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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Page 1.

*Manjula yashash*

LOKENATH TRADERS  
*Shri Ranjita Chakraborty*  
Proprietor

**DEED OF AGREEMENT FOR DEVELOPMENT**

This "Memorandum of Agreement for Development" made this the

18<sup>th</sup> day of November, 2024, at Bhaktinagar.

(contd.to next sheet)

*2002693344/24*

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

*[Signature]*  
Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

18 NOV 2024

N. J. Stamp

SL. No. 728 Date 30/09/24

Sold to Manjula Ghosh

of Bhaktinagar

Value 1000/- Rupees One Thousand only

*Bank*

**JAYABRATA BANIK**  
Govt. Stamp Vender  
A.D.S.R. Office Bagdogra  
L/No- 539-R.M/Darjeeling  
Year 2007



Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist. Jalpaiguri

18 NOV 2024

18 NOV 2024

✓

**B E T W E E N**

Manjula Ghosh

LOKENATH TRADERS  
Shantanu Choudhury  
Proprietor

**SMT. MANJULA GHOSH (PAN : CAUPG3901L), WIFE OF LATE SADHAN KUMAR GHOSH**, by religion Hindu, by occupation Householding, by Nationality Indian, resident of S.N. Dutta Sarani, Lake Town West, P.O. & P.S. Bhakti Nagar, Pin 734007, Dist. Jalpaiguri, 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**

**LOKENATH TRADERS**, a Proprietorship firm, having its office at Mangal Pandey Sarani, East Vivekananda Pally, Siliguri, P.O. Rabindra Sarani, Pin-734006, P.S. Bhaktinagar, Dist. Jalpaiguri, represented by its Proprietor -SRI. SHANTANU ROY CHOWDHURY (PAN : ACXPR2057H), SON OF LATE AJAY ROY CHOWDHURY, by religion Hindu, by occupation Business, by Nationality Indian, resident of Mangal Pandey Sarani, East Vivekananda Pally, Siliguri, P.O. Rabindra Sarani, Pin-734006, P.S. Bhaktinagar, Dist. Jalpaiguri, hereinafter called the "**SECOND PARTY / DEVELOPER**" (which expression shall mean and include unless excluded by or repugnant to the context its successors-in-office, representatives and assigns) of the OTHER PART.

WHEREAS Sri Kamal Chandra Roy, Son of Late Tarini Chandra Roy, resident of Old Siliguri, P.S. Rajganj, Dist. Jalpaiguri, became the absolute owner of land measuring 1.00-acre, in R.S Plot/Dag No.142, land measuring 0.16-acre, in R.S Plot/Dag No.141 and land measuring 0.17-acre, in R.S Plot/Dag No.144 = Totalling land measuring 1.33-acre, recorded in R.S. Khatian No.823, of Mouza Dabgram, J.L. No.2, Sheet No.15, P.S. Rajganj, present P.S. Bhakti Nagar, Dist. Jalpaiguri, by virtue of a Deed of Sale, executed by the President, Darjeeling Siliguri Gosala Committee, of Babu Para, Siliguri, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, on 28-03-1973 and registered in the office of the Dist. Sub-Registrar, Jalpaiguri, in Book No.I, being document No.2739 (Dated 29.03.1973)-for the year 1973, and thereby above named Sri Kamal Chandra Roy, had acquired permanent, heritable and transferrable right, title and interest therein, free from all encumbrances & charges whatsoever.

**A N D**

WHEREAS thereafter above named Sri Kamal Chandra Roy, sold his land measuring 0.0825-acre or 5-Kathas in R.S Plot/Dag No.142, recorded in R.S. Khatian No.823, out of his said total land, to and in favour of Smt. Manjula Ghosh, the First Party / Landowner hereof, by virtue of a Deed of Sale, executed by him, on 02-08-1973 and registered in the office of the Sadar Joint Sub-Registrar, Jalpaiguri, in Book No.I, being document No.5635-for the year 1973, free from all encumbrances & charges whatsoever.

Shantanu Roy

(contd. to next sheet)

Manjula Ghosh

LOKENATH  
Sri Pradyumn Chakraborty  
Proprietor

A N D

WHEREAS thereafter the names of above named Smt. Manjula Ghosh, the First Party / Landowner hereof, constructed a house on her said total land.

