

8562/22

I. 8950/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

W 235682

*Di*  
1-30.  
23/9/22.

*hy*

SAAS INFRA REALTY

*Ashok Kumar Saha.*

*Subrata Saha*

*Ashis Saha*

*Shomintha Saha.*

*Aditya Karandio*

Partners



## DEVELOPMENT AGREEMENT

Q 2002749132/22

(Cont.....P/2)



Certified that the Document is admitted to Registration and the Signature Sheet and the Endorsement Sheet attached to this Document are part of this Document

*Di*  
Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

23 SEP 2022



SL. NO. 24233 Date 5.9.2022

PURCHASER SAAS INFRA REALTY

Full Address SILIGURI

Total Value 1000

Stamp Purchased from JPG Treasury-1

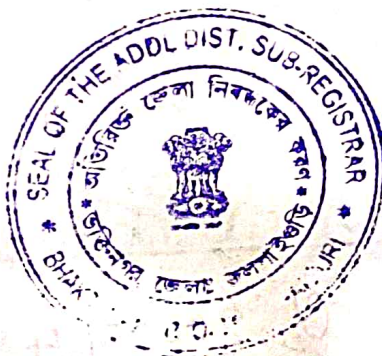


STAMP VENDOR

JAYA RANI DAS

Licence No.1 of 99-2000

Addl. DSR Office, Rajganj, Jalpaiguri



Addl. District Sub-Registrar  
Jalpaiguri

23 SEP 2022



SAAS INFRA REALTY

Shri Ashok Kumar Saha

Shri Subrata Saha

Shri Ashis Sarkar

(Page - 2)

Sharmistha Saha

Shri Aditya Kanodia

Partner

This "Development Agreement" is made on this 23<sup>rd</sup> day of September, in the year Two Thousand & Twenty Two.

B E T W E E N

**SRI RAJVEER**, [PAN:- AFUPR1909J]; son of Shri Ramkhilawan; Hindu by religion, Service by occupation; Indian by Nationality; permanently residing at Krishna Nagar Colony, Chandausi; P.O. & P.S. Chandausi; District - Moradabad; in the state of Uttar Pradesh; Pin 244412; present resident of Saheb Para, Katihar, P.O. & P.S. Katihar, in the state of Bihar, Pin - 854105; hereinafter called the FIRST PARTY/LANDLORD (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, representatives, administrators and assigns) of the FIRST PART.

A N D

**"SAAS INFRA REALTY"**, [PAN:- AEUFS3337J], a partnership firm, having its registered office at Bankim Chandra Road; Hakim Para, P.O. & P.S. Siliguri; District - Darjeeling, in the state of West Bengal, Pin - 734001; represented by & through its partners :-

- (1) **Shri Ashok Kumar Saha**, [PAN:- AJQPS5378G]; son of Late Santi Ram Saha; resident of Raja Ram Mohan Roy Road, Sukanta Nagar, P.O, Rabindra Sarani, P.S. Bhaktinagar, District- Jalpaiguri, Ward No- 38, under Siliguri Municipal Corporation,
- (2) **Shri Subrata Saha**, [PAN:- AKVPS7337K]; son of Late Sadananda Saha, resident of Bankim Chandra Road, Hakimpura, P.O.& P.S Siliguri, District- Darjeeling, Ward No. 15 under Siliguri Municipal Corporation;
- (3) **Shri Ashis Sarkar**, [PAN:- BOFPS4682N]; son of Sri Ashutosh Sarkar, nality, resident of Aurabinda Pally, P.O. Rabindra Sarani; P.S. Siliguri; District- Darjeeling; Ward No- 22, under Siliguri Municipal Corporation,
- (4) **Smt. Sharmistha Saha**, [PAN:-BUZPS3348M]; wife of Sri Krishna Saha, Indian by Nationality, resident of Raja Ram Mohan Roy Road, Sukanta Nagar, P.O. Rabindra Sarani, P.S. Bhaktinagar, District- Jalpaiguri, Ward No-38, under Siliguri Municipal Corporation,
- (5) **Sri Aditya Kanodia**, [PAN:- JRJPK2473Q]; son of Sri Jyoti Prakash Kanodia, Indian by Nationality, resident of 2.5 Mile; Sevoke Road; (opposite Don Bosco School More); Sevoke Road; Siliguri; within Ward No. 43 of Siliguri Municipal Corporation; in the district of Jalpaiguri, Pin - 734001;

