, contracts, deeds, documents, papers, declarations, affidavits for such purpose without seeking to obtain any further consent of the owner, provided however that the developer shall not attach any liability to the owners on account of its borrowings in any manner whatsoever.
22. The owner shall execute and deliver such further and other papers, deeds and documents including a formal development agreement, as and when desired by the Developer in such form and manner as may be decided and notified by the Developer, from time to time.

MISCELLANEOUS CLAUSES:

23. The Developer shall sell, transfer, convey, mortgage, assign or assure or let out or dispose off the flats/ car parking space/ other space of the proposed G+4 storied building to be constructed on the Scheduled Land together with the undivided, proportionate and indivisible share or interest and also the



Jan 2021
Dilip Brahma
Ajay Kumar Brahma
Huma Brahma Heli
Haradhan Brahma
Suren Das

Sulata Brahma
GOOD WILL VENTURE AND CONSTRUCTION
Proprietor

common area and facilities appurtenant thereto or any apart and portion thereof.

24. The Developer will frame the scheme for the management, maintenance and administration of the construction work of the proposed G+4 storied building to be constructed on the scheduled land and the Developer and his representatives, transferees shall abide by the rules and regulations of such management/maintenance/administration and other scheme.
25. The Developer shall get prepared the necessary agreements, deeds, documents and other papers as may be required in connection with the project and/or transfer of the project land therein to intending buyers.
26. The owners state, declare and confirm that all acts and deeds done, executed and performed by the developer in pursuance hereof or in pursuance of the formal development agreement to be executed by the parties hereto, in connection with the development of the housing project shall be binding at all times hereafter on the owner and the owner covenants to **ratify** the same as and when called upon to do so.



for Mr
Jacob Brahm
Ajay Kumar Brahm
Thuma Brahma Hui
Haradhan Brahm
Suren Das.

Sulata Bhawmik

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Proprietor

27. The Developer is entitled to raise further construction rooms on the roof covering 25% area and alienate the same to the intending allottee/purchaser and the owner shall not be entitled to raise any objection in this regard.

28. It is also mutually agreed that the owner shall not be entitled to rescind or cancel this agreement or any of its provisions unless the clause/conditions of this agreement are violated. Provided However that in case the Developer decides to abandon the said project then the owner shall be entitled to claim back and receive possession of the said plot of land, free from all encumbrances, charges, claims, demands, liens etc., upon refund of the amounts which may have by then been paid by the Developer to the owner.

INDEMNITY:

29. The parties hereto shall indemnify and/or keep each other saved, harmless and indemnified against all losses, claims demands costs, damages proceedings, charges and expenses which any of the parties hereto may suffer in respect of any acts, deeds, matters or thing done or any omission made by the other party and/or anything arising in connection therewith.



20th May
Jaydeb Brahma
Ajay Kumar Brahma
Thuma Brahma Heli
Hareeshom Brahma
Suresh Das

Sulata Bharmik
GOOD WILL VENTURE AND CONSTRUCTION
Proprietor

30. The Owner shall sign execute and deliver all such deeds, documents papers and do all such acts deeds and things as may be required from time to time and co-operate with the Developer for the purpose of the said project.

NOTICE AND DISPUTE RESOLUTION:

31. All disputes and differences by and/or between the parties hereto in any way relating to or connected with this agreement and/or anything arising in pursuance hereof shall be referred to arbitration by the sole arbitrator SRI KAMALESH DUTTA, Advocate, to be adjudicated in accordance with the arbitration and Conciliation Act, 1996 and the award made by such arbitrator shall be final and binding on both the Parties.
32. Any substantial/important communication in between the parties shall be made through written mode only. Notices to be served at the addresses hereinabove first mentioned.

TERMINATION:

33. This agreement is intended to be executed by both the parties with utmost sincerity and co-operation. However, in case of any extraneous circumstances and/or act of god and/or *vis major*, if the parties deem it fit to terminate this



2nd Floor
Jaydeb Brahma
Ajay Kumar Brahma
Jhuma Brahma Haldar
Haradhan Brahma
Suren Das

Sulata Brahmik
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agreement the same shall be done in equitable terms and consideration as agreed by and between the parties, taking into account the hardship of both the parties and investments made by the Developer.

