

10064/2024

I-9774/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 258456

G 258456

Cal,
16/12/2024
D/o. 2641249

১৬১২০২৪

M/s. THE JUPITOR

Partner

M/s. THE JUPITOR

Amrita Ghosh Basu
Partner

DEVELOPMENT AGREEMENT

THIS INDENTURE IS MADE ON THIS THE 16th DAY
OF December, TWO THOUSAND TWENTY-One.

BETWEEN

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

Page 1 of 17

Addl. District Sub-Registrar,
Siliguri-II at Bagdogra

6 DEC 2024

9424021789@
Jupitor
9832378910
@ Jupitor

N. J. Stamp

SL. No. 566 Date 15.12.21

Sold to M/s The Jupiter

of Pradhan Nagar

Value 5000/- Rupees Five Thousand only



J. Banik
JAYABRATA BANIK

Govt. Stamp Vender

A.D.S.R. Office Bagdogra

L/No- 539-R.M/Darjeeling

Year 2007



Printed at the District Office, Darjeeling

2021

si shob w3

M/s. THE JUPITOR
Partner

M/s. THE JUPITOR
Anindita Ghosh Biswas
Partner

SMT. MAMATA DUTTA, Wife of Late Shyamal Dutta, Indian by nationality, Hindu by religion, Housewife by occupation, resident of Subhash Pally, Dakshin Bagdogra, Post Office and Police Station Bagdogra, District Darjeeling (W.B.), PIN-734014 - hereinafter called the "**FIRST PARTY/LANDOWNER**" (Which expression shall mean and include, unless excluded by or repugnant to the context her heirs, executors, successors, legal representatives, administrators and assigns) of the **ONE PART**.

A N D

M/S. THE JUPITOR, PAN- ABBFM1935C, a Partnership Firm registered under the Partnership Act bearing Registration No. L-81298, having its Registered Office at SNT Godown Road, Pradhan Nagar, Post Office and Police Station Pradhan Nagar, District Darjeeling, represented by its Partners (1) **SRI SHYAMAL BISWAS**, PAN- AMTPB1319A, Son of Late Ranjit Kumar Biswas and (2) **SMT. ANINDITA GHOSH BISWAS**, PAN- AYLPG4934C, Wife of Sri Shyamal Biswas, both are Hindu by religion, Indian by Nationality, Business by occupation, resident of SNT Godown Road, Pradhan Nagar, Post Office and Police Station Pradhan Nagar, District Darjeeling (W.B.), PIN-734003 - hereinafter called the "**SECOND PARTY/DEVELOPER**" (Which expression shall mean and include, unless excluded by or repugnant to the context its executors, successors-in-office, legal representatives, administrators and assigns) of the **OTHER PART**.

WHEREAS the First Party became the absolute owner of land measuring 0.06 Acre, recorded in R.S. Khatian No. 59/7, in R.S. Plot No. 927, within Mouza Dumriguri, J.L. No. 94, Pargana Patharghata, Police Station Naxalbari now Bagdogra, District Darjeeling, by virtue of a registered Deed of Sale being Document No. 645 for the year 1988, recorded in Book No. I, Volume No. 20, Pages from 209 to 214, registered at the office of the Sub-Registrar, Siliguri on 25.01.1988, executed by Sri Bimal Kumar Ghosh, Son of Late Kalipada Ghosh of Bagdogra, P.O. Bagdogra, Dist. Darjeeling and since the date of such purchase the First Party hereof is in actual, khas and physical possession of the said land having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

- 3 -

শ্রীমতী

M/s. THE JUPITOR

Partner

M/s. THE JUPITOR

Anindita Ghosh Bhowmik
Partner

A N D

WHEREAS being owner in such possession the First Party hereof has also recorded her name with the relevant Record of Rights at the office of the B.L. & L.R.O. Naxalbari and a separate L.R. Khatian has been opened in her name on 23.02.2016 being L.R. Khatian No. 1105, in respect to L.R. Plot No. 609 - area measuring 0.06 Acre, within Mouza Dumriguri, J.L. No. 94, Pargana Patharghata, Police Station Naxalbari now Bagdogra, District Darjeeling.

A N D

WHEREAS the First Party herein is desirous of developing her aforesaid land as described in the schedule "A" below by constructing a 3(Three) storied residential building thereon but due to paucity of necessary fund/finance and lack of technical experience it is not possible for her to develop her aforesaid landed property and as such she has decided to get her intended constructional works done by and through the Second Party on her said land fully described in the Schedule "A" below, as per plan approved by the appropriate authority under certain terms and conditions as stated hereinafter.

A N D

WHEREAS the First Party has also agreed to authorize the Second Party to develop her said 'A' schedule land by constructing a 3(Three) storied residential building consisting of several independent units or residential Flats and Garages/Car Parking Spaces on ownership basis and the First Party has also agreed to convey, assign and transfer the proportionate share in the land in the Flats and Garages/Car Parking Spaces directly to the intending Purchaser/s as may be nominated by the Second Party herein with respect to the allocation of the Second Party in the proposed 3(Three) storied residential building as stated hereinafter.