hereinafter called SECOND PARTY/DEVELOPER (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, representatives, administrators and assigns) of the SECOND PART.

(Cont.....P/3)





✓  
Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

23 SEP 2022





SAAS INFRA REALTY

Ashen Kumar Saha

(Page - 3)



Sharmistha Saha

Ashen Kumar Saha  
Partner

WHEREAS the First Party/Landlord has acquired a physical possession of a Homestead Land measuring 4 Katha & 8 Chhatak, recorded in R.S. Khatian No 802, corresponding old L.R. Khatian No. 360 & 361 & New L.R. Khatian No. 460; forming part of R.S. Plot No. 68, corresponding L.R. Plot No. 12; Mouza- Dabgram; Sheet No. 09(R.S.) & 30(L.R.); JL No. 02; Pargana - Baikunthapur; P.S.- Bhaktinagar; District - Jalpaiguri; by virtue of "DEED OF CONVEYANCE", being Document No. 1 - 3346 for the year 2021, registered on 21<sup>ST</sup> April, 2021, at the office of the A.D.S.R., Bhaktinagar, District - Jalpaiguri and he had been enjoying and possessing the said land, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the First Party has desirous to construct a multi storied building on his said land measuring 4 Katha & 8 Chhatak, fully described in below Schedule "A", but due to paucity of fund, he could not construct any building over below Schedule -"A" mentioned land.

AND WHEREAS the First Party/Landlord has agreed to authorized the Second Party/Developer to develop his aforesaid land, fully described in the Schedule "A" below by constructing a building, consisting ownership basis residential flats, car parking spaces thereon and the First Party has agreeable to convey, assign and transfer the said land, flats and car parking spaces directly to the intending purchaser/purchasers may be nominated by the Second Party/Developer on the following terms and conditions agreed by and between the parties.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. THAT the Second Party/Developer hereby agrees to develop and/or cause to be developed the Schedule "A" mentioned land of the First Party/Landlord on the terms mentioned herein below and as may be permitted by the concerned authorities by constructing a Four Storied (G+3) building consisting flats/dwelling units and the Second Party/Developer agrees that it will obtain whatsoever permissions are required to develop the aforesaid land for constructing (G+3) storied building at its own costs and own responsibility but in the name of the First Party/Landlord, after meeting all necessary requirements for the purpose of construction the (G+3) building.

(Cont.....P/4)

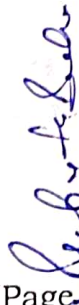




SAAS INFRA REALTY

Ashish Kumar Saha

(Page 4)