SCHEDULE OF THE LAND

All that piece and parcel of land measuring a total area of 0.15 acre/ 15 decimals, situated under Mouza - Paschim Jitpur , J.L. No. 49, R.S. Plot No. 3805 (P) & 3806(P) corresponding to LR Plot No. 4030 land measuring 0.14 acre/14 decimals, LR plot No. 4031 land measuring 0.01 acre/01 decimals, comprised in LR khatian Nos. 6619, 3093, 6841, 6766, 3088, 6608, at Arabinda Nagar, Alipurduar Municipal Ward No. 01, under Municipal Holding Nos. 344A, 344/247, 344/247, 344A/247 P.S & Dist: Alipurduar being **butted and bounded** by the:

North- 26 fts width Municipal Metal Road; **South-**Shyamal Saha & Apurba Saha, **East-**Jiban Kar & Others; **West-**Jiban Bose.



For
Jagdish
Jagdish
Jagdish
Jagdish
Jagdish
Jagdish

Sulata Bhawmik
GOOD WILL VENTURE AND CONSTRUCTION
Proprietor

SCHEDULE-II REFERRED TO ABOVE(SPECIFICATION)

1. **General** : The building shall be R.C.C framed structure as per design of the Engineer.
2. **Brick Wall** : All interior and exterior brick shall be 5 inch thick(1:5) with 1st class brick as per local market.
3. **Plaster** : The inside and outside plaster of the building will be $\frac{1}{2}$ to $\frac{3}{4}$ inch thick including the ceiling plaster.
4. **Flooring & Dado** : i) Bed-rooms, Drawing/Dinning(if any) shall be vitrified flooring. ii) Floor of Toilets and slab of kitchen shall be made with vitrified flooring.
5. **Doors and Windows** : i) Main Entrance Door: Teak Wooden door as per design with wooden frame 5 $\frac{1}{2}$ inch X 2 $\frac{1}{2}$ inch Saal wood, one Mortise Lock, one Magic eye, two Nos of 6 inch tower bolt(polished). ii) Other Doors : Flash door of commercial ply of reputed company, 2 Nos of 6 inch tower bolt. iii) Toilets Door : Plastic door with Saal wood frame, two numbers of 4 inch tower bolt, two numbers of 5 inch handle. iv) Windows : Aluminum and wooden fully Glazed windows, shutter type.



20/07/2017
Jyoti Bhat
Ajay Kumar Bhat
Jhuma Bhat
Haradhan Bhat
Suren Das

Sulata Bhattacharya
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Proprietor

6. **Kitchen Fittings** : i) one cooking platform made of marble. ii) One steel sink(16 X 18 inch) and one Tap. iii) 4 ½ high glazed tiles only back side of the cooking platform.
7. **Toilets Fittings** : i) 7 fts high glazed tiles; ii) One Indian Pan or EPWC in white china ware with P/S trap at per Toilet; iii) One geezer point in the common toilet only.
8. **Stair Case** : i) Standard Steel; ii) Stair steps will be cota finish; iii) Stair railing will be Standard steel pipe complete with hand rail, one M.S door for roof entrance.
9. **Roof** : i) Water proof treatment will be provided over the final/top roof.; ii) 3 inch-0 inch high parapet wall will be provided all around the slab; iii) Suitable PVC rain pipe for proper drainage from the roof will be given.
10. **Wall Finishing** : The building outside shall be painted externally with weather coat/proof paint inside with lime punning or putty and white water primer.
11. **Electrical fittings** : i) Three light points, one fan point and two 6 amp plug points in each bed-room and sitting room; ii) One light



2nd Floor
Jaydeb Brahma
Ajay Kumar Brahma
Thama Brahma Heli
Haradhar Brahma
Suren Das

Sulata Bharmik
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- f) Roof above the top floor of the New Building.
- g) Common lavatory.

II. Water, Plumbing and Drainage:

- a) Drainage and sewage lines and other installation for the same (except only those as are installed within the exclusive area of any Unit and/or exclusively for its use);
- b) Water supply system.
- c) Water pump, underground and overhead water reservoir together with all common plumbing installations for carriage of water (save only those as are within the exclusive area of any Unit/or exclusively for its use).

Electric Installation:

- a) Electrical wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use).
- b) Lighting of the Common Portions.
- c) Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.

Others:

- a) Such other parts, areas, equipments, installations, fittings, fixtures and spaces in or about the premises and the new building as are necessary for passage to and/or user of the Units in common the Co-Owners.