A N D

WHEREAS thereafter the names of above named Smt. Manjula Ghosh, the First Party / Landowner hereof, recorded in L.R. / Hal Khatian No.259, and identified the said land as L.R. / Hal Plot / Dag No.43 of the said Mouza Dabgram, L.R. Sheet No.163.

A N D

WHEREAS in view of the above, the first party/owner hereof is now the absolute owner of said total Land measuring 0.0825-acre or 5-Kathas, together with old tin shed house etc. standing thereon, and she has got permanent, heritable and transferable right, title and interest therein, free from all encumbrances & charges whatsoever.

A N D

WHEREAS the said first party/owner desire to develop the said Schedule "A" property 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 have 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 (G+3) building on her homestead land measuring 5-Kathas, as described in the SCHEDULE-"A" appended below, by constructing a Multi-storied pucca (G+3) 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.

CD/1000  
Rm.

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Marijula Ghosh

LOKENATH TRADERS  
Proprietor  
*Shree Anjali Chakraborty*

ARTICLE-II. TITLE AND INDEMNITY BY THE OWNERS.

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

2. The first party/owner declares 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 undertakes 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 undertakes 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 original copies of document of title and other necessary papers relating to the said land and house of Schedule "A".

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 / owners all necessary attested xerox copies of documents and papers relating to this Agreement.

ARTICLE-III. DEVELOPMENT RIGHT

1. The first party/owner grants 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

(contd. to next sheet)

*Shree Anjali Chakraborty*

Manjula Chhabra

LOKENATH TRADERS  
Proprietor

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, garages /parkings are disposed and/or transferred to and in favour of different purchaser/s person/s, except owner's 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.

**ARTICLE-IV. BUILDING AND CONSTRUCTION**

UPON the construction of the Building, the Developer under the strength of the General Power of Attorney shall be entitled to convey, transfer and sale different Flats, garages / Parkings or premises except Owner's allocation to the intending purchaser/s 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 owner will not accept or claim any consideration whatsoever.

**ARTICLE-V. CONSIDERATION**

The Developer shall construct the Multi-storied pucca (G+3) 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 / Parkings 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 owner's 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 her absolute discretion.

(contd.to next sheet)

Diag  
Plan

Manjula V. Shesh

LOKENATH TRADERS  
Shastri Chm  
Proprietor

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 **2-Two years** from the date of sanctioned building plan. Time is the essence of this contract subject to the exigencies arising out of circumstances beyond the Developer's control.

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 owners 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 owners 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.

2. That the service tax / GST and all other tax/s as presently imposed and to be imposed in future by the Government on the Owner's allocation shall be paid by the First Party / owner hereof.

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.

(contd. to next sheet)

10/10/2017

Manjula Eshesh

LOKENATH TRADERS  
P...or

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 within its allocation on such terms and conditions as the developer think fit and proper.
3. The owner will have only the exclusive right to the Flats and portions allotted to them as owner's allocation free from all costs and charges.
4. That in consideration of the right and authority given to the developer by the owners, the developer will construct the flat & garage for the owner as per the specification contained in Schedule-B below. The developer shall also pay a sum of Rs.2,00,000/- (Rupees Two Lacs) only to the owner, as per Schedule of Payment, herein below.
5. That whatever structures and buildings are to be constructed on the land described in the Schedule-A below including the owners' allocation and flat must be constructed with standard materials and according to the sanctioned Plan and Specifications annexed.
6. That the existing house shall be demolished by the Developer at its own cost and the developer shall be entitled to appropriate all the materials of the said old house for its benefit and the first party/ owner shall have no objection or claim in respect of such materials. The developer shall also submit the Plan as early as possible.
7. The owner have also agreed with the developer that they shall have no claim or right in the premises of the project and the developer shall have 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 Attorneys executed by the owner/first party to and in favour of the Developer, except the owners' allocation.
8. That the first party/ owner shall take her new electric connection for her owner's allocation from the W.B.S.E.D.C.L. and expenses will be borne by the first party / owner including proportionate cost of Transformer.
9. That the Developer shall pay monthly, rent of Rs.10,000/- (Rupees Ten Thousand) only per Month, to the owner.
10. That the successors of the respective parties will follow the terms and condition of this agreement, and binding upon them as per Law.
11. That if there will be any income-tax, sales tax, Service Tax / GST etc., imposed / charged in respect of construction of the proposed building by virtue of this agreement, the second party shall be liable to face and pay such taxes to the appropriate authority with respect to the developers area.
12. That the Owner's allocation will be handed over after running the Lift of the Building.

