

Sl. 1487/19

P - 1372/2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 612427

Q-0-895163/19
24.6.19

Rudipta Bhaskar Chakraborty

Srija Construction
Roni Chakraborty partner
Srija Construction
Soniya Chakraborty partner

DEED OF AGREEMENT FOR DEVELOPMENT

This "Memorandum of Agreement for Development" made this the

24th day of JUNE, 2019 at Siliguri.

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

(contd.to next sheet)

ADDL. DIST. SUB-REGISTRAR
SILIGURI

24/6/2019

N.J. STAMP

SL NO. 454- DATED 20-6-19

NAME Pradipta Bhaskar Chakrabarty Ratha

OF Siliguri

RS 5,000/- (RS Five Thousand ONLY)



S. D AS

SANKAR DAS
STAMP VENDOR
SILIGURI COURT
J/NO.714/PM of 1998



Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

24 JUN 2019

BETWEEN

Pradipta Bhaskar Chakraborty

SRI PRADIPTA BHASKAR CHAKRABORTY, SON OF SRI SWAPAN KUMAR CHAKRABORTY ALIAS SWAPAN CHAK RABORTY, by religion Hindu, by occupation Business, by Nationality Indian, resident of "NANDANIK", A.P.C.Sarani, Deshbandhu Para, Siliguri, P.O. Siliguri town, P.S. Siliguri, Dist. Darjeeling, hereinafter called the "**FIRST PARTY / OWNER**" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, legal representatives, administrators and assigns) of the ONE PART. PAN : AKTPC-9584E.

A N D

"SRIJA CONSTRUCTION", a Partnership firm, having its office at the Care of Nishit Ghosh Roy, Deshbandhupara, Siliguri, P.O. Siliguri Town, P.S.Siliguri, Dt.Darjeeling, represented by its Partners -(1) SMT. RUMI GHOSH ROY, WIFE OF SRI SANJAY GHOSH ROY, AND (2) SRI SANJAY GHOSH ROY, SON OF SRI. NISHIT GHOSH ROY, Both by religion Hindu, by occupation Business, residents of Deshbandhupara, Siliguri, P.O. Siliguri Town, P.S. Siliguri, Dt. Darjeeling, hereinafter called the "**SECOND PARTY/ DEVELOPER**" (which expression shall mean and include unless excluded by or repugnant to the context its successors, representatives and assigns) of the OTHER PART. PAN : ACPFS9703D.

WHEREAS Sri Pradipta Bhaskar Chakraborty, the First party hereof, became the absolute owner and entered in actual physical possession in and over Homestead land measuring 4-Four Kathas, together with old residential building etc. standing thereon, in R.S. Plot/Dag No.11619, recorded in R.S. Khatian No.1974/1 of Mouza Siliguri, J.L.No.110. revised J.L.No.88, situated within the jurisdiction of Police Station, Sub-division and Registry office Siliguri, Dt. Darjeeling, by virtue of a Deed of Gift, executed by Sri Swapan Kumar Chakraborty alias Swapan Chakraborty, son of Late Probhat Gopal Chakraborty alias Gopal Probhat Chakraborty, resident of M-4C, 1, Kailash Ghosh Road, P.O. Barisha, P.S. Behala, Dist. South 24-Parganas, Kolkata 700008, on 06-12-2016 and registered in the office of the Addl. Dist. Sub-Registrar, Siliguri, in Book No.I, being document No.2607-for the year 2016, and acquired permanent, heritable and transferrable right, title and interest therein, free from all encumbrances and charges whatsoever.

Pradip Kumar Choudhary

A N D

Srija Construction
Ravi Chandra Reddy

Partner

Srija Construction
Soniya Choudhary

Partner

WHEREAS in view of the above, the First party/owner hereof is now the absolute owner of said Land measuring 4-Four Kathas, together with old house etc. standing thereon, and he has got permanent, heritable and transferrable right, title and interest therein, free from all encumbrances, charges, attachments, lispendences and trust whatsoever and howsoever.