A N D

23/06/2018

M/s. THE JUPITOR

Partner

M/s. THE JUPITOR

Anandilal Golegh Bhowmik
Partner

WHEREAS in order to avoid all future disputes, differences and legal complications that may crop up amongst themselves i.e. the parties herein, it has been thought/deemed fit and proper to put in writing the said oral terms and conditions as mutually agreed upon by and between the parties herein.

NOW IN WITNESSETH WHEREOF IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREOF AS FOLLOWS:

1. That a 3(Three) storied residential building consisting of several independent Flats & Garages/Car parking spaces shall be constructed by the Second Party on the land of the First Party, as fully described in the schedule "A" below, on the terms as mentioned herein below, and as may be permitted by the concerned authorities for constructing the said 3(Three) storied residential building on the said 'A' scheduled land.
2. That the Second Party agrees that the Second Party shall obtain whatsoever permission as are required to develop the aforesaid land for constructing the said building at its own cost and responsibilities in the name of the First Party after meeting all necessary requirements as required for the same. It may mentioned here that the 3(Three) storied residential building means GROUND FLOOR, FIRST FLOOR and SECOND FLOOR (TOP FLOOR).
3. That with a view to develop the aforesaid land of the First Party, the First Party shall handover and deliver the vacant possession of the 'A' scheduled land to and in favour of the Second Party with the right to develop the aforesaid Property/Land for making/Constructing the said 3(Three) storied residential building on the terms herein contained. The First Party shall handover the original documents like Deeds, Khajna, Holding Tax Receipt, Mutation Certificate etc. to the Second Party/Developer after completion of the building.

2/2/2018

M/s. THE JUPITOR

Partner

M/s. THE JUPITOR

Anindita Ghosh Biswas

Partner

4. That for the sake of proper and appropriate development of the 'A' scheduled land/Property the Second Party shall prepare a plan of the proposed 3(Three) storied residential building to be constructed on the 'A' scheduled land and the Second Party shall sign and execute the said building plan and shall submit the same (signed building plan) to the appropriate authority or authorities wherever and whenever required for proper sanction/approval of the same thereof.

5. (A) **SHARE OF THE FIRST PARTY IN THE PROPOSED/DEVELOPED BUILDING OR PROPERTY (OWNER'S ALLOCATION)**

The First Party shall get three nos. 2BHK Flats each measuring 800 Square feet more or less including proportionate stair case and super built up area - one flat in Ground Floor (Southern Side) and two flats in the Second Floor (one at the Northern Side and the other at the Southern Side) of the proposed 3(Three) storied building to be constructed as the sanctioned building plan by the appropriate authority or authorities.

Be it mentioned here that the above mentioned Flats of the First Party (Owner's allocation) shall be constructed as per specification as mentioned in the Scheduled "B" below.

(B) **SHARE OF THE SECOND PARTY IN THE PROPOSED/DEVELOPED BUILDING/PROPERTY (DEVELOPER'S ALLOCATION)**

The Second Party shall get/retain and/or entitled to all other flats and garages/car parking spaces of proposed 3(Three) Storied residential building as its share in the developed property excepting the owner's allocation as detailed in Clause-5 above.

6. That apart from three nos. 2BHK Flats each measuring 800 Square feet more or less including proportionate stair case and super built up area - one flat in Ground Floor (Southern

23/08/18

M/s. THE JUPITOR
Partner

M/s. THE JUPITOR
Anindita Ghosh Biswas
Partner

Side) and two flats in the Second Floor (one at the Northern Side and the other at the Southern Side) of the proposed 3(Three) storied building the Second Party shall provide/give a total sum of Rs. 5,00,000/- (Rupees Five Lac) only to the First Party in the manner as under.

- (a) A sum of Rs. 50,000/- (Rupees Fifty Thousand) only at the time of execution of this agreement;
 - (b) A sum of Rs. 1,50,000/- (Rupees One Lac Fifty Thousand) only at the time of roof casting of the Top Floor of the proposed 3(Three) storied residential building;
 - (c) Balance of Rs. 3,50,000/- (Rupees Three Lac Fifty Thousand) only after the completion of delivery of the flats.
7. That the First Party/Landowner shall bear the expenses of electric connection charges with respect to her allocation and shall also bear the proportionate transformer cost with respect to her allocation alongwith the other co-owners of the proposed 3 (Three) storied residential building to be charged by the West Bengal State Electricity Distribution Company Limited.
 8. That the water received and filled in the reservoir from the deep well as well as from the supply of appropriate authority or authorities shall be lifted by water pump to the overhead tank of the building. The electric consumption charges in the common areas shall be from the common meter to be installed in the premises by the competent authority and the charges shall be equally shared by the intending Flat owners and the Landowner/First Party.
 9. That it is hereby agreed by and between the parties hereof that the Second Party shall be entitled to enter into agreement/agreements with the intending purchaser/s pertaining to the Second Party's share of allocation in the

25/05/23

M/s. THE JUPITOR

Partner

M/s. THE JUPITOR

Anindita Ghosh Barua

Partner

proposed 3(Three) storied residential building and the Second Party shall be entitled to receive any advance money or monies from the intending Purchaser/s.

