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I-3633/22



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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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CERTIFIED THAT THE DOCUMENT IS ADMITTED INTO REGISTRATION THE SIGNATURE SHEETS AND THE ENDORSEMENT SHEETS ATTACHED WITH THIS DOCUMENT ARE PART OF THIS DOCUMENT

Bhuvan Singh

Anwar Singh

Sa. Phana Singh



Director

District Sub-Registrar
Cooch Behar

DEVELOPMENT AGREEMENT

16 MAR 2022

THIS AGREEMENT FOR DEVELOPMENT IS MADE ON THIS THE
28th DAY OF FEBRUARY, 2022 AT COOCHBEHAR.

District Sub-Registrar
Cooch Behar

10/17

NON Judicial Stamp

Sl. No. 240 Date 02/11/21
Sold to Sandeep G. Real estate Ltd.
Of Siliguri
Rs. / Rupees

Bhusan Singh L.T.I.

Subhankar Ghosh
Stamp Vendor
Siliguri Court
L. No. 175 / RM

241

10/03/2021

Bhusan Singh



242

Amar Singh

243

Sadhana Singh

District Sub-Registrar
Cooch Behar

244

10 MAR 2022

Sandeep G. Real estate Ltd.

Direct

Bhushan Singh
Amar Singh,
Sadhana Singh.

Sandeep C. Real Estate Ltd.
Director

BETWEEN

SRI BHUSHAN SINGH (PAN: ALAPS7968L) (Aadhar No. 8223 5194 5450), Son of Late Ramji Singh, Hindu by Religion, Indian by Nationality, Business by Occupation
SRI AMAR SINGH (PAN: AKRPS9186J) (Aadhar No. 9399 4022 1385), Son of Late Ramji Singh, Hindu by Religion, Indian by Nationality, Business by Occupation
SMT SADHANA SINGH (PAN: AMHPS9020P) (Aadhar No. 8483 9612 7218), Wife of Sri Bhushan Singh, Hindu by Religion, Indian by Nationality, Housewife by Occupation, all of them resident/s of Shibendra Narayan Road, Gowalpatti, Singh Bhila, P.O. & P.S. & District Coochbehar - 736101 ----- Nos. 1,2 and 3 hereinafter collectively referred to as the LAND OWNER/S and/or OWNERS/S (which term includes their respective heirs, executors, administrators, legal representatives, successors and permitted assigns) -----hereinafter jointly and collectively called as the LAND OWNERS/OWNER/S/FIRST PARTY (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors legal representatives, executors, administrators and assigns) of the ONE PART.

AND

Bhuvan Singh

Anwar Singh

Sadhana Singh

Sandeep Singh
Sandeep Singh, Real Estate Ltd.

Director

SANDEEPG.REALESTATE LIMITED (formerly known as PURE ENCLAVE PVT. LTD.), (PAN No. AADCP6109K) CIN: U70101WB2004PLC099823, a Public Limited Company within the meaning of the Companies Act 1956 having its registered office and corporate office at G-0214, City Centre Office Block, Uttorayon, Matigara, P.O & P.S MatigaraDist: Darjeeling, West Bengal, Pin – 734 010 - Represented by one of its Director, Sri SandeepGoyal, (PAN No. ADCPG1754E) Son of Shree BhagwanGoyal, Hindu by religion, Indian by Nationality, Business by occupation, addressed at AnandaBhawan, Seth Srilal Market P.O. Siliguri, P.S. Siliguri, District- Darjeeling, West Bengal, Pin- 734001, presently residing at Lumina Apartments, Flat No. 11A, Block 4, Uttorayon, P.O. Matigara, P.S. Matigara, District- Darjeeling, Siliguri, West Bengal, Pin- 734010, acting for and on behalf of the Company, hereinafter called and referred a **DEVELOPER/SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its office bearers, executors, successors, administrators, representatives and assigns) of the **OTHER PART**.

The Land Owner/s and/or Owner/s and Developer are hereinafter individually referred to as such or as Party and collectively as Parties.

WHEREAS one Ramji Singh, Son of Tipan Singh was the recorded owner of all that piece and parcel of land recorded in R.S. Khatian No. 222, J.L. No. 130 of Mouza:SaharCoochbehar in the Ditsrict of Coochbehar.