A N D

WHEREAS the said first party/owner desire to develop his said land measuring 4-four kathas with the Second party hereof. AND WHEREAS the first party/owner, being devoid of Technical, Engineering and Architectural qualifications or knowledge and particularly Finance, the first party /owner has decided to get the work of Development done by the Developer on terms and conditions hereinafter appearing and the Developer has also agreed to undertake the Development Works of Constructing a Multi-storied pucca building upon his land measuring 4-four Kathas, as described in the SCHEDULE- "A" appended below, by constructing a multi-storied pucca building on the schedule "A" land, subject to the terms, conditions and consideration hereinafter contained.

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

ARTICLE-1

OBJECT

The object behind this Agreement is to construct and/or caused to be constructed a multi-Storied building with all modern amenities therein on the said Schedule "A" land, and in the process to generate fund which will meet all costs of construction, all expenses and/or remuneration, incidental expenses thereto, the owner, being devoid of technical know-how capability and finances as well, have engaged the Developer. It being expressly declared by the first party/owner understand by the Developer that all the Development costs shall be borne by the Developer.

Pradip Kumar Chakraborty

Srija Construction
Rumy Chakraborty

Partner

Srija Construction
Santosh Chakraborty
Partner

ARTICLE-II.

TITLE AND INDEMNITY BY THE OWNER.

1. The first party/owner hereby declare that he has good right and title in the said land of Schedule "A" below and has full power to enter into this Agreement for Development.

2. The first party/owner declare that the said property of schedule "A" is free from all encumbrances and charges or claims whatsoever and the entire property is in exclusive possession of the first party/owner and the first party/owner hereby undertake to indemnify the Developer from and against any such encumbrances, charges or claims whatsoever.

3. The first party/owner also undertake that the Developer shall be entitled to construct and complete the building upon the land of Schedule "A" as agreed between the parties hereto, to enter into an agreement/s with intending transferee/s and/or purchaser/s for the Flat & Garage and proportionate undivided share of land to the developer's allocation, to receive money from them or any of them. The first party/owner undertake to indemnify the Developer from and against all losses and damages and costs, charges, expenses, suffered or incurred as a result of any breach of this undertaking.

4. Upon the execution of these presents, the first party / owner shall deliver to the Developer all attested copies of document of title and other necessary papers relating to the said land and house of Schedule "A". The First party / owner shall produce the original document as and when required.

ARTICLE-II.

TITLE & INDEMNITY BY THE DEVELOPER

1. The Developer will be solely and fully responsible for proper and legal construction of the said project in the said land of Schedule "A" in accordance with the sanctioned Building Plan passed by the Siliguri Municipal Corporation.

2. The Developer shall deliver to the first party / owner all necessary attested xerox copies of documents and papers relating to this Agreement.

3. The Developer shall keep the first party/owner indemnified from and

Pradeepa Bhaskar Chakraborty

Page 5

Srija Construction
Rumi Chose Roy
Partner

Srija Construction
Sourav Chakraborty
Partner

wrongful or illegal construction or Deviation of the sanctioned plan or non-compliance of any Rules regarding the Building construction or arising out of negligence and error of the Developer and/or its men or Agents.

ARTICLE-III.

DEVELOPMENT RIGHT

1. The first party/owner grant exclusive right to the developer to develop the said property in such manner as the Developer deem fit and proper but in consistence of the provisions contained herein and in accordance with the sanctioned Plan and the specification of Municipal Corporation, Siliguri.

2. The first party/owner shall from time to time and at any time submit and/or join with the Developer in submitting the Building Plan and shall sign all such papers, documents etc. required to be signed. Developer shall be able to change the Building Plan as shall be required by the Municipal Corporation, Siliguri or any other Govt. Authority as aforesaid to comply with the aforesaid permission, clearance or approval to be submitted in the name of the first party/owner and at the cost of the Developer.