10. That the Second Party shall sell its allocation and for that purpose shall execute and sign the Sale Deed, Lease Deed, Tenancy Agreement of the Flats and Garage/Car parking space of the said 3(Three) storied residential building in favour of the nominee/nominees of the Second Party with respect to the Second Party's allocation in the developed property excepting the First Party's allocation in the developed property as mentioned in 5(A) above, if required in law, and all the sale proceeds/consideration money/monies with respect to those Flats and Garages/Car parking spaces will be appropriated/taken by the Second Party and in that case the First Party shall not raise any claim to any part of the sale proceeds/consideration money in any way, the contrary whereof shall not be tenable in law.
11. That the Second Party shall be at liberty to mortgage its allocation if and when required to any bank or financial institution for its financial assistance and in that case the First Party shall allow the Second Party to mortgage the original deed and paper by executing registered Power of Attorney.
12. That this agreement shall not be treated as a Partnership between the parties hereof in any way or manner whatsoever.
13. That though the Second Party is satisfied with the ownership of the First Party over the 'A' scheduled land but all along the First Party shall be responsible to the Second Party if any encumbrances whatsoever in nature is detected in future in the 'A' scheduled land/property then in that case the First Party shall be responsible to make good all the losses sustained or to be sustained in consequence thereof to the Second Party for such encumbrances with respect to 'A' scheduled land/property.

21/10/18

M/s. THE JUPITOR

Partner

M/s. THE JUPITOR

Amelia G. G. G. G.

Partner

14. That the Second Party shall not start any constructional work of the proposed building on the 'A' scheduled land unless the said land is free from all encumbrances and the building plan is sanctioned by the appropriate authority or authorities and/or any other concerned authority/authorities after meeting all requirements and expenses by the Second Party.
15. That the development of the 'A' scheduled land by constructing a 3(Three) storied residential building thereon shall be entirely at the costs, expenses and risks and on the entire account of the Second Party. The building is to be constructed on the 'A' scheduled land and the dwelling units thereon will be done in accordance with approved plan. The Second Party shall be at liberty to make necessary application for this purpose to the authority/authorities concerned at its own costs and expenses in the name of the First Party but the responsibility for obtaining such permission will be on the Second Party and at its own costs.
16. That the First Party confers right to the Second Party to enter upon the schedule 'A' mentioned land or any part thereof, as aforesaid, with full right and authority to commence, carry on and complete the construction of the building in accordance with the approved plan. The said right to develop the schedule 'A' mentioned land will be personal to the Second Party and he shall not assign/transfer to any other party without the written consent of the First Party.
17. That the First Party shall at the request and costs of the Second Party sign and execute from time to time the plans and other applications for layouts, Sub-Divisions, constructions of the building as approved by the appropriate authority or authorities or other authority/authorities provided that all costs, charges and expenses including Architect's fees in this connection shall be borne and paid by the Second Party who shall indemnify and keep indemnified the First Party against all actions, suits, proceedings, fines, penalties, Architect's remunerations and other outgoings suffered by the First Party.

21/5/2019

M/s. THE JUPITOR

Partner

M/s. THE JUPITOR

Anandita Goshwami

Partner

18. That the Second Party shall be entitled to carry out at its own costs, charges and expenses in respect of all or any items of work for development of the said property including laying of drainage, cables, water pipes and other connections and lighting and other items as per the terms and conditions imposed by the appropriate authority or authorities authority while sanctioning the layout scheme and the said plans and also other items of works as may be required to be carried out for the purpose of making the 'A' schedule land fit for construction of building and structure therein. All finance for completion of the said items of work shall be provided and borne and paid by the Second Party alone. The First Party hereby agrees to render all assistance and co-operations that may be required by the Second Party from time to time for carrying out the development work in respect of the said property for construction and completion of building thereon in accordance with the terms and conditions as may be stipulated by the concerned authorities and in respect of any other matter relating to or arising thereon provided that the First Party shall not be liable to incur any financial obligations in that behalf.
19. That the Second Party shall be at liberty to sell and/or allot the dwelling units or flats and/or other tenants and/or rights in the building to be constructed on the 'A' scheduled land and/or to enter into any package/deal/arrangement for allotment of flats/garages/car parking spaces in the proposed 3(Three) storied building to be constructed on the said land at such price and on such terms and conditions and provisions as the Second Party may think fit save and except the First Party's allocation as mentioned in clause 5(A) of this Agreement.
20. That the Second Party shall be entitled to put up and permit to be put up advertisement boards upon the property but without involving the name of the First Party in any manner whatsoever.