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Agy Kumar Brahma
Thoma Brahma Hall
Haradhan Brahma
Suren Das.

Sulata Bharamik
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Proprietor

point in the Balcony only and one TV and Wifi point in the sitting room(if any) only. Iii) All electric wiring will be concealed type with copper wire & switch modular; iv) The Developer shall provide only concealed Electric Lines and switch but fittings, shades etc. are upon the cost of the Owners.

12.Extra-Work : The land owners have agreed to pay the Developer in addition to the consideration herein above in respect of all charges and cost for the extra work of additional facility for their allocated flats.

13.Water Tank : The over head 6 X 1000 Ltr. Common Water PVC Tank will be provided.

(Common Area)

I.Areas:

- a) Entrance and exits to the Premises and the New Building.
- b) Boundary walls and main gate of the Premises.
- c) Lift, Staircase, stair head room and lobbies on all the floor of the New Building.
- d) Entrance lobby, electric/utility room, caretaker Room, One Lavatory.
- e) Common installations on the roof.



Sulata Bhaumik
GOOD WILL VENTURE AND CONSTRUCTION
Proprietor

IN WITNESS WHEREOF the parties hereto have put and subscribed
their respective hands and seals the day month and year first above
written.

Sulata Bhaumik
GOOD WILL VENTURE AND CONSTRUCTION
(DEVELOPER) GOOD WILL VENTURE AND CONSTRUCTION
Proprietor

2011 2011
Jayesh Brahma
Ajay Kumar Brahma
Jhuma Brahma Hui
Haradhan Brahma
Suren Sen.

SIGNATURE OF THE OWNERS

AK

for Das

Jayashree Brahma
Ajay Kumar Brahma
Jhuma Brahma HW
Haradhan Brahma
Suren Das.

Sulata Bharamik
GOOD WILL VENTURE AND CONSTRUCTION
Proprietor

In the presence of :

- Partha Ghosh
1. S/O Late Nela Ghosh
R/O - Hatichola
P.O. Dist - Alipurduar
2. Subir Roy
Alipurduar Court

Drafted, read over and explained by me

and certified that the document contained

1 No of N.J Stamp of Rs.5000/- and 27 Nos of
bond papers

Kamakesh Datta

Advocate, Alipurduar Court,

E.No.WB-86/97

FINGER PRINT SHEET

Serial No.

Year - 20

Deed No.

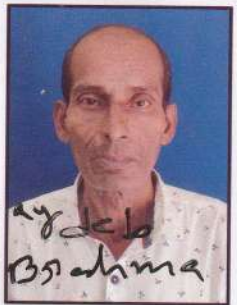


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Left hand					
Right hand					

2017 Jan

13.9.24

Signature of the presentant with date



Left hand					
Right hand					

Jydeh Brahma

Signature with date 13.9.24



Left hand					
Right hand					

Ajay Kumar Brahman

Signature with date 13.9.24



Left hand					
Right hand					

Thuma Brahman Hui

Signature with date 13.09.24

Signature of R.O.

FINGER PRINT SHEET

Serial No.

Year - 20

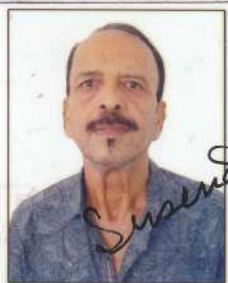
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	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
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Hazadhar Barahma

Signature of the presentant with date
13.9.24



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Susen Das

13.9.24

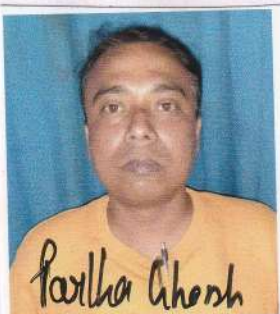
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Sulata Bhaurmip

Signature with date



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Right hand					

Partha Ghosh

13.9.24

Signature with date

Signature of R.O.