3. That first party / owner shall execute a registered General Power of Attorney/s in favour of the Developer, authorizing the Developer to carry out all sort of Development works of the said premises and/or to construct the building according to sanctioned Plan including the Drawing of the Plan and to sign the said Plan for and on behalf of the first party/owner and also to obtain necessary sanction from the Siliguri Municipal Corporation and the said General power of Attorney shall remain in force until and unless the Project of Building as aforesaid is completed and different Flats/shop rooms/garages are disposed and/or transferred to and in favour of different purchaser/s person/s, except owners' allocation.

4. That simultaneously with the execution of these presents, Developer shall have the constructive possession of the said premises with a view and views and purposes envisaged herein.

5. That the existing house shall be demolished by the Second Party / Developer at its own cost and the Second Party / Developer shall be entitled to appropriate all the materials of the said old house for its benefit and the First party/ Land owner shall have no objection or claim in respect of such materials.

Pradeep Bhaskar Chakraborty

*Srija Construction
Renu Chosh Roy
Partner*

*Srija Construction
Souvik Chakraborty
Partner*

ARTICLE-IV.

BUILDING AND CONSTRUCTION

UPON the construction of the Building, the Developer under the strength of the registered General Power of Attorney shall be entitled to convey, transfer and sale different Flats & garages or premises except Owners allocation to the intending purchasers together with the proportionate undivided share or interest in the land within the area of the Developer's allocation as per sanctioned Plan. It being distinctly understood by and between the parties hereto that while executing and registering such Deed or Document of Transfer the owners will not accept or claim any consideration whatsoever.

ARTICLE-V.

CONSIDERATION

The Developer shall construct the multi-storied pucca building etc. on the said Schedule-A land as per Sanctioned building Plan totally with its own fund, and shall convey, sell and transfer the Flats & garages falling in the developer's allocation by virtue of registered General Power of Attorney and receive the amount of consideration in full from the intending purchaser/s and/or transferee/s thereof, to adjust all cost and expense of the said Building etc. and to gain profit for its works and in consideration thereof the developer shall claim no further amount from the first party/owner -who also shall not claim any other amount or benefit excepting the owners allocation as mentioned in the Schedule-B hereunder.

ARTICLE-VI.

AUTHORITIES.

1. The owner shall be at liberty and entitled to transfer or otherwise dispose of or deal with the said owner's allocation in his absolute discretion.
2. On requisition by the Developer, the owner shall sign and execute all necessary papers, petitions, plan and document to implement the true meaning of these presents.

ARTICLE-VII.

DEFAULT.

The Developer shall complete the project within 30-Thirty Months approx. from the date of sanctioned building plan. The time will be extended for further 6-six months approx.

Pradeepa Bhaskar Chakraborty

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Srija Construction
Rumi Akash Roy
Partner

Srija Construction
Sourav Chakraborty
Partner

This agreement has been entered into by the parties herein as "PRINCIPAL TO PRINCIPAL" basis and each party shall keep other party indemnified in respect of any breach of the covenants herein contained.

ARTICLE-VIII.

RULES & REGULATIONS

1. The owner and the developer shall abide by all Laws, Bye-laws, Rules and Regulations of the Government, Local Bodies and Authorities and shall attend to answer and be answerable for any deviation, violation and for breach of any of the said Laws, Bye-laws, Rules and Regulations etc.

2. Not to do any act, deed or thing, for which the party hereto may be exposed to any penal consequences.

3. Not to do any act or action which would hamper the right of the respective parties.

ARTICLE-IX.

TAXES.

All rent (Khajna), electric bill charges, taxes and out-goings in respect of the said premises shall be the liability of the owner upto the date of delivery of possession to the developer. Thereafter, the developer will bear the said rates and electrical bill charges, taxes etc. upto the date of delivery of possession to the owner and other Transferees of the said building in the said premises and from the date of delivery of possession to the owners and the transferees, who shall be liable for such taxes and charges according to the proportionate area of the respective flats till Mutation and thereafter.