Sharmistha Saha

Activity Saha  
Partner

2. THAT with a view to develop the aforesaid land of the First Party/Landlord as may be permitted by all concerned authorities, the First Party/Landlord shall handover and deliver his aforesaid land which is described in the Schedule "A" below to the Second Party/Developer with the right of development of the aforesaid land by way of constructing four storied (P+3) building thereon on the terms herein contained.
3. THAT within 30 (Thirty) days from the date of sanction of the building plan, the First Party/Landlord deliver his below Schedule "A" mentioned vacant land to the Second Party/Developer for construction of the building as per Building Plan, sanctioned by the Siliguri Municipal Corporation in the name of the First Party/Landlord.
4. THAT the Second Party/Developer shall bear all expenses that would reasonably be required for the purpose of aforesaid construction including expenses of electric bill.
5. THAT the Second Party/Developer under normal circumstance, shall complete the proposed construction within 24 months for unavoidable circumstances from the date of handover of land by the Landlord.
6. THAT in pursuance of this agreement, the First Party/Landlord shall handover the possession of the vacant land as fully describe in the Schedule -"A" below to the Second Party/Developer for the purpose of construction of the said building. The Second Party/Developer shall use the said property for the purpose of construction and he may store the building materials as per requirement and keep the chowkider or any other stuff or may take other security measures.
7. THAT the Second Party/Developer shall use standard building materials during the construction of the building as above referred to and shall not responsible for any damage, losses or accidents, which may god forbid, might take place during the progress of the construction work. The Second Party/Developer will appoint an Engineer of their choice for supervising the construction work and inspection of materials used.
8. **THAT the Second Party/Developer shall given to the First Party/Landlord, the entire 2<sup>nd</sup> Floor of the proposed 4(P+3) storied residential building and 2(two) parking space (one front & one back side) of the Ground Floor.**
9. THAT all the remaining flats and car parking spaces of the said proposed Four Storied (P+3) building shall be retained by the Second Party/Developer.

(Cont.....P/5)



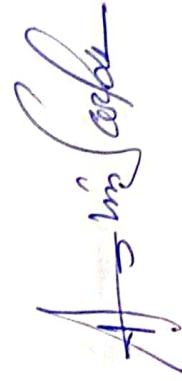




SAAS INFRA REALTY

Shashank Kumar Saha

(Page - 5)



Shamintha Saha

Aditya Kanade  
Partner

10. THAT the Allocations so given to the First Party/Landlord by the Second Party/Developer shall be finished as follows:-  
(each Flat contains Two Bedroom, One Drawing cum Dinning, One Kitchen & Two Toilet)

- (a) FOUNDATION :- R.C.C. Foundation with super structure.
- (b) WINDOW :- Still window with glass fittings.
- (b) DOOR :- Doors frame made by Sal Wood and shutter with Flush Door.
- (c) KITCHEN :- One Kitchen in each Flat and upto 3' height wall over oven slab will be finished with tiles and kitchen slab furnished with marble and steel sink.
- (d) TOILET :- Two Toilet in each flat (one is Commode & another is Indian Pan) and upto 6' height wall will be finished with tiles.
- (e) FLOOR :- All the floor including Toilet & Kitchen furnished by floor tiles.
- (f) PAINTING :- Inside wall is lime panning, toilet and doors & windows finished with primer and paint.
- (g) Pump :- One Pump & one overhead common tank for the entire building.
- (h) Electrification :- Concealed Electrical wirings with switches (excluding lamp & fittings).
- (i) Sanitary :- All sanitary items at toilet & bathroom shall be ISI standard and One basin provided in Drawing cum Dining space for each Flat.
- (j) Balcony :- 2'-6' Grill will be provided as per working Plan;
- (k) Brick Works :- 5" thick Brick work (1:5 ratio);
- (l) Lift :- 1(one) Lift of 5 passengers capacity provided for the proposed building.

(Cont.....P/6)





SAAS INFRA REALTY

Ashok Kumar Saha

(Page - 6)