Handwritten signature

M/s. THE JUPITOR

Partner

M/s. THE JUPITOR

Handwritten signature

Partner

21. That after completion of the construction of the said 3(Three) storied building the Second Party shall directly execute and deliver any one or more deeds of conveyance in favour of one or more Purchasers of flats, tenements, dwelling units, garage/car parking spaces of the said 3(Three) storied residential building with respect to the allocation of the Second Party.
22. It is agreed that after the date of execution of this agreement the Second Party shall pay and discharge all taxes and outgoings including Panchayat Tax and all other charges, rates, cess, taxes that may be levied upon by any public body or authorities in respect of the 'A' scheduled land which would be payable by the First Party as owner thereof. The Second Party shall indemnify and keep indemnified the First Party from and against non-payment thereof. In the event of the Second Party paying any refundable deposits to the appropriate authority or authorities and other concerned authorities in course of the development of the said property in the name of the First Party, the Second Party shall be entitled to get the refund of such deposit/s. To enable the Second Party to obtain such refund, the First Party shall sign or execute all such writings as may be required by the Second Party in that behalf, without raising any objection thereof.
23. That the First Party declares that no notice of acquisition and/or requisition from the Government or any local body or authority including the appropriate authority or authorities have been received by or served upon the First Party or any person having interest in the said property fully described in the schedule 'A' below.
24. That the First Party hereby declares :
- A) That the First Party is entitled to enter into this Agreement with the Second Party and she has full right and authority to sign and execute the same.

31-5-2013

M/s. THE JUPITOR

Partner

M/s. THE JUPITOR

Anandilal G. Goshal
Partner

- B) That the First Party has not agreed, committed, contracted and/or entered into any binding contract or agreement for sale or lease of the said property or any

part thereof with any person or persons other than the Second Party and she shall remove all encumbrances, if any, in or upon the 'A' scheduled land before delivery of physical possession in favour of the Second Party.

- C) That the First Party shall not do any act, deed, matter or thing whereby or by reason whereof, the development of the property may be prevented or effected in any manner whatsoever.

25. That all incidental expenses to this agreement and the transactions in pursuance thereof including the deed/deeds of conveyance and other assurance in respect thereof including Stamp duty and registration charges shall be borne and paid by the Second Party and/or by the intending Purchaser/s of flats and car parking spaces/garages with respect to the allocation of the Second Party.

26. That the Second Party shall indemnify and keep indemnified the First Party against all such losses, damages, costs, charges, expenses that will be incurred or suffered by the First Party on account of or arising out of any breaches of any of these terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by any other party in respect of such construction or otherwise whatsoever.

-  27. That the Second Party has every right to sell the Flats and Garage/Car Parking space from the proposed 3(Three) storied residential building with respect to his allocation (excepting the First Party's allocation). The First Party undertakes to execute necessary General Power of Attorney appointing the Second Party to construct the said 3 (Three) storied residential building and to sell and convey the Second Party's

25/06/2015

M/s. THE JUPITER
Partner

M/s. THE JUPITER
Anchita Ghosh Biswas
Partner

allocation/share in the developed property/building to the intending purchaser/s as may be nominated/desired by the Second Party and mortgage of original Deed in any financial institution/bank/private bank, to execute Deed of Declaration i.e. rectification if any in the said Agreement.

28. That the Second Party shall complete the construction of the entire 3(Three) storied residential building and shall deliver the Owner's Allocation to the First Party within 24 (Twenty-four) months from the date of sanctioning of the building plan from the appropriate authority or authorities.
29. That the 50% of the terrace (top roof) of the said 3(Three) storied residential building shall be used as common use with the other flat owners of the said 3(Three) storied residential building and the 25% of the terrace (top roof) in the south-east side shall be used by First Party and remaining 25% of the terrace (top roof) in the south-west side shall be used by the Second Party of the said 3(Three) storied residential building.
30. That the Second Party shall have every right to install/fix electrical lines, drain pipe and water pipe lines or systems at any outside portion of the said proposed 3(Three) storied residential building.
31. That the cost of the common water pump and water tank of the said proposed 3(Three) storied residential building shall be borne by the Second Party.
32. That after completion of the building all the inhabitants of the building shall contribute and/or be liable to pay such amount or amounts as may be fixed or determined by any Association, Body, Society to be formed by the inhabitants of the said building towards the payment for maintenance and repairing of common facilities of the said building and/or for common services to be provided in the said building and shall abide by all the rules and regulations to be framed by the said Association, Body or Society.