ARTICLE-X.

MISCELLANEOUS

1. Any notice to be given by either party to the other party shall be without prejudice to any other mode of service be deemed to have been delivered or served if delivered by hand or by registered post at the addresses mentioned herein.

Pradeepa Bhaskar Chatterjee

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Srija Construction
for Aashu Roy

Partner

Srija Construction
Sourav Chakraborty

Partner

2. The developer will also have the control and right to commercially exploit the developer's allocation and to sell, transfer and convey other flats and Parkings within its allocation on such terms and conditions as the developer think fit and proper.
3. The owner's will have only the exclusive right to the Flats and garages and portions allotted to him as owner's allocation free from all costs and charges. The First Party shall pay GST for his owner's allocation.
4. That the both the parties shall have right to sell the parking space as his / its own choice, neither party shall raise any objection to the other party, regarding sale of parking space.
5. That in consideration of the right and authority given to the developer by the owner, the developer will construct the flat for the owner as per the specification contained in Schedule-B below. The developer shall also pay a Cash sum of Rs.6,00,000/- only to the owner, as per payment schedule appended below.
6. That whatever structures and buildings are to be constructed on the land described in the Schedule-A below including the owner's allocation and flat must be constructed with standard materials and according to the sanctioned Plan and Specifications annexed.
7. The owner has also agreed with the developer that he shall has no claim or right in the premises of the project and the developer shall has the absolute authority to transfer, sell and convey the properties in the premises and building to be constructed on the said land on the strength of Power of Attorney or Attorney executed by the owner/first party to and in favour of the Developer, except the owner's allocation, after handover of owner's allocation.
8. That the developer will pay a sum of Rs.8,000/00 (Rs. Eight thousand) only to the First Party / Land owner for the rented house from the date of handing over the physical possession of land to the developer until the possession / allotment of the property are given to the owner within the said Period. In default the Monthly rent will be Rs.10,000/- Per month.

(contd. to next sheet)

Pradip Bhaskar Chakraborty

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Srija Construction
from Ahosa for

Partner

Srija Construction
Sourav Chandra Roy
Partner

9. That if any local problem will arise then the landlord solve the problem personally, and Second Party shall not liable for the same.
10. That if any reason of the landlord the construction work is stop then the landlord shall pay demurrage to the Developer up to 20% on the total investment by the Developer.
11. That the First Party / Owner shall pay cost & expenses for Electricity Connection for his allocations.
12. That the successors of the respective parties will follow the terms and condition of this agreement, and binding upon them as per Law.
13. The Attorney on behalf of the owner will execute Sale Deed/s to the intending purchaser/s only for Developer's allocation.

SCHEDULE "A"
ABOVE REFERRED TO (TOTAL PROPERTY):

All that piece or parcel of Homestead land measuring 4-Four Kathas together with 32-years old pucca residential house measuring 660-Sq.ft. (cemented floor) standing thereon, in Plot / Dag No.11619 (Eleven thousand Six hundred Nineteen), recorded in R.S. Khatian No.1974/1 (One thousand nine hundred seventy four by one), of Mouza Siliguri, J.L. No.110 (88), identified as Holding No.34/439/221/168 of Ward No.29 of the Siliguri Municipal Corporation, situated at Deshbandhupura, Siliguri, within the jurisdiction of Police Station, Sub-Division & Registry office Siliguri, Paragana Baikunthapur, Touzi No.3(ja), Dt. Darjeeling.