Sharmistha Saha

Aditya Saha Partner

11. THAT the Second Party/Developer shall entitled to take advances from different parties during the continuation of construction work from the intending purchasers of the flats by executing the agreement to sell to which the First Party/Landlord shall not have any objection and fully consents for the same
13. THAT the Second Party/Developer shall sell and execute and sign the Sale Deed/Deeds of the Flats and Car parking spaces of the said proposed Four Storied(P+3) building excepting the share of the First Party/Landlord as mentioned hereinabove and all the sale price/consideration money of those flats and car parking spaces will be appropriate by the Second Party/Developer only and the First Party/Landlord shall not raise and claim to any part of those sale proceeds in anyway.
14. THAT this agreement shall not be treated a Partnership between the First and Second Party.
15. THAT if any dispute arises in connection with the said land, the First Party/Landlord shall solve the same.
16. THAT the Second Party/Developer may advertise in the media for sale of parking space/flat of the aforesaid proposed construction.
17. THAT the First Party/Landlord shall not sell or otherwise transfer the below scheduled land to anybody during the pendency of this agreement.
18. THAT all the Income Tax liabilities in connection with the construction of the aforesaid project and profits arising from the sale of Developer's Allocation in the said project shall be borne by the Second Party/Developer.
19. THAT if applicable, the First Party/Landlord shall bear GST liabilities for his Allocated Share and as well as also bear the Electricity Connection Charges for his said allocated share in the proposed building.
20. THAT any further matter arising out of this agreement which has not been specifically clarified, shall be mutually decided between both the parties in future, till the completion of the building.

(Cont.....P/7)





*[Handwritten signature]*

SAAS INFRA REALTY

*Ashok Kumar Saha*

(Page - 7)

*Subhas Kundu*

*Avinash*

*Shamintha Saha*

*Aditya Saha*

Partner

**:-SCHEDULE - "A":-**  
(Details of Land)

ALL THAT PIECE AND PERCEL OF the Land, measuring 4(four) Katha & 8(eight) Chhatak; recorded in R.S. Khatian No 802; corresponding L.R. Khatian No. 460; forming part of R.S. Plot No. 68; corresponding L.R. Plot No. 12; Mouza- Dabgram; Sheet No. 9(R.S.) & 30(L.R.); JL No. 02; Pargana - Baikunthapur; P.S.- Bhaktinagar; District - Jalpaiguri; situated at Thakur Panchanan Lane; within Ward No. 41 of Siliguri Municipal Corporation.

The said land is butted and bounded as follows:-

- North :- 16 ft. wide Road (Thakur Panchanan Lane);
- South :- Land & House of Sri Anand Sutradhar & Rajkumari Devi;
- East :- Land of Sri Aban Sarkar;
- West :- Land of Sri Subhas Kundu;

**SCHEDULE - 'B'**  
(OWNER'S ALLOCATION)

Total constructed area of entire 2<sup>nd</sup> Floor of the proposed (P + 3) 4 storied residential building & 2(two) Parking Space for the Four Wheeler on the Ground Floor (one is in front & another is in back side from the north-east corner).

**SCHEDULE - 'C'**  
(DEVELOPER'S ALLOCATION)

ALL THAT the entire building (i.e. all the Flats & Car Parking Areas) to be constructed on the above Schedule 'A' land, except the OWNER'S ALLOCATION, described in the Scheduled 'B' above.

(Cont.....P/8)



IN WITNESS WHEREOF the above-mentioned parties hereunto set their respective hands and on the day, month & year first above written.

WITNESS :-

1>

Manik Roy  
S/o Late Debendra Nath Roy  
Desh Bandhu Para  
Siliguri - 734004

(First Party/Landlord)

(RAJVEER)

2> Dipankar Bhomick  
S/o Swapan Bhomick  
Chittaranjan Colony  
Siliguri, Durgam

3. Hiya Saha  
D/O Nilmony Saha  
Haiderpara Para  
Siliguri

SAAS INFRA REALTY

1. Ashok Kumar Saha.
2. Subrata Saha
3. Ashin Saha
4. Sharmistha Saha.
5. Aditya Karoda

Partners

(First Party/Developer)


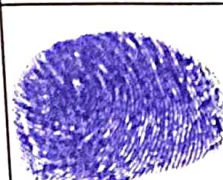
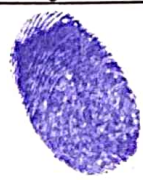
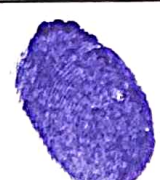
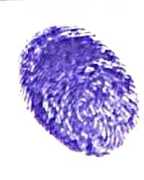
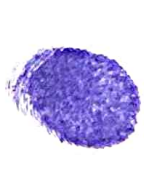
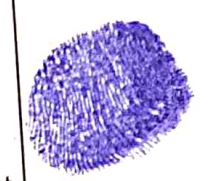
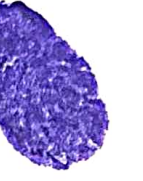