25/10/23

M/s. THE JUPITOR
[Signature]
Partner

M/s. THE JUPITOR
[Signature]
Anindita Ghosh Basu
Partner

33. That after completion of the building all the inhabitants of the building shall have the right to mutate their names with respect to their respective Flat/Garage/Car Parking Spaces in the office of the appropriate authority or authorities and shall also pay proportionate share of land rent (Khajna) to the Association, Body or Society to be formed by the inhabitants of the said building for payment of the same to the concerned authority through the said Association, Body or Society to be formed by the inhabitants of the said building.
34. In case of any dispute, difference or question arising between the parties hereto with regard to this Agreement, the same shall be referred to the arbitration of an arbitrator to be appointed by the parties herein. If the parties do not agree upon an arbitrator, each party shall be entitled to appoint an arbitrator and the arbitrators shall appoint an umpire and the proceedings shall be in accordance with the provisions of the Arbitration and Conciliation Act, 1996 and/or any other statutory modification and/or enactment relating thereto.

SCHEDULE - "A"
(DESCRIPTION OF THE LAND OF THE FIRST PARTY)

[Signature]
All that piece or parcel of homestead land measuring 0.06 Acre, recorded in R.S. Khatian No. 59/7 corresponding to L.R. Khatian No. 1105, in R.S. Plot No. 927 corresponding to L.R. Plot No. 609, within Mouza Dumriguri, J.L. No. 94, Pargana Patharghata, Police Station Naxalbari now Bagdogra, District Darjeeling and the said land is butted and bounded as follows :

North : 12 feet wide Pucca Road;
South : House of Biswanath Chowdhury;
East : House of Anil Choudhury;
West : House of Nilima Dhar.

22/05/23

M/s. THE JUPITOR
Partner

M/s. THE JUPITOR
Anindita Chakrabarty
Partner

SCHEDULE - "B"
[SPECIFICATION OF CONSTRUCTION]

STRUCTURE : Construction will be RCC frame/TMT Bar must be of ISI marked.

BRICK WALL : All wall shall be 5" thick with brick of approved quality cement (by 1:4 ratio).

FLOOR FINISH & SKIRTING : Entire floor will be finished with quality 2/2 ante skating tiles (White, Grey, of white, Ivory) & Skirting will be with same.

PLASTER : The outside & inside of the building will have sand cement plaster (1:5) where the ceiling plaster will be C.M. (1:4).

1) DOOR & WINDOWS :

Main entrance door for Flat

- a) Wooden main panel Door shutter single flush type both side painted by Gamari/Chikrasi woods.
- b) Sal wooden Door frames of 7 feet height
- c) Aluminum tower bold from inside
- d) Telescopic peephole
- e) Electronic bell point (Calling bell)
- f) Lock with handle.

Other Doors:

- a) 28 mm commercial flush or ply panel with both side painted
- b) 7 feet height 36" wide sall wooden frame
- c) Alluminum tower bold from inside with handle

21/5/2013

M/s. THE JUPITER
Partner

M/s. THE JUPITER
Anandilal Gargesh Bhandari
Partner

Windows:

- a) All windows will be made by M S Grill cover design approved by Architect and painted both side
- b) All windows shall have 3mm translucent glass.

Balcony:

All balcony covered by MS steel with 36" height

WHITE WASH AND LIME PUNNING

The inside of the building shall be lime punning with cement primer and plaster surface inside of stair paint with lime wash & outside finish by whether curt finish

COMMON BATHROOM

- a) 1/2" PVC pipe line made by Ajay/Prince/Supreme/Astral/ETC
- b) White Pan (Hindware), Hand shower, PVC cistern
- c) One shower made by MARK/CERA/D"SONS/ETC
- d) One Mixture with one tap made by MARK/ CERA/ D"SONS/ ETC
- e) PVC Door with PVC Frame

ATTACHED BATHROOM

- a) 1/2" PVC pipe line made by Ajay/Prince/Supreme/Astral/ETC
- b) White Anglo commode (Hindware), Hand shower, PVC Cistern
- c) One tap made by MARK/CERA/D"SONS/ETC

KITCHEN

- a) One SS Sink
- b) One Tap made by MARK/CERA/D"SONS/ETC

21-5-2019

M/s. THE JUPITER

Partner

M/s. THE JUPITER

Anvika Gelsa Bhasin

Partner

- c) One Cooking platform with Marble Stone
- d) 1'6" Height glazed 8"/12" tiles
- e) One white basin will be set at Drawing/Dining room with one tap made by MARK/CERA/D"SONS/ETC

ELECTRICAL INSTALLATION

- a) Separate main switch will be provided in the Staircase in Ground Floor
- b) 2 Light points, 1 Fan point, 1 power point (5 amp), 1 cable point in Drawing/Dining room
- c) 2 Light point, 1 fan point, 1 power point (5amp), 1 AC point with 15 amp power point, 1 Bed switch with 1 power point (5 amp) in Master bed room
- d) 2 Light point, 1 fan point, 1 power point (5amp), in other bed room
- e) 1 Light point, 1 Geyser point, 1 exhaust fan point in bathroom
- f) 1 Light point, 1 exhaust fan point, 1-15 amp power point in kitchen
- g) 1 light point in balcony
- h) Concealed electric wiring (by Anchor/Polygurd/Meshcab /Finolex/ETC)
- i) All switches made by ORPAT CO LTD.

ROOF

3'-0" height parapet wall will be provided all around the top roof.