The said total property is butted and bounded as follows:

- On the North : Sold Land of Mrs. Banerjee;
- On the South : Land with house of Chandi Mukherjee;
- On the East : 19-feet Wide Siliguri Municipal Corporation Road;
- On the West : Land of Smt. Anjali Mukherjee;

Rudipta Bhattacharya Chakraborty

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Srija Construction
Smita Choudhury

Partner

Srija Construction

Smita Choudhury

Partner

SCHEDULE "B"
ABOVE REFERRED TO (OWNER'S ALLOCATION)

1. ALL THAT PIECE OR PARCEL OF Entire Second Floor as per Plan, and 50% area of the Ground Floor, to be allotted in favour of the First Party hereof, in all respect according to sanctioned building plan of the Siliguri Municipal Corporation, Siliguri, together with undivided proportionate share of land and with the following specifications:-

1) APARTMENT : The Apartment shall be made with R.C.C. Pillars, R.C.C.Beams and R.C.C.Roof with standard quality Cement & steel.

2) WALLS : 5-Inches thick brick wall with standard quality brick and both side plastering.

3) FLOOR; Entire floor finished with 2-FT x 2-FT. Vitrified Tiles. Fitted with Penson Gold Cement. Only One Flat will be Marble Floor.

4) PAINTING : All the walls of the rooms are wall lime pani with primer. Doors & windows finished with Primer and paint.

5) DOORS & WINDOWS : All doors frame will be made with Sal wood (4" X 2½"). Main door will be wooden, and other doors will be Flush Door. All fitting of Doors and windows shall be provided with standard fittings. Balcony Grill (steel) upto 3-feet height. Bathroom Doors will be PVC Door.

6) KITCHEN : Floor finished with Marble, One Green slab, one steel sink & white glaze tiles will be fitted upto window level from and within the slab.

7) TOILET : Two toilet (white) One Indian and One Western type. Toilet Floor Finished with Marble and walls finished with glaze tiles upto 7-seven feet from the floor level.

8) BASIN : One white Basin in the Dinning Space.

9) Rod : ISI approved. (Elegant / Super Sakti / TMT bar).

10) Cement : Birla gold / Ultratech / ACC / Double Bull.

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Pradeep Bhattacharya

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Srija Construction
Rumi Bhattacharya
Partner

Srija Construction
Sourabh Bhattacharya
Partner

11) ELECTRIFICATION : All conceal wirings with standard Copper Wire with standard thickness as approved by the Engineer, but without all type of fittings as follows:-

BED ROOM : 2-lamp point, 1-one Fan point, 1-one plug point and one 15-Amp.

DRAWING-CUM-DINING ROOM : 2-Lamp point, 1-fan point, 1-power plug point. 1-T.V.Point, 1-Telephone point. 1-Fridge Point, 1-basin point, 1-washing machine point.

KITCHEN : 2-lamp point, 1-Exhaust fan point & 1-plug point, 1-extra plug point,

BATH ROOM : 1-lamp point, 1-exhaust fan point in each Bath. One Geyser point installed any one of the them.

BALCONY : 1-lamp point.

Total Number of Electric point not more than 35 points.

12) WATER LINE : Common pump of all the Flat Owners. common- Water Tank. All the out side water line will be U.P.V.C. Pipe, and conceal water line will be also U.P.V.C Pipe with fitting such as bib cock, shower etc. In kitchen one tap point in the sink. In Bathroom One tap point, one shower point, one Geyser point and in Toilet one tap point and one cistern point. If any one take separate pump then he / she shall pay the cost of pump etc. separately with his / her own fund.

13) Common Use : Stair case finished with Marble, lime wash, iron hand-rail. And other common passage, path, top roof, common areas and facilities shall be in common of all the flat owner of the Apartment. Parapet wall upto 3-feet height in the top roof & finished with plaster. out side wall plaster with water roof cement paint.

It may be mentioned herein that all the above fittings shall be of standard quality with ISI approved.

The project of the entire building including the owner's allocation will has to be completed by the developer in all respect without fittings and fixtures with running water system including common Pump-set & Water tank to the flats.