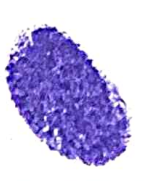

Drafted by me, read over to both the parties  
& printed in my office:-














(Bappa Saha)  
Advocate/Siliguri  
(WB)F-983/1172/19











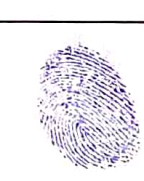


### Finger Prints of FIRST PARTY/LANDLORD

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left					
	Right					

### Finger Prints of SECOND PARTY/DEVELOPER

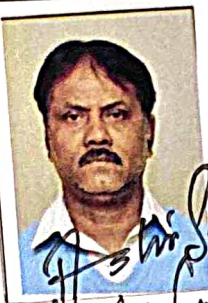










		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left					
	Right					

### Finger Prints of SECOND PARTY/DEVELOPER

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	Left					
	Right					



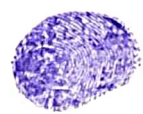
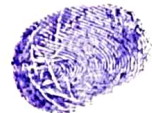
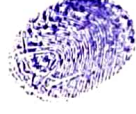
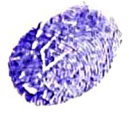

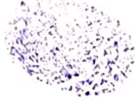

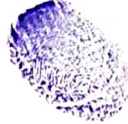
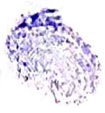


# Finger Prints of SECOND PARTY/DEVELOPER

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Ashim Sarkar</i> <i>Ashim Sarkar</i>	Left					
	Right					



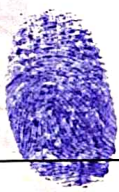


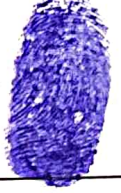
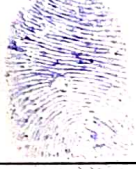



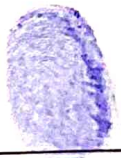
*Ashim Sarkar*

# Finger Prints of SECOND PARTY/DEVELOPER

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Sharmistha Saha</i> <i>Sharmistha Saha</i>	Left					
	Right					

*Sharmistha Saha.*

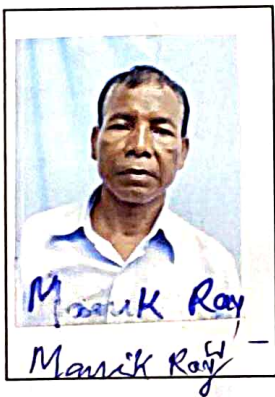
# Finger Prints of SECOND PARTY/DEVELOPER

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Aditya Kanodia</i> <i>Aditya Kanodia</i>	Left					
	Right					

*Aditya Kanodia*



Finger Print of Identified



Manik Roy

(Signature of Identifier)

✓

Manik Roy  
Nagar, Calcutta

## Major Information of the Deed




Deed No :	I-0711-08950/2022	Date of Registration	23/09/2022
Query No / Year	0711-2002749132/2022	Office where deed is registered	
Query Date	13/09/2022 7:20:20 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	BAPPA SAHA RABINDRA NAGAR,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734006, Mobile No. : 9126706867, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 42,52,503/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Thakur Panchanan Lane (Word no.41),  
Mouza: Dabgram Sheet No - 9, , Ward No: 41 JI No: 2, Pin Code : 734007

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-68	RS-802	Bastu	Bastu	4 Katha 8 Chatak		42,52,503/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					7.425Dec	0 /-	42,52,503 /-	

### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Rajveer (Presentant ) Son of Mr Ramkhilawan Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Office			
		23/09/2022	LTI 23/09/2022	23/09/2022



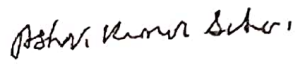


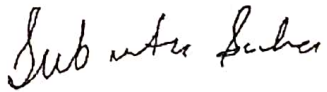


Krishna Nagar Colony, City:- Not Specified, P.O:- Chandausi, P.S:-CHANDAUSI, District:- Moradabad, Uttar Pradesh, India, PIN:- 244412 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: afxxxxxx9j, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022  
 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Office



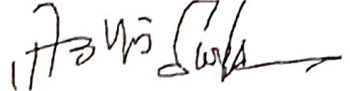


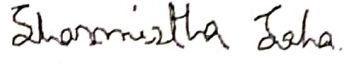


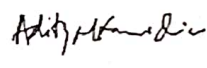
#### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SAAS INFRA REALTY</b> HAKIM PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AExxxxxx7J, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr ASHOK KUMAR SAHA</b> Son of Late SHANTI RAM SAHA Date of Execution - 23/09/2022, , Admitted by: Self, Date of Admission: 23/09/2022, Place of Admission of Execution: Office			
		Sep 23 2022 1:59PM	LTI 23/09/2022	23/09/2022
	SUKANTA NAGAR, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx8G, Aadhaar No: 70xxxxxxx6223 Status : Representative, Representative of : SAAS INFRA REALTY (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	<b>Mr SUBRATA SAHA</b> Son of Late SADANANDA SAHA Date of Execution - 23/09/2022, , Admitted by: Self, Date of Admission: 23/09/2022, Place of Admission of Execution: Office			
		Sep 23 2022 2:00PM	LTI 23/09/2022	23/09/2022
	HAKIM PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx7K, Aadhaar No: 33xxxxxxx3881 Status : Representative, Representative of : SAAS INFRA REALTY (as PARTNER)			



Name	Photo	Finger Print	Signature
<b>Mr ASHIS SARKAR</b> Son of Mr ASHUTOSH SARKAR Date of Execution - 23/09/2022, , Admitted by: Self, Date of Admission: 23/09/2022, Place of Admission of Execution: Office	 Sep 23 2022 2:01PM	 LTI 23/09/2022	 23/09/2022
ARABINDA PALLY, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BOxxxxxx2N, Aadhaar No: 93xxxxxxxx5469 Status : Representative, Representative of : SAAS INFRA REALTY (as PARTNER)			
Name	Photo	Finger Print	Signature
<b>Smt SHARMISTHA SAHA</b> Wife of Mr KRISHNA SAHA Date of Execution - 23/09/2022, , Admitted by: Self, Date of Admission: 23/09/2022, Place of Admission of Execution: Office	 Sep 23 2022 2:02PM	 LTI 23/09/2022	 23/09/2022
SUKANTA NAGAR, City:- Siliguri Mc, P.O:- RABINDRA SRANI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BUxxxxxx8M, Aadhaar No: 88xxxxxxxx3014 Status : Representative, Representative of : SAAS INFRA REALTY (as PARTNER)			
Name	Photo	Finger Print	Signature
<b>Mr ADITYA KANODIA</b> Son of Mr JYOTI PRAKASH KANODIA Date of Execution - 23/09/2022, , Admitted by: Self, Date of Admission: 23/09/2022, Place of Admission of Execution: Office	 Sep 23 2022 2:03PM	 LTI 23/09/2022	 23/09/2022
2ND MILE, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: JRxxxxxx3Q, Aadhaar No: 24xxxxxxxx5305 Status : Representative, Representative of : SAAS INFRA REALTY (as PARTNER)			