Separate sheet containing the fingerprints of the First and Second Party is annexed herewith forming part of these presents.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED
THIS AGREEMENT ON THIS THE DAY, MONTH AND YEAR FIRST
ABOVE WRITTEN.

WITNESSES:

1. *Ajay Dhar*

(AJAY DHAR)

S/o. Phani Dhar,
Pati Colony,
P.O. & P.S. Pradhan Nagar,
Dist. Darjeeling (W.B.),
PIN- 734006.

5/5/08 4/3
(SIGNATURE OF THE FIRST PARTY)

M/s. THE JUPITOR

Partner

M/s. THE JUPITOR

Anindita Endash Bhowmik

Partner

(SIGNATURE OF THE SECOND PARTY)

2. *Tiku Dutta*
Sotate Syamal Dutta
Subash Pally
Bagdogra
734014.

Drafted by me as per instruction of
the parties, readover and explained
to the parties by me and
Computerized in my
Chamber/Office.

Ratna Roy
(RATNA ROY)

ADVOCATE, SILIGURI
Enrolment No. WB/543/1991

FINGER IMPRESSION SHEET

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 21 215608 113	LEFT HAND					
	RIGHT HAND					

215608 113

SIGNATURE

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 215608 113	LEFT HAND					
	RIGHT HAND					

215608 113

SIGNATURE

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 215608 113	LEFT HAND					
	RIGHT HAND					

215608 113

SIGNATURE



Government of India



মমতা দত্ত
MAMATA DUTTA
পতি : শ্যামল দত্ত
Husband : Shyamal Dutta

অবতারিত/DOB: 04/06/1950
লিঙ্গ / Female



5477 2289 7855

আধার - সাধারণ মানুষের অধিকার



ঠিকানা: সুভাষপল্লী, বাগডোগরা
দক্ষিণ বাগডোগরা, বাগডোগরা, দার্জিলিং
পশ্চিম বঙ্গ

Unique Identification Authority of India

Address: SUBHASH PALLY,
BAGDOGRA, Dakshin
Bagdogra, Bagdogra,
Darjeeling, West Bengal,
734014

5477 2289 7855

1847
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in

২২৩০ ৮৩



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB/04/026/255057



Elector's Name : Dutta Mamata
নির্বাচকের নাম : দত্ত মমতা
Father/Mother/
Husband's Name : Shyamal
পিতা/মাতা/স্বামীর নাম : শ্যামল
Sex : Female
লিঙ্গ : স্ত্রী
Age as on 1.1.95 : 33
১.১.৯৫ -এ বয়স : ৩৩

Address :
Machhuapatti
Naxalbari
Darjeeling

ঠিকানা
মাহুয়াপাতি
নাক্সালবাড়ী
দার্জিলিং

Electoral Registration Officer
নির্বাচক-নিবন্ধন আধিকারিক

For Phansidewa (S.T.) Assembly Constituency
ফানসিদেওয়া (স.ত.উ.জা.) বিধানসভা নির্বাচন কেন্দ্র

Place : Siliguri
স্থান : শিলিগুড়ি
Date : 11.2.95
তারিখ : ১১.২.৯৫

মমতা দত্ত

Income-tax Rules, 1962

FORM NO. 60

[See second proviso to rule 111B]

Form for declaration to be filed by an individual or person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

1	First Name	Mrs Mamata			
	Middle Name				
	Surname	Dutta			
2	Date of Birth/Incorporation of Declarant	04-06-1950			
3	Father's Name (in case individual)				
	First Name	Late Jagadish			
	Middle Name				
	Surname	Podder			
4	Flat/Room No.	5	Floor No.		
6	Name of premises	7	Block Name/No.		
8	Road/Street/Lane	9	Area/Locality		
			City		
10	Town/City	11	District	12	State
	Not Specified		WEST BENGAL		District-Darjeeling,
13	Pin code	14	Telephone Number (With STD)	15	Mobile Number
	734014				8170853092
16	Amount of Transaction (Rs.)	28,00,000/-			
17	Date of transaction	16-12-2021			
18	In case of transaction in joint names, number of persons involved in the transaction	2			
19	Mode of transaction :				
20	Aadhaar Number issued by UIDAI (if available)				
21	If applied for PAN and it is not yet generated enter date of application and acknowledgement number				
22	If PAN not applied, fill estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax Act, 1961) for the financial year in which the above transaction is held.				
	a	Agricultural income (Rs.)	0/-		
	b	Other than agricultural income (Rs.)	0/-		
23	Details of document being produced in support of identify in column 1 (Refer Instruction overleaf)	AADHAR card	547722897855	UIDAI	
24	Details of document being produced in support of address in Columns 4 to 13 (Refer Instruction overleaf)	AADHAR card	547722897855	UIDAI	