জেলা- আলিপুরদুয়ার খতিয়ান নং- ৬৬১৯

[২০০৪০৪৯]



মৌজা- পশ্চিম জিতপুর জে.এল.নং- ৪৯

খানা- আলিপুরদুয়ার

(১) রাজস্ব- টাকা

খতিয়ান তৈরির তারিখ - 23/12/2022

(২) জমির পরিমান(এ)- ০.০৩

(৩) মোট দাগের সংখ্যা- ১

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	ইলা ব্রহ্ম	রায়ত	
স্বামী-	সুখময় ব্রহ্ম		
ঠিকানা-	নিজ		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমান(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমান
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আগত খং নং - 3092

ঘর-৪

মোট দাগের সংখ্যা- এক মাত্র

Certified to be true copy w/s 76 of Indian Evidence Act, 1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.: 912

স্মৃতিস্মরণ নং— ৩০৯৩

[০৭১১০৪৯]

জমিদারি

পশ্চিম জিলদপুর

৪৯

খান— আলিপুরদুয়ার

টাকা (৩) সেনা শিক্কা—

টাকা

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একটি মোট প্রাপ্তির সংখ্যা— ১

০.০২

(২) স্বত্ব

(৩) মন্তব্য

জয়দেব রস

রায়ত

২০-৯-০৬ থেকে প্রঃ ১০ বর্ষের অঃ ছাড়া হুঃ নিঃ

সিদ্ধান্ত/স্বত্ব

মৃত সুখীর কুমার

বর্তমান আইন অনুযায়ী
সেনা ধার্য হইবে

চিকানা

নিজ উঃ তাঃ ও পুঃ হই ২০-৯-০৬ তাঃ ৬৯৬-০৬

নং রেঃ দানপত্র নুসে দঃ

পশ্চিমবঙ্গ লোক হোস্তিঃ রেজিষ্ট্রি
আইন মোঃ প্রঃ ধার্য হইবে।



স্বত্বের
মোঃ
কালিমা

এ. ন. ডাঃ

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বাস্তব

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এক মাত্র

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Process Fee-Rs.10. Addl. Cost: 1 X Rs.10=Rs.10. Total-Rs.20

জেলা- আলিপুরদুয়ার খতিয়ান নং- ৬৮৪১

[২০০৪০৪৯]



মোজা- পশ্চিম জিতপুর জে.এল.নং- ৪৯

খানা- আলিপুরদুয়ার

(১) রাজস্ব- টাকা

খতিয়ান তৈরির তারিখ - 13/09/2023

(২) জমির পরিমান(এ)- ০.০৩

(৩) মোট দাগের সংখ্যা- ১

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	অজয় কুমার ব্রহ্ম	রায়ত	
পিতা-	অধীর কুমার ব্রহ্ম		
ঠিকানা-	নিজ		

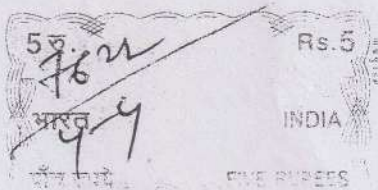
(৭) অগ্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমান(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমান
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আগত থং নং - 6245

২৫ আগস্ট হইতে ১০ বছর হস্তান্তর নিষেধ

মোট দাগের সংখ্যা- এক মাত্র



CERTIFIED TO BE A TRUE COPY

OFFICER AUTHORISED U/S 76
OF THE INDIAN EVIDENCE ACT 1872

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 , Copy No.:7622

জেলা- আলিপুরদুয়ার খতিয়ান নং- ৬৭৬৬

[২০০৪০৪৯]



সীজা- পশ্চিম জিতপুর জে.এল.নং- ৪৯

থানা- আলিপুরদুয়ার

(১) রাজস্ব- টাকা

খতিয়ান তৈরির তারিখ - 09/06/2023

(২) জমির পরিমাণ(এ)- ০.০২

(৩) মোট দাগের সংখ্যা- ১

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	ঝুমা ব্রজু ছই	রায়ত	
স্বামী-	বিপুল ছই		
ঠিকানা-	নিজ		

(৭) অগ্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমাণ
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আগত থং নং - 6245

২৫ আগস্ট হইতে ১০ বছর হস্তান্তর নিষেধ

মোট দাগের সংখ্যা- এক মাত্র

Certified to be true copy u/s 76 of Indian Evidence Act, 1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.: 6114

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Date: 2023.07.19 11:52:41 IST

Page ১ of ১

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জন্মপত্র
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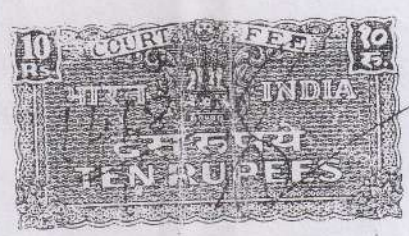
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 বর্তমান আইন অনুযায়ী
 সেন্সাস হইবে