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr MANIK ROY</b> Son of Mr DEBENDRA NATH ROY BAJEJMA SEORA GURI, City:- Not Specified, P.O:- NAJIRHAT, P.S:- Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736134	 23/09/2022	 23/09/2022	 23/09/2022
Identifier Of Mr Rajveer , Mr ASHOK KUMAR SAHA, Mr SUBRATA SAHA, Mr ASHIS SARKAR, Smt SHARMISTHA SAHA, Mr ADITYA KANODIA			



# Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Rajveer	SAAS INFRA REALTY-7.425 Dec

On 23-09-2022

**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 13:30 hrs on 23-09-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Mr Rajveer , Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 42,52,503/-

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

Execution is admitted on 23/09/2022 by Mr Rajveer , Son of Mr Ramkhillawan , Krishna Nagar Colony, P.O: Chandausi, Thana: CHANDAUSI , Moradabad, UTTAR PRADESH, India, PIN - 244412, by caste Hindu, by Profession Service

Indetified by Mr MANIK ROY, , Son of Mr DEBENDRA NATH ROY, BAJEJMA SEORA GURI, P.O: NAJIRHAT, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736134, by caste Hindu, by profession Business

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

Execution is admitted on 23-09-2022 by Mr ASHOK KUMAR SAHA, PARTNER, SAAS INFRA REALTY (Partnership Firm), HAKIM PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Mr MANIK ROY, , Son of Mr DEBENDRA NATH ROY, BAJEJMA SEORA GURI, P.O: NAJIRHAT, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736134, by caste Hindu, by profession Business

Execution is admitted on 23-09-2022 by Mr SUBRATA SAHA, PARTNER, SAAS INFRA REALTY (Partnership Firm), HAKIM PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Mr MANIK ROY, , Son of Mr DEBENDRA NATH ROY, BAJEJMA SEORA GURI, P.O: NAJIRHAT, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736134, by caste Hindu, by profession Business

Execution is admitted on 23-09-2022 by Mr ASHIS SARKAR, PARTNER, SAAS INFRA REALTY (Partnership Firm), HAKIM PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Mr MANIK ROY, , Son of Mr DEBENDRA NATH ROY, BAJEJMA SEORA GURI, P.O: NAJIRHAT, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736134, by caste Hindu, by profession Business

Execution is admitted on 23-09-2022 by Smt SHARMISTHA SAHA, PARTNER, SAAS INFRA REALTY (Partnership Firm), HAKIM PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Mr MANIK ROY, , Son of Mr DEBENDRA NATH ROY, BAJEJMA SEORA GURI, P.O: NAJIRHAT, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736134, by caste Hindu, by profession Business

Execution is admitted on 23-09-2022 by Mr ADITYA KANODIA, PARTNER, SAAS INFRA REALTY (Partnership Firm), HAKIM PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Mr MANIK ROY, , Son of Mr DEBENDRA NATH ROY, BAJEJMA SEORA GURI, P.O: NAJIRHAT, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736134, by caste Hindu, by profession Business

**Payment of Fees**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2022 9:40AM with Govt. Ref. No: 192022230127180781 on 23-09-2022, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKU8372650 on 23-09-2022, Head of Account 0030-03-104-001-16



### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 6,020/-

#### Description of Stamp


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

2. Stamp: Type: Impressed, Serial no 24233, Amount: Rs.1,000.00/-, Date of Purchase: 05/09/2022, Vendor name: Jaya Rani Das

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

Online on 23/09/2022 9:40AM with Govt. Ref. No: 192022230127180781 on 23-09-2022, Amount Rs: 6,020/-, Bank:

State Bank of India ( SBIN0000001), Ref. No. CKU8372650 on 23-09-2022, Head of Account 0030-02-103-003-02



**Biswarup Goswami**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**Jalpaiguri, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2022, Page from 207660 to 207678  
being No 071108950 for the year 2022.



*DM*

Digitally signed by BISWARUP  
GOSWAMI  
Date: 2022.09.28 11:04:34 +05:30  
Reason: Digital Signing of Deed.

(Biswarup Goswami) 2022/09/28 11:04:34 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)