(contd.to next sheet)

*Manjula Ghosh*

LOKENATH TRADERS  
*Proprietor*

13. The owner will execute Sale Deed/s to the intending purchaser/s as per intimation of the Developer for its allocation, if required.

**SCHEDULE "A" ABOVE REFERRED TO**

ALL that piece or parcel of Homestead Land measuring 5-Five Kathas or 0.0825-acre, together 45-Years Old pucca (Cemented Floor) residential house measuring 800-Sq.ft. approx. standing thereon, in R.S. Plot / Dag No.142 (One hundred forty two), recorded in R.S. Khatian No.823 (Eight hundred twenty three), Corresponding to L.R. / Hal Plot / Dag No.43, recorded in L R. / Hal Khatian No.259 of Mouza Dabgram, J.L. No.2, Sheet No.15, L.R. Sheet No.163, identified as Holding No.104/367 of Ward No.33 of the Siliguri Municipal Corporation, situated at S.N. Dutta Sarani, Sree Maa Sarani by Lane, Lake Town, within the jurisdiction of Police Station Bhakti Nagar, now New Jalpaiguri, Sub-Division Jalpaiguri, Registry office Rajganj, now Bhakti Nagar, Touzi No.3, Dist. Jalpaiguri, is the Total Property.

The said total property is butted and bounded as follows:

- On the North : Sold land of Sri Kamal Chandra Roy;
- On the South : Land of Sri Nagen Sarkar;
- On the East : Sold land of Sri Kamal Chandra Roy;
- On the West : 18-feet width Siliguri Municipal Corporation Road;

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

(1) ALL THAT PIECE OR PARCEL OF Two Flats, OF WHICH One Flat measuring 1677-Sq.ft. approx. (including super built up area) in the Front Side of the First Floor, and One Flat measuring 839-Sq.ft. approx. (including super built up area) and another One Flat measuring 838-Sq.ft. approx. (including super built up area) both in the Front Side of the Third Floor (i.e. 43% constructed area of the First Floor, Second Floor and Third Floor), and Parking space measuring 700-Sq.ft. approx. (with 10-feet width front) in the South West Corner of the Ground Floor of the said building, to be allotted in favour of the First- Party / Owner hereof, complete 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:-

- a) Floor : Floor will be finished with 2-feet X 2-feet floor tiles only and Kitchen & Toilet area will be Marble Floor, Parking floor will be finish with Parking Tiles.
- b) Wall : 5-inches Brick wall with Wall Putty & Primer finished and RCC Piller as per approved plan of the SMC.
- c) Doors : Main entrance doors made of Sal wood frame and main Door will be wooden and others door will be flush door with paints.