পশ্চিমবঙ্গ ল্যান্ড রেজিস্ট্রার
 আইন মতে রাজস্ব হইবে।

দাগের ফেট পারমাণ	দাগের মাত্রা অত্র স্থানের অংশ	দাগের মাত্রা অত্র স্থানের অংশ	দাগের মাত্রা অত্র স্থানের অংশ			
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Prepared by
 [Signature]



জেলা- আলিপুরদুয়ার খতিয়ান নং- ৬৬০৮

[২০০৪০৪৯]

মোজা- পশ্চিম জিতপুর জে.এল.নং- ৪৯

থানা- আলিপুরদুয়ার



(১) রাজস্ব- টাকা

খতিয়ান তৈরির তারিখ - 13/12/2022

(২) জমির পরিমাণ(এ)- ০.০২

(৩) মোট দাগের সংখ্যা- ২

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	সুসেন দাস	রায়ত	
পিতা-	রত্ন দাস		
ঠিকানা-	নিজ		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির প্রেনী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর
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মোট দাগের সংখ্যা- দুই মাত্র

Certified to be true copy u/s 76 of Indian Evidence Act, 1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:11754

Digitally signed by Monirul Islam Mondal
Date: 2022.12.15 16:37:17 IST

PERMANENT CERTIFICATE OF ENLISTMENT

**West Bengal Municipal Act, 1993
[See Section 118]**

(Duplicate to be filled up)

Alipurduar (Municipality)

Alipurduar, Alipurduar

The Board of Councillors of **Alipurduar (Municipality)** hereby grant unto **SULATA BHAUMIK**, the **Proprietor** of **GOOD WILL VENTURE AND CONSTRUCTION** residing and or carrying on or intending to carry on business at Holding No :- 92/545, ARABINDA NAGAR COMPLEX ALIPURDUAR District :- Alipurduar Pincode :- 736122 in ward no. Ward Number 1 and exercising or intending to exercise the Profession, Trade or Callings of **Other Enterprises(Category), CIVIL CONTRACTOR AND DEVELOPER(Nature of Business)** this Permanent Certificate of Enlistment under Section 118 of the West Bengal Municipal Act, 1993 and acknowledge to have received in consideration thereof, a total fee of Rs.1550/- (**Rupees: One Thousand Five Hundred Fifty**) only.

This Certificate of Enlistment will be in force until the 09-Sep-2025 and to be produced at the time of renewal.

Date of Issuance: 10-Sep-2024



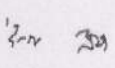
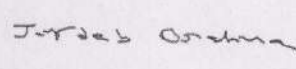
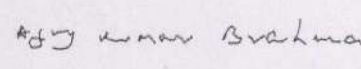
Alipurduar (Municipality)|CIVIL CONTRACTOR AND DEVELOPER|0917P1167424163050|10-Sep-2024|09-Sep-2025

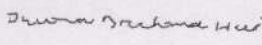
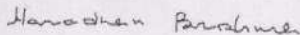
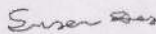
(Scan QR Code with QR Reader)

Disclaimer : This document is auto-generated through Computer system as per data submitted by the applicant himself in online procedure. Respective Department / Authority/ Institution/ Office may verify the documents /credentials from the CE holder , if so deem fit.

The authenticity of this document can be verified by accessing the URL: edistrict.wb.gov.in and then clicking on the Third Party Certificate Verification link and keying in the Unique Number: 210882407200058043

Land Lord Details :

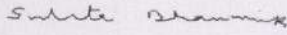
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Ila Brahma (Presentant) Wife of Mr Sukhamay Brahma Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office	Photo  13/09/2024	Finger Print  Captured LTI 13/09/2024	Signature  13/09/2024
	Arabindanagar, W. No - 1, City:- Alipurduar, P.O:- Alipurduar Court, P.S:-Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736122 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: DExxxxxx8E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office			
2	Name Mr Jaydeb Brahma Son of Late Sudhir Kumar Brahma Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office	Photo  13/09/2024	Finger Print  Captured LTI 13/09/2024	Signature  13/09/2024
	Arabindanagar, W. No - 1, City:- Alipurduar, P.O:- Alipurduar Court, P.S:-Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: BZxxxxxx8E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office			
3	Name Mr Ajoy Kumar Brahma Son of Late Adhir Kumar Brahma Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office	Photo  13/09/2024	Finger Print  Captured LTI 13/09/2024	Signature  13/09/2024
	Arabindanagar, W. No - 1, City:- Alipurduar, P.O:- Alipurduar Court, P.S:-Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: AVxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office			