Pradeepa Bhaskar Chakraborty

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Srija Construction
Rumi Chakraborty

Partner

Srija Construction

Sanjay Chakraborty
Partner

2. Cash sum of Rs.6,00,000/- (Rs.Six Lacs) only, of which,
- a) Rs.1,25,000/- only already paid by Cheque No.979206, dt. 22-05-2019 of SBI, Dabgram Bn.
- b) Rs.3,75,000/- only paid by Cheque No. 979227, dt. 19-6-2019 of SBI, Dabgram Bn. at the time of execution of this Agreement..
- c) Rs.1,00,000/- only within one months from the date of this Agreement.

DEVELOPER'S ALLOCATION

All that other remaining Flats & Garages etc. of the building to be constructed in the Schedule-A land (including parking space) by the Developer according to the sanctioned building plan of the Siliguri Municipal Corporation, together with undivided proportionate share of land.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands this day, month and year first above written.

WITNESSES :

1. Sanjay Majumder
S/O Shyam Prasad Majumder
South Deshbandelupara, Pipeline
Siliguri, Dist- Darjeeling
PIN- 734004.

2. Biswasup Das
S/O - Lt Binendra Kr. Das
110 Dabgram
P.S. Siliguri
P.O. Rabindra Sarani
Pin - 734006

Pradeepa Bhaskar Chakraborty
Signature of the owner.

Srija Construction
Rumi Chakraborty

Partner

Srija Construction

Sanjay Chakraborty

Seal & Signature of the Developer

Drafted by me :

Gaur Kumar Das
Advocate, Siliguri.
Regn. no: WB/352/28.



Pradipta Bhaskar Chakraborty

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

Pradipta Bhaskar Chakraborty
Signature.



Rumi

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

Rumi Akash Roy
Signature.



Soumya Akash Roy

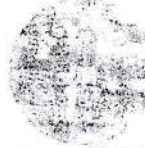
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Soumya Akash Roy



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/04/025/0771836



নির্বাচকের নাম : প্রদীপ্ত ভাস্কর চক্রবর্তী

Elector's Name : Pradipta Bhaskar Chakraborty

পিতার নাম : স্বপন চক্রবর্তী

Father's Name : Swapan Chakraborty

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 30/01/1970
Date of Birth

WB/04/025/0771836

ঠিকানা:

এ.পি.সি. সর্বাঙ্গী, ওয়ার্ড-২৬ শিলিগুড়ি দার্জিলিং
734004

Address:

A.P.C.SARANIWARD-26 SILIGURI
DARJEELING 734004

Chenai

Date: 17/04/2009

২৬-শিলিগুড়ি নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন

অধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
26-Siliguri Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার সিতে নাম
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

123/0844

Pradipta Bhaskar Chakraborty



Pradipta Bhaskar Chakraborty

आयकर विभाग
INCOME TAX DEPARTMENT
SRIJA CONSTRUCTION



भारत सरकार
GOVT. OF INDIA



12/03/2014
Permanent Account Number

ACPF59703D

03092014

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:

आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / turn to :*

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 2080, Fax: 91-20-2721 8081
e-mail: timinfo@nsdl.co.in

Rumi Ahosh Roy.



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

XEQ1797489



নির্বাচকের নাম : রুমি সরকার (ঘোষ
রায়)
Elector's Name : Rumi Sarkar (Ghosh
Roy)
স্বামীর নাম : সঞ্জয় ঘোষ রায়
Husband's Name : Sanjay Ghosh Roy
লিঙ্গ/Sex : নী/F
জন্ম তারিখ : 07/12/1986
Date of Birth : 07/12/1986

XEQ1797489

ঠিকানা:

দেশবন্ধু পাড়া, শিলিগুড়ি মিউ:
কর্পোঃ, শিলিগুড়ি, দার্জিলিং-734004

Address:

DESHBANDHU PARA, SILIGURI (M
CORP.), SILIGURI, DARJEELING-734004

Date: 01/12/2013

26-শিলিগুড়ি নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন অধিকারিকের
স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral
Registration Officer for
26-Siliguri Constituency