Verification

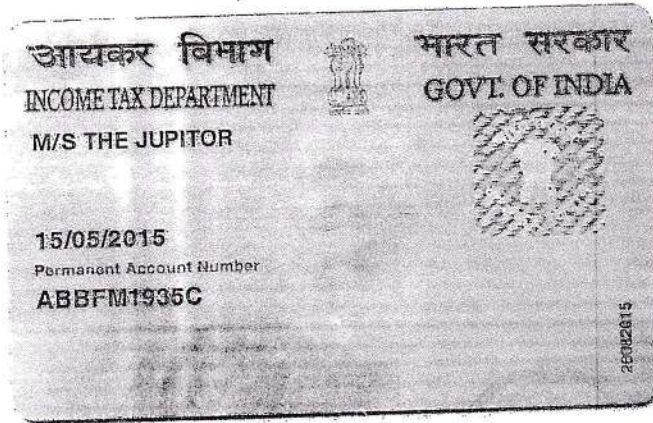
I, Gmt Mamata Dutta do hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my/our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax, 1961) computed in accordance with the provisions of Income-tax Act, 1961 for the financial Year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Verified today, the 16th day of December 2021

Place: Bagdogra

(Signature of declarant)

Mamata Dutta



M/s. THE JUPITOR
[Signature]
Partner

M/s. THE JUPITOR
Anindita Ghosh Biswas
Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHYAMAL BISWAS

RANJIT BISWAS

12/01/1983
Permanent Account Number

AMTPB1319A

Shyamal Biswas
Signature



14062007

Shyamal Biswas



ভারত সরকার
Government of India



শ্যামল বিশ্বাস
Shyamal Biswas
পিতা : রনজিত বিশ্বাস
Father : RANJIT BISWAS

জন্মতারিখ/DOB: 12/01/1983
পুরুষ / Male



4865 4168 0210

আধার - সাধারণ মানুষের অধিকার

Shyamal Biswas



ভারতীয় পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: বি বি ডি কলোনি
এন এন টি গোডউন
প্রধান নগর শিলিগুরি, ওয়ার্ড নং
নং ২, শিলিগুরি (ম. কর্প), প্রধান নগর
দার্জিলিং, পশ্চিম বঙ্গ,

Address: B B D COLONY, S
N T GODWON, PRADHAN
NAGAR SILIGURI, WARD
NO 2, Siliguri (M. Corp),
Darjeeling, Pradhan Nagar,
West Bengal, 734003

4865 4168 0210

1847
1800 300 1847

help@uidai.gov.in

www.
www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANINDITA GHOSH
MUKTA GHOSH

01/07/1988
Permanent Account Number

AYLPG4934C

Anindita Ghosh

Signature



19032011

Anindita Ghosh Reserve

 ভারত সরকার
Government of India

 অনিন্দিতা ঘোষ
Anindita Ghosh
জন্মতারিখ/ DOB: 01/01/1988
মহিলা / FEMALE



6151 0475 5500

আমার আধার, আমার পরিচয়

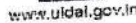
Anindita Ghosh Business

 ভারতীয় অনন্য চিহ্নিত পরিচয় প্রাধিকারন
Unique Identification Authority of India

ঠিকানা:
ডি/ও: মুক্তা ঘোষ, রাশ বিহারি সারনি,
হাকিমপাড়া, শিলিগুড়ি, শিলিগুড়ি
(পৌরসভা), দার্জিলিং,
পশ্চিম বঙ্গ - 734003

Address:
D/O: Mukta Ghosh, RASH
BIHARI SARONI, HAKIMPARA,
SILIGURI, Siliguri (M. Corp),
Darjeeling,
West Bengal - 734003

6151 0475 5500

 1947  help@uidai.gov.in  www  www.uidai.gov.in



ভারত সরকার

Government of India

অজয় ধর

Ajay Dhar

পিতা: ফণী ধর

Father: Phoni Dhar



জন্মতারিখ/DOB: 03/08/1986

পুরুষ / Male



5193 0039 6689

আধার - সাধারণ মানুষের অধিকার



ঠিকানা: পাতি কলোনি নং রোড
প্রধাননগর, শিলিগুড়ি (পৌরসভা)
প্রধান নগর, দার্জিলিং, পশ্চিম বঙ্গ

Unique Identification Authority of India

Address: PATI COLONY
3NO ROAD,
PRADHANNAGAR, Siliguri
(M. Corp), Pradhan Nagar,
Darjeeling, West Bengal,
734003

5193 0039 6689



1800 300 1947



help@uidai.gov.in

www.

www.uidai.gov.in

Ajay Dhar

Major Information of the Deed

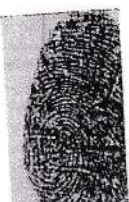
Deed No :	I-0403-09774/2021	Date of Registration	16/12/2021
Query No / Year	0403-2002641249/2021	Office where deed is registered	
Query Date	16/12/2021 12:32:45 PM		0403-2002641249/2021
Applicant Name, Address & Other Details	Ratna Paul Siliguri Court,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832499486, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 28,00,000/-	Rs. 32,40,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,001/- (Article:48(g))	Rs. 5,007/- (Article:E, B)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Bagdogra, Gram Panchayat: LOWER BAGDOGRA, Mouza: Dumriguri, JI No: 94, Pin Code : 734014