AND WHEREAS being owner in possession above namedRamji Singh died intestate leaving behind him, his following legal heirs to inherit all his movable and immovable properties as per the provisions of the Hindu Succession Act, 1956.

1. TARA SINGH (WIFE)

2. SADAN SINGH (SON)
3. MADAN SINGH (SON)
4. BHUSHAN SINGH (SON)
5. AMAR SINGH (SON)

Bhushan Singh

Amar Singh

Sachana Singh

(Signature)
Realstate Ltd.

Director

AND WHEREAS being owner in possession of undivided share above named Tara Singh also died and Sadan Singh also died while being unmarried and ultimately their share devolved in equal proportion amongst Madan Singh, Bhushan Singh and Amar Singh as per the provisions of the Hindu Succession Act, 1956.

AND WHEREAS being owner in possession by virtue of inheritance above named Madan Singh, Bhushan Singh and Amar Singh jointly executed a deed of partition among them for a quantum of land which was duly executed and registered at the office of the Sub Registrar, Coochbehar and recorded in Book I, bearing document No. 4693 for the year 1992.

AND WHEREAS being owner in possession by virtue of inheritance and partition deed being No. 4693 of 1992, above named Madan Singh transferred piece and parcel of land measuring 12 Katha 2 Dhur appertaining to and forming part of R.S. plot No. 1916, 1917 & 1920 corresponding to L.R. Plot No. 2130 and 2933, recorded in R.S. Khatian No. 222 and area measuring 6 Katha 10 Dhur appertaining to and forming part of R.S. Plot No. 1897 & 1921 corresponding to L.R. Plot No. 2939, 2940 & 2941 of Mouza: Sahar Coochbehar in the District of Coochbehar to and in favour of Bhushan Singh and Amar Singh both are son of Late Ramji Singh by virtue of registered deed of Gift duly executed and registered at the office of the District Sub Registrar, Coochbehar and recorded in Book I, bearing document No. 1842 for the year 2005.

Bhushan Singh

Amar Singh.

Sadhana Singh

Sandeep C. Real Estate Ltd.

Director

AND WHEREAS one Sadhana Singh, Wife of Sri Bhushan Singh acquired a piece and parcel of land measuring 02 Katha 10 Dhur appertaining to and forming part of R.S. Plot No.1914 & 1915, recorded in R.S. Khatian No. 222 of Mouza: SaharCoochbehar in the District of Coochbehar by virtue of registered deed of conveyance duly executed by AlokaSaha, Wife of Santosh Kumar Saha and registered at the office of the District Sub Registrar, Coochbehar and recorded in Book I, bearing document No. 390 for the year 1997.

AND WHEREAS one Sadhana Singh, Wife of Sri Bhushan Singh also acquired a piece and parcel of land measuring 05 Katha appertaining to and forming part of R.S. Plot No.1914 & 1915, recorded in R.S. Khatian No. 222 of Mouza: SaharCoochbehar in the District of Coochbehar by virtue of registered deed of conveyance duly executed by Kali Charan Koiyori & others and registered at the office of the Additional District Sub Registrar, Coochbehar and recorded in Book I, bearing document No. 850 for the year 1990.

AND WHEREAS the collective undivided share of land of the Owners is described in the Schedule "A" below. Since the demise of Late Ramji Singh, Tara Singh & Sadan Singh and the subsequent transfer of piece & parcel of land by Madan Singh to Bhushan Singh & Amar Singh and also the acquisition of piece and parcel of land by Sadhana Singh and also by acquisition of piece and parcels of land by Bhushan Singh & Amar Singh, the Owner/s have been in exclusive, uninterrupted, continuous and peaceful physical possession of an area of land measuring 1.096 acres more or less, being clearly demarcated and identified as the Schedule "A" land described below.

Bhuvan Singh

Amar Singh

Sudhakar Singh

Santideep G. Reddystate Ltd

Director

AND WHEREAS being owner in possession, L.R. Khatian being No. 6460, 9719, 82, 24709, 24705, 17682 & 24701 were duly issued by the competent Authority B.L. & L.R.O. Coochbehar.

Therefore, the Owners are thus absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the land, more fully and particularly described in the **Schedule "A"** below and hereinafter referred to as "the said Premises".