নিবন্ধন পরিবর্তন হলে গুরুত্বপূর্ণ বিবরণের জেরিয়ার লিটে নাম জেলা ও একই
নামের গুরুত্বপূর্ণ পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
পরিচয়পত্রের নথিটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

218077

Rumi Ghosh Roy



Duplicate

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

GLQ4175642



নির্বাচকের নাম : সঞ্জয় ঘোষরায়

Elector's Name : Sanjay Ghoshray

পিতার নাম : নিশিথ ঘোষরায়

Father's Name : Nishith Ghoshray

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ
Date of Birth : 13/06/1980

GLQ4175642

ঠিকানা:
দেশবন্ধু পাড়া, ওয়ার্ড-29 শিলিগুড়ি দাখিলিং
734004

Address:
DESHBANDHU PARAWARD-29
SILIGURI DARJEELING 734004

Charat

Date: 19/04/2009
26-শিলিগুড়ি নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
26-Siliguri Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
In the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

130/024

Sanjay Ghoshray

DRIVING LICENCE

Licence No.: W.B. 7320050133112

Date of Issue
07.04.05

Valid Upto
06.04.25

Name: BISWARUP DAS

S/DW: B.KR.DAS

Address: PRITILATA RD,
DABGRAM, SILIGURI, D.J.

Date of Birth: 26.02.1981

Blood Group
B+

Licensing Authority
SILIGURI

Biswarup Das

LICENCED TO DRIVE
ALL OVER INDIA
CATEGORY ☒

☒ Light Motor Vehicle
☐ Medium Goods Vehicle
☐ Medium Passenger Vehicle
☐ Heavy Goods Vehicle
☐ Heavy Passenger Vehicle

- 1. Violation of traffic rules and signals
- 2. Driving dangerously at excessive speed
- 3. Driving without valid Registration Tax
- 4. Driving without valid Licence
- 5. Driving vehicle without valid Permissible weight
- 6. Charged or convicted under 30-A IPC
- 7. Refused to go on the road after a trial

Major Information of the Deed

Deed No :	I-0402-01372/2019	Date of Registration	24/06/2019
Query No / Year	0402-0000895163/2019	Office where deed is registered	
Query Date	12/06/2019 9:42:00 AM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	S DAS HAKIM PARA ,SILIGURI,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832068257, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-]	
Set Forth value		Market Value	
Rs. 70,00,000/-		Rs. 84,13,324/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,021/- (Article:48(g))		Rs. 6,021/- (Article:E, E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

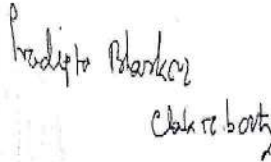
District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: DESHBANDHU PARA, Road Zone : (Ward No.29 -- Ward No.29) , Mouza: Siliguri, Ward No: 29 JI No: 88, Pin Code : 734004

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-11619	RS-1974/1	Bastu	Bastu	4 Katha	68,00,000/-	79,99,999/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road,
Grand Total :					6.6Dec	68,00,000 /-	79,99,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	660 Sq Ft.	2,00,000/-	4,13,325/-	Structure Type: Structure
Gr. Floor, Area of floor : 660 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 32 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		660 sq ft	2,00,000 /-	4,13,325 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri PRADIPTA BHASKAR CHAKRABORTY (Presentant) Son of Shri SWAPAN KUMAR CHAKRABORTY Executed by: Self, Date of Execution: 24/06/2019 , Admitted by: Self, Date of Admission: 24/06/2019 ,Place : Office	 24/06/2019	 LTI 24/06/2019	 24/06/2019
NANDANIK , A.P.C SARANI, DESHBANDHUPARA, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKTPC9584E, Status :Individual, Executed by: Self, Date of Execution: 24/06/2019 , Admitted by: Self, Date of Admission: 24/06/2019 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SRIJA CONSTRUCTION DESHBANDHU PARA, SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004 , PAN No.:: ACPFS9703D, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt RUMI GHOSH ROY Wife of Shri SANJAY GHOSH ROY Date of Execution - 24/06/2019, , Admitted by: Self, Date of Admission: 24/06/2019, Place of Admission of Execution: Office	 Jun 24 2019 1:11PM	 LTI 24/06/2019	 24/06/2019
DESHBANDHUPARA, SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : SRIJA CONSTRUCTION (as PARTNER)				