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-609 (RS :-)	LR-1105	Bastu	Rupni	0.06 Acre	28,00,000/-	32,40,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					6Dec	28,00,000 /-	32,40,000 /-	

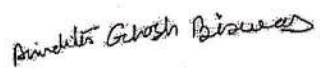
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs Mamata Dutta Wife of Late Shyamal Dutta Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office	 16/12/2021	 LTI 16/12/2021	 16/12/2021
Subhash Pally, Dakshin Bagdogra, City:- Not Specified, P.O:- Bagdogra, P.S:-Naxalbari, District:- Darjeeling, West Bengal, India, PIN:- 734014 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 54xxxxxxxx7855, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M S THE JUPITOR SNT Godown Road, Pradhan Nagar, City:- Not Specified, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN:- 734003 , PAN No.: ABxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Shyamal Biswas (Presentant) Son of Late Ranjit Kumar Biswas Date of Execution - 16/12/2021, , Admitted by: Self, Date of Admission: 16/12/2021, Place of Admission of Execution: Office			
		Dec 16 2021 2:49PM	LTI 16/12/2021	16/12/2021
SNT Godown Road, Pradhan Nagar, City:- Not Specified, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AMxxxxxx9A, Aadhaar No: 48xxxxxxxx0210 Status : Representative, Representative of : M S THE JUPITOR (as Partner)				
	Name	Photo	Finger Print	Signature
2	Mrs Anindita Ghosh Biswas Wife of Mr Shyamal Biswas Date of Execution - 16/12/2021, , Admitted by: Self, Date of Admission: 16/12/2021, Place of Admission of Execution: Office			
		Dec 16 2021 2:50PM	LTI 16/12/2021	16/12/2021
SNT Godown Road, Pradhan Nagar, City:- Not Specified, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AYxxxxxx4C, Aadhaar No: 61xxxxxxxx5500 Status : Representative, Representative of : M S THE JUPITOR (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ajay Dhar Son of Phani Dhar Pati Colony, City:- Not Specified, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003			
16/12/2021	16/12/2021	16/12/2021	
Identifier Of Mrs Mamata Dutta, Mr Shyamal Biswas, Mrs Anindita Ghosh Biswas			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mrs Mamata Dutta	M S THE JUPITOR-6 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Bagdogra, Gram Panchayat: LOWER BAGDOGRA, Mouza: Dumriguri, JI No: 94, Pin Code : 734014

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 609, LR Khatian No:- 1105	Owner:মমতা দত্ত, Gurdian:শ্যামল , Address:নিজ , Classification:রূপনী, Area:0.06000000 Acre,	Mrs Mamata Dutta

Endorsement For Deed Number : I - 040309774 / 2021

On 16-12-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:50 hrs on 16-12-2021, at the Office of the A.D.S.R. BAGDOGRA by Mr Shyamal Biswas .

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 32,40,000/-

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

Execution is admitted on 16/12/2021 by Mrs Mamata Dutta, Wife of Late Shyamal Dutta, Subhash Pally, Dakshin Bagdogra, P.O: Bagdogra, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by Profession House wife

Indetified by Mr Ajay Dhar, , , Son of Phani Dhar, Pati Colony, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Business

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

Execution is admitted on 16-12-2021 by Mr Shyamal Biswas, Partner, M S THE JUPITOR (Partnership Firm), SNT Godown Road, Pradhan Nagar, City:- Not Specified, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003

Indetified by Mr Ajay Dhar, , , Son of Phani Dhar, Pati Colony, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Business

Execution is admitted on 16-12-2021 by Mrs Anindita Ghosh Biswas, Partner, M S THE JUPITOR (Partnership Firm), SNT Godown Road, Pradhan Nagar, City:- Not Specified, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003

Indetified by Mr Ajay Dhar, , , Son of Phani Dhar, Pati Colony, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,007/- (B = Rs 5,000/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,007/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/12/2021 12:54PM with Govt. Ref. No: 192021220137851188 on 16-12-2021, Amount Rs: 5,007/-, Bank: SBI EPay (SBlePay), Ref. No. 3965126620239 on 16-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,001/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,001/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 566, Amount: Rs.5,000/-, Date of Purchase: 15/12/2021, Vendor name: J Banik
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/12/2021 12:54PM with Govt. Ref. No: 192021220137851188 on 16-12-2021, Amount Rs: 2,001/-, Bank: SBI EPay (SBlePay), Ref. No. 3965126620239 on 16-12-2021, Head of Account 0030-02-103-003-02


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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 0403-2021, Page from 250675 to 250707
being No 040309774 for the year 2021.**



Digitally signed by YOGEN TSHERING
BHUTIA
Date: 2021.12.29 12:11:31 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2021/12/29 12:11:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)