AND WHEREAS the First Party is desirous of constructing building/s or block by block-wise separated residential/commercial building/s for the purpose of selling them on ownership basis/renting/ leasing to various intending customers/ buyers and thereby make profits thereof on the said premises and/or retaining a portion or whole for their own use.

AND WHEREAS the First Party are unable to construct the said multistoried building/s for multipurpose use and advantage due to lack of funds, experiences, expertise, energy and preoccupations.

AND WHEREAS the Second Party is a bona-fide and renowned Developer/Builder, having experience in design and construction and having adequate resources of finance in construction of multistoried building/s and has got standing goodwill and reputation to collect/advance/s securities during the tenure of construction or otherwise.

AND WHEREAS the First Party having come to know about the credential of the Second Party, the First Party approached the Second Party to construct the said

Bhushan Singh

Amar Singh

Sadhana Singh

Sandeep G. Realestate Ltd.

Director

residential and commercial multistoried building/s on the said premises as above referred to and as fully described in Schedule "A" given below either building wise/block wise on the basis of the plan already approved by the competent authority or as to be mutually agreed upon by both the parties taking into account or consideration the maximum utility of the land after making due provisions for common facilities, amenities, infrastructure, driveway/s, pathway/s, common areas, car parking space/s and servant quarter/s and/or domestic store room/s. The Second Party shall do all such construction from its own resources, efforts and endeavors and shall recover it/s investment/s and/or profit/s by selling/leasing the unit/s, car parking space/s and servant quarter/s and/or domestic store room/s alongwith proportionate utility areas/common spaces/areas, common facilities, amenities etc.in the said residential and commercialMultistoried building/s in the said premises to the intending buyers/purchasers/company's/ organizations/co-operatives and/or as deemed fit from its allocated share.

AND WHEREAS in consideration of the aforesaid offer and the acceptance by the parties and to avoid future disputes and misunderstandings the parties hereby mutually agree to the following terms and conditions appearing hereunder.

NOW THIS INDENTURE/AGREEMENT FOR DEVELOPMENT WITNESSETH and is hereby agreed by and between the parties hereto as follows:-

ARTICLE I - DEFINITIONS

1. **OWNERS:** Shall mean **SRI BHUSHAN SINGH, SRI AMAR SINGH & SMT SADHANA SINGH** (First Party members herein) – the aforesaid persons not only as owners but also as having whatsoever right, title or interest that they or any person claiming through or in trust for them may have, had or has as

Bhuvan Singh

Amor Singh

Sadhana Singh

Sandeep G. Realestate Ltd

Director

executors, legatee, trustee, beneficiary or otherwise in respect of the land described in Schedule "A" hereunder written including their heirs, executors, administrators, successors, legal representative and assigns.

2. **DEVELOPER:** Shall mean the aforesaid **SANDEEPG. REALESTATE LIMITED** (formerly known as PURE ENCLAVE PVT. LTD.), (PAN No. AADCP6109K) CIN: U70101WB2004PLC099823, a Public Limited Company within the meaning of the Companies Act 1956 having its registered office and corporate office at G-0214, City Centre Office Block, Uttorayon, Matigara, P.O & P.S Matigara Dist: Darjeeling, West Bengal, Pin – 734 010 Represented by one of its Director, Sri Sandeep Goyal, Son of Sri Shri Bhagwan Goyal, Hindu by religion, Indian by Nationality, Business by occupation, addressed at Ananda Bhawan, Seth Srilal Market P.O. Siliguri, P.S. Siliguri, District-Darjeeling, West Bengal, Pin- 734001, presently residing at Lumina Apartments, Flat No. 11A, Block 4, Uttorayon, P.O. Matigara, P.S. Matigara, District-Darjeeling, Siliguri, West Bengal, Pin- 734010.

3. **LAND/PREMISES:** Shall mean All That the entirety of the premises more fully and particularly described in **Schedule "A"** hereunder written.

4. **Unit:** Shall mean the constructed area and/or space in the building/s intended to be built and/or constructed capable of being occupied and enjoyed separately as a distinct entity in the building to be constructed at the said premises or Car Parking space/s and servant quarter/s and/or domestic store room/s.

5. **SUPER BUILT-UP AREA/SALEABLE AREA:** Shall mean the total constructed area including but not limited to water tank/s, water and fire reservoirs, septic tank/s, roof/s, staircase/s, head room/s, lobby/ies, passage/s, corridor/s, lift shaft/s and it's head room/s, driveways, pathways, together with the width of the interior and exterior walls and all such other areas used for

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Amor Singh

Sachin Singh

Secretary, Pochampetra Ltd.