4	Name Mrs Jhuma Brahma Hui Wife of Mr Bipul Hui Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	13/09/2024	13/09/2024	LTI	13/09/2024
Arabindanagar, W. No - 1, City:- Alipurduar, P.O:- Alipurduar Court, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736122 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AExxxxxx9N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office				
5	Name Mr Haradhan Brahma Son of Late Sudhir Kumar Brahma Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	13/09/2024	13/09/2024	LTI	13/09/2024
Arabindanagar, W. No - 1, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736122 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: ATxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office				
6	Name Mr Susen Das Son of Late Ratna Das Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	13/09/2024	13/09/2024	LTI	13/09/2024
Arabindanagar, W. No - 1, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: BAXxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GOOD WILL VENTURE AND CONSTRUCTION Arabindanagar, W. No -1, City:- Alipurduar, P.O:- Alipurduar Court, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736122 Date of Incorporation:XX-XX-1XX8 , PAN No.:: AFxxxxxx7L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Sulata Bhaumik Wife of Date of Execution - 13/09/2024, , Admitted by: Self, Date of Admission: 13/09/2024, Place of Admission of Execution: Office	Photo  Sep 13 2024 3:27PM	Finger Print  Captured LTI 13/09/2024	Signature  13/09/2024
Arabindanagar, W. No - 1, City:- Alipurduar, P.O:- Alipurduar Court, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736122, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AFxxxxxx7L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GOOD WILL VENTURE AND CONSTRUCTION (as Developer)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Partha Ghosh Son of Late Nitai Ghosh Hatkola, W. No- 11, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736121	 13/09/2024	 Captured 13/09/2024	 13/09/2024
Identifier Of Mrs Ila Brahma, Mr Jaydeb Brahma, Mr Ajoy Kumar Brahma, Mrs Jhuma Brahma Hui, Mr Haradhan Brahma, Mr Susen Das, Mrs Sulata Bhaumik			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Ila Brahma	GOOD WILL VENTURE AND CONSTRUCTION-3 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Jaydeb Brahma	GOOD WILL VENTURE AND CONSTRUCTION-2 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Ajoy Kumar Brahma	GOOD WILL VENTURE AND CONSTRUCTION-3 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Jhuma Brahma Hui	GOOD WILL VENTURE AND CONSTRUCTION-2 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Haradhan Brahma	GOOD WILL VENTURE AND CONSTRUCTION-2 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Haradhan Brahma	GOOD WILL VENTURE AND CONSTRUCTION-1 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr Susen Das	GOOD WILL VENTURE AND CONSTRUCTION-2 Dec

Land Details as per Land Record

District: Alipurduar, P.S:- Alipurduar, Municipality: ALIPUDUAR, Mouza: Pashchim Jitpur, JI No: 49, Pin Code : 736122

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4030, LR Khatian No:- 6619	Owner:ইলা ব্রহ্ম, Gurdian:সুখময় ব্রহ্ম, Address:মিজ , Classification:বাস্তু, Area:0.03000000 Acre,	Mrs Ila Brahma
L2	LR Plot No:- 4030, LR Khatian No:- 3093	Owner:জয়দেব ব্রহ্ম, Gurdian:মৃত সুধীর কুমার, Address:মিজ,উঃডাঃও পুঃদঃইং ২০-৯-০৬ ডাঃ ৬৯৬-০৬ নং রে: দানপত্র মূল দং, Classification:বাস্তু, Area:0.02000000 Acre,	Mr Jaydeb Brahma
L3	LR Plot No:- 4030, LR Khatian No:- 6841	Owner:অজয় কুমার ব্রহ্ম, Gurdian:অধীর কুমার ব্রহ্ম, Address:মিজ , Classification:বাস্তু, Area:0.03000000 Acre,	Mr Ajoy Kumar Brahma
L4	LR Plot No:- 4030, LR Khatian No:- 6766	Owner:ঝুমা ব্রহ্ম হুই, Gurdian:বিপুল হুই, Address:মিজ , Classification:বাস্তু, Area:0.02000000 Acre,	Mrs Jhuma Brahma Hui
L5	LR Plot No:- 4030, LR Khatian No:- 3088	Owner:হারাদন ব্রহ্ম, Gurdian:মৃত সুধীর, Address:মিজ,উঃডাঃও পুঃদঃইং ১৪-৯-০৬ ডাঃ ৬৪৯-০৬ নং রে: দানপত্র মূল দং, Classification:বাস্তু, Area:0.02000000 Acre,	Mr Haradhan Brahma