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Manjula Ghosh

LOKENATH TRADERS  
Sankar Ghosh

- d) Windows: All windows are Aluminum Channel and shutter, with box grill with 8-inches gap approx..
- e) Bath : Floor Finished with Marble and wall tiles up to 6-feet height.
- f) Kitchen : Marble Flooring, Granite marble kitchen slabs and tiles in the walls upto Beam.
- g) Water lines with fittings ; JAGUAR / MARK.
- h) Electrification: Concealed type Copper Wire wiring with required points (without fittings)
- i) Cement : Birla gold / Lafarz / konark / Jaypee / Ultratech / Ambuja /ACC/Dalmia.
- j) Rod : ISI approved. (sail / Elegant / Shyam / SRMB).
- k) Main Gate : MS Steel.
- l) Door Kabza, Chitkani and handle : Steel.
- m) Sand : Balasan / Oodlabari Sand.
- n) Stone : Balasan / Oodlabari Stone.
- o) Bricks : 1<sup>st</sup> Class.
- p) Wall Tiles (For Bathroom and Kitchen).
- q) Floor Tiles : 2-feet X 2-feet.
- r) Bath Room Fittings : Hindware / Cera white Commode.
- s) Wash Basin : Hindware / Cera white Basin.
- t) Stop Cock (Jaguar / Marc).
- u) Mixer: (Jaguar / Marc).
- v) Pipe : Conceal Pipe for bathroom : CPVC Pipe Ashirwad / Astral / Supreme.
- w) Water Pipe Line : Prince / Supreme).
- x) PVC Bath Room Doors with frame.
- y) Separate Pump : Crompton / Kiloskar / Usha 1 H.P.
- z) Separate Water Tank : 500-Ltr each.
- aa) Electrical : Anchor Modular Switch. Anchor Coper Wire, Anchor MCB Box, Conceal Pipe Doly / Joly,
- Total Point : Total number of points in the First Floor 50-nos, and in the Third Floor 25+25 points = Total 50-nos points, including 15-amp. Points, OF WHICH 7-nos in the First Floor and 4-nos + 4-nos = 8 Nos. in the Third Floor,
- ab) Lift : 5-five person upto Top Roof (ISI Kolkata Made).
- ac) Ring Well :
- ac) Common Use : Stair case finished with Marble, wall putty, Stainless steel 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 / weather proof.
- ad) One Common bathroom in the Back Side of the Building;

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

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Manjula Ghosh

LOKENATH TRADERS  
Shantanu Chakraborty  
Proprietor

The project of the entire building including the owners allocation will have 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 and Garages.

(2) A sum of Rs.2,00,000/00 (Rupees Two lacs) only, to be paid by the Second Party / Developer to the First Party hereof, at the time of starting of construction works.

**“DEVELOPER'S ALLOCATION”**

All that piece or parcel, Entire Second Floor, and One Flat measuring 923-Sq.ft. approx. in the Back Side of the First Floor, One Flat measuring 923-Sq.ft. approx. in the Back Side of the Third Floor (i.e. 57% constructed area of the First Floor, Second Floor and Third Floor), and remaining all Garages / Parkings 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) Soumitra Ghosh  
S/o. Lt. Sadbhan Kr. Ghosh  
S.N. Dutta Sarani  
Laketown  
P.O. Bhaktinagar  
P.S. NJP  
Dist. Jalpaiguri  
PIN . 734007

2) Krishna Barman.  
S/O LT. Ramesh Barman  
Shastri Nagar, Siliguri

Manjula Ghosh

Signature of the owner.

LOKENATH TRADERS

Shantanu Chakraborty  
Proprietor

Signature of the Developer

Drafted by me :

Sisir Kumar Das  
Advocate, Siliguri.

Regn.No.WB/352/1988.



Manjula Ghosh

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

Manjula Ghosh

Signature.



Shatabdi Chakraborty

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

Shatabdi Chakraborty

Signature.

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Soumitra Ghosh

Signature of Identifier

## Banglarbhumi - বাংলার ভূমি

জেলা: জলপাইগুড়ি

ব্লক: রাজগঞ্জ

মৌজা: ডাবগ্রাম L-163,R-15

(Live Data As On 18/11/2024,11:42:08)

জে.এল নং 2 থানা রাজগঞ্জ

দাগ নং	শ্রেণী	জমির মোট পরিমাণ(একর)	দাগের ম্যাপ
43	বাস্তু	0.0803	<a href="#">Click Here</a>

খতিয়ান নং	রায়তের নাম	পিতা/স্বামী	অংশ	অংশ পরিমাণ(একর)	মন্তব্য
259	মঞ্জুলা ঘোষ	সাধন কুমার	1.0000	0.0803	Nil

### Major Information of the Deed

Deed No :	I-0711-07467/2024	Date of Registration	18/11/2024
Query No / Year	0711-2002693379/2024	Office where deed is registered	
Query Date	22/10/2024 10:14:01 AM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
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 : 2,00,000/-]		
Set Forth value	Market Value		
	Rs. 89,35,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 2,021/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :




District: Jalpaiguri, P.S:- New Jalpaiguri, Municipality: SILIGURI MC, Road: Sree Maa Sarani Ward No. 33, Mouza: Dabgram Sheet No - 15, , Ward No: 33 JI No: 2, Pin Code : 734007