Director

accommodating common services/areas/spaces, amenities, facilities etc. to the building/s to be constructed at the said premises.

6. **BUILDING/S:** Shall mean the building/s to be constructed at the said premises as per the plan sanctioned vide Plan No. 04/2020-2021 Dated 09.05.2020 by the Coochbehar Municipality, and/or with modification/s, alteration/s, variation/s, revision/s thereof.
7. **COMMON FACILITIES AND AMENITIES:** Shall mean corridors, stairways, passage ways, approach roads, lifts, pump room/s, tube well, overhead tank, water pump, generator room, fire protection, transformer and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, enjoyment, maintenance/s and/or management of the building.
8. **OWNERS'S ALLOCATION:** shall mean the absolute right over 42% proportionate share of the Proposed constructed Building/s together with the undivided Proportionate right, title, interest in the said demised premises and attribute to the said area in common facilities and amenities which includes super built up area including the right to use thereof in the said premises upon construction of the said building/s. The said area/s is to be mutually demarcated by the Owner/s & Developer in due course of time. It being agreed and clearly understood that the Owners/ and the Developer shall respectively bear the GST, Income Tax, TDS if applicable to be deducted, and any other statutory outgoings liability etc. if any. The Owners/s shall also bear and pay to the developer the proportionate costs for electrical infrastructure and also for the amenities/facilities/Club house charges, Diesel Generator set, Collapsible Gates, Fire & Water Connection Charges etc. of the Owner/s allocation

Bhuvan Singh

Aman Singh

Sachana Singh

Sanjeev Real Estate Ltd.

Director

similarly/equally as charged by the developer as per the scheme of the developer to any other intending buyer, the owners/s hereby expressly agrees to the same and nor the Owner/s shall claim any amount or object the Developer from collecting the same from the intending buyer/s of the share of the Owner/s allocation and/or the Developer/s allocation.

Moreover, the developer shall pay to the Land owner/s interest free advance of an amount of Rs.40,00,000/- (Rupees Forty Lakhs only) after deducting T.D.S as applicable in the manner as stated hereunder:-

- a) A sum of Rs.10,00,000/- (Rupees Ten Lakhs only) at the time of execution / signing of this agreement.
- b) A sum of Rs.30,00,000/- (Rupees Thirty Lakhs only) only after handing over of peaceful and vacant possession of the said premises after demolishing the existing structure/s subject to retaining such structure/s as required by the Developer for the purpose of storage/s, site office/s, labour quarter/s, staff quarter/s or for any other necessary purpose/s and also providing existing electricity connection/s, bore well/s, hand pump/s, pump/s, motor/s and it/s cables/wires, panel boards, fencing and boundary wall/s and handover the same to the Developer within 15 (fifteen) days from the date of execution of this agreement.

The amount paid as Interest Free advance shall be adjusted & paid back to the Developer by the Land owners firstly from the sale proceeds of the owners allocation by the Owner/s till all the amount paid by the developer as Interest Free advance is totally refunded/ adjusted.

Bhuvan Singh

Amor Singh

Sachana Singh

Divydeep Singh
Restate Ltd

Director

9. DEVELOPER'S ALLOCATION: shall mean the absolute right over 58% proportionate share of the Proposed Building/s together with the undivided Proportionate right, title, interest in the land and attribute to the said area in common facilities and amenities which include super built up area including the right to use thereof in the said premises upon construction of the said building.

10. RIGHT TO CONSTRUCT ON THE ROOF: In case permission from the appropriate authority can be obtained for further construction on the Roof of the Building, they shall amicably settle the Right over the Roof of the Building.

11. ARCHITECT: shall mean the person or other association of persons, firm/s whether incorporated or not, body corporate, whom the developers may appoint from time to time as the Architect of the building to be constructed at the said premises.

12. THE PLAN: Shall mean the plan or plans, elevation, design, drawings and specifications of the building as already sanctioned by the Coochbehar Municipality vide building plan no. 04/2020-2021 dated 09.05.2020 including modification or variation thereof which may be made from time to time.

13. OLD BUILDING/STRUCTURE/S: Shall mean the