L7	LR Plot No:- 4030, LR Khatian No:- 6608	Owner:সুসেন দাস, Gurdian:রত্ন দাস, Address:দিজ , Classification:বাস্ত, Area:0.02000000 Acre,	Mr Susen Das
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District: Alipurduar, P.S:- Alipurduar, Municipality: ALIPUDUAR, Mouza: Pashchim Jitpur, JI No: 49, Pin Code : 736121

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L6	LR Plot No:- 4031, LR Khatian No:- 3088	Owner:হারাধন ব্রহ্ম, Gurdian:মৃত সুধীর, Address:দিজ,উঃভাঃ পুঃদাঃইং 18-9-06 তাং 689-06 নং রেঃ দালাপত্র সুলে দঃ, Classification:বাস্ত, Area:0.01000000 Acre,	Mr Haradhan Brahma

Endorsement For Deed Number : I - 200302941 / 2024

On 13-09-2024

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

Presented for registration at 13:58 hrs on 13-09-2024, at the Office of the A.D.S.R. ALIPURDUAR by Mrs Ila Brahma , 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 60,00,000/-

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

Execution is admitted on 13/09/2024 by 1. Mrs Ila Brahma, Wife of Mr Sukhamay Brahma, Arabindanagar, W. No - 1, P.O: Alipurduar Court, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736122, by caste Hindu, by Profession House wife, 2. Mr Jaydeb Brahma, Son of Late Sudhir Kumar Brahma, Arabindanagar, W. No - 1, P.O: Alipurduar Court, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736122, by caste Hindu, by Profession Business, 3. Mr Ajoy Kumar Brahma, Son of Late Adhir Kumar Brahma, Arabindanagar, W. No - 1, P.O: Alipurduar Court, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736122, by caste Hindu, by Profession Business, 4. Mrs Jhuma Brahma Hui, Wife of Mr Bipul Hui, Arabindanagar, W. No - 1, P.O: Alipurduar Court, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736122, by caste Hindu, by Profession House wife, 5. Mr Haradhan Brahma, Son of Late Sudhir Kumar Brahma, Arabindanagar, W. No - 1, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736122, by caste Hindu, by Profession Service, 6. Mr Susen Das, Son of Late Ratna Das, Arabindanagar, W. No - 1, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736122, by caste Hindu, by Profession Business

Indetified by Mr Partha Ghosh, , Son of Late Nitai Ghosh, Hatkhola, W. No- 11, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by profession Others

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

Execution is admitted on 13-09-2024 by Mrs Sulata Bhaumik, Developer, GOOD WILL VENTURE AND CONSTRUCTION, Arabindanagar, W. No -1, City:- Alipurduar, P.O:- Alipurduar Court, P.S:-Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736122

Indetified by Mr Partha Ghosh, , Son of Late Nitai Ghosh, Hatkhola, W. No- 11, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,014.00/- (A(1) = Rs 5,000.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/09/2024 3:02PM with Govt. Ref. No: 192024250208022808 on 13-09-2024, Amount Rs: 5,014/-, Bank: SBI EPay (SBLePay), Ref. No. 9725077225733 on 13-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 32,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 27,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2954, Amount: Rs.5,000.00/-, Date of Purchase: 12/09/2024, Vendor name: Tanmay Biswas

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/09/2024 3:02PM with Govt. Ref. No: 192024250208022808 on 13-09-2024, Amount Rs: 27,010/-, Bank: SBI EPay (SBLePay), Ref. No. 9725077225733 on 13-09-2024, 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**

On 19-09-2024

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.

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 40741 to 40787

being No 200302941 for the year 2024.



Rinchen Dolma Sherpa

Digitally signed by RINCHEN DOLMA SHERPA
Date: 2024.09.19 16:06:02 +05:30
Reason: Digital Signing of Deed.

(Rinchen Dolma Sherpa) 19/09/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPURDUAR
West Bengal.