Name	Photo	Finger Print	Signature
Shri SANJAY GHOSH ROY Son of Shri NISHIT GHOSH ROY Date of Execution - 24/06/2019, , Admitted by: Self, Date of Admission: 24/06/2019, Place of Admission of Execution: Office	 Jun 24 2019 1:10PM	 LTI 24/06/2019	 24/06/2019
DESHBANDHUPARA, SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : SRIJA CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri BISWARUP DAS Son of Late BIRENDRA KUMAR DAS PRITILATA ROAD, DABGRAM ,, P.O:- RABINDRA SARANI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734006	 24/06/2019	 24/06/2019	 24/06/2019
Identifier Of Shri PRADIPTA BHASKAR CHAKRABORTY, Smt RUMI GHOSH ROY, Shri SANJAY GHOSH ROY			

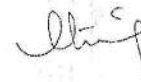
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri PRADIPTA BHASKAR CHAKRABORTY	SRIJA CONSTRUCTION-6.6 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri PRADIPTA BHASKAR CHAKRABORTY	SRIJA CONSTRUCTION-660.00000000 Sq Ft

Endorsement For Deed Number : I - 040201372 / 2019

On 12-06-2019

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 84,13,324/-



Jiwan Tamang
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

On 24-06-2019

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 12:59 hrs on 24-06-2019, at the Office of the A.D.S.R. SILIGURI by Shri PRADIPTA BHASKAR CHAKRABORTY ,Executant.

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

Execution is admitted on 24/06/2019 by Shri PRADIPTA BHASKAR CHAKRABORTY, Son of Shri SWAPAN KUMAR CHAKRABORTY, NANDANIK , A.P.C SARANI, DESHBANDHUPARA, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business

Identified by Shri BISWARUP DAS, , , Son of Late BIRENDRA KUMAR DAS, PRITILATA ROAD, DABGRAM , , P.O: RABINDRA SARANI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

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

Execution is admitted on 24-06-2019 by Smt RUMI GHOSH ROY, PARTNER, SRIJA CONSTRUCTION (Partnership Firm), DESHBANDHU PARA, SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004

Identified by Shri BISWARUP DAS, , , Son of Late BIRENDRA KUMAR DAS, PRITILATA ROAD, DABGRAM , , P.O: RABINDRA SARANI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

Execution is admitted on 24-06-2019 by Shri SANJAY GHOSH ROY, PARTNER, SRIJA CONSTRUCTION (Partnership Firm), DESHBANDHU PARA, SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004

Identified by Shri BISWARUP DAS, , , Son of Late BIRENDRA KUMAR DAS, PRITILATA ROAD, DABGRAM , , P.O: RABINDRA SARANI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,021/- (B = Rs 6,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,021/-

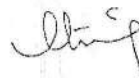
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/06/2019 12:07PM with Govt. Ref. No: 192019200030124095 on 24-06-2019, Amount Rs: 6,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ACIOOI0 on 24-06-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 454, Amount: Rs.5,000/-, Date of Purchase: 20/06/2019, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/06/2019 12:07PM with Govt. Ref. No: 192019200030124095 on 24-06-2019, Amount Rs: 5,021/-, Bank:
State Bank of India (SBIN00000001), Ref. No. IK0ACIOOI0 on 24-06-2019, Head of Account 0030-02-103-003-02



Jiwan Tamang

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SILIGURI

Darjeeling, West Bengal