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-142	RS-823	Bastu	Bastu	0.0825 Acre		85,00,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
Grand Total :					8.25Dec	0 /-	85,00,000 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	0/-	4,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 45 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	0 /-	4,35,000 /-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt MANJULA GHOSH</b> (Presentant) Wife of Late SADHAN KUMAR GHOSH Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office	<b>Photo</b>  18/11/2024	<b>Finger Print</b>  Captured LTI 18/11/2024	<b>Signature</b>  18/11/2024
S N DUTTA SARANI, LAKE TOWN WEST, City:- Siliguri Mc, P.O:- BHAKTI NAGAR, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: CAXxxxxx1L, Aadhaar No: 47xxxxxxxx8031, Status :Individual, Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>LOKENATH TRADERS</b> MANGAL PANDEY SARANI, EAST VIVEKANANDA PALLY, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 , PAN No.:: ACxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri SHANTANU ROY CHOWDHURY</b> Son of Late AJAY ROY CHOWDHURY Date of Execution - 18/11/2024 , , Admitted by: Self, Date of Admission: 18/11/2024, Place of Admission of Execution: Office	<b>Photo</b>  Nov 18 2024 12:41PM	<b>Finger Print</b>  Captured LTI 18/11/2024	<b>Signature</b>  18/11/2024
MANGAL PANDEY SARANI, EAST VIVEKANANDA PALLY, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7H, Aadhaar No: 75xxxxxxxx0539 Status : Representative, Representative of : LOKENATH TRADERS (as PROPRIETOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri SAUMITRA GHOSH</b> Son of Late SADHAN KUMAR GHOSH S N DUTTA SARANI, LAKE TOWN WEST, City:- Siliguri Mc, P.O:- BHAKTI NAGAR, P.S:-New jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 734007		 Captured	
	18/11/2024	18/11/2024	18/11/2024
Identifier Of Smt MANJULA GHOSH, Shri SHANTANU ROY CHOWDHURY			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt MANJULA GHOSH	LOKENATH TRADERS-8.25 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt MANJULA GHOSH	LOKENATH TRADERS-800.00000000 Sq Ft

**Endorsement For Deed Number : I - 071107467 / 2024**

On 18-11-2024

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

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

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

Presented for registration at 12:34 hrs on 18-11-2024, at the Office of the A.D.S.R. BHAKTINAGAR by Smt MANJULA GHOSH ,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 89,35,000/-

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

Execution is admitted on 18/11/2024 by Smt MANJULA GHOSH, Wife of Late SADHAN KUMAR GHOSH, S N DUTTA SARANI, LAKE TOWN WEST, P.O: BHAKTI NAGAR, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession House wife

Indetified by Shri SAUMITRA GHOSH, , Son of Late SADHAN KUMAR GHOSH, S N DUTTA SARANI, LAKE TOWN WEST, P.O: BHAKTI NAGAR, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by profession Business

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

Execution is admitted on 18-11-2024 by Shri SHANTANU ROY CHOWDHURY, PROPRIETOR, LOKENATH TRADERS (Sole Proprietorship), MANGAL PANDEY SARANI, EAST VIVEKANANDA PALLY, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006

Indetified by Shri SAUMITRA GHOSH, , Son of Late SADHAN KUMAR GHOSH, S N DUTTA SARANI, LAKE TOWN WEST, P.O: BHAKTI NAGAR, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,021.00/- ( B = Rs 2,000.00/- ,E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/11/2024 8:26PM with Govt. Ref. No: 192024250278490288 on 17-11-2024, Amount Rs: 2,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 4834530474423 on 17-11-2024, Head of Account 0030-03-104-001-16

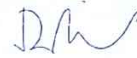
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 9,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 728, Amount: Rs.1,000.00/-, Date of Purchase: 30/09/2024, Vendor name: Jayabrata Banik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/11/2024 8:26PM with Govt. Ref. No: 192024250278490288 on 17-11-2024, Amount Rs: 9,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 4834530474423 on 17-11-2024, 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 0711-2024, Page from 158547 to 158565  
being No 071107467 for the year 2024.



*BW*

Digitally signed by BISWARUP GOSWAMI  
Date: 2024.11.21 11:52:41 +05:30  
Reason: Digital Signing of Deed.

(Biswarup Goswami) 21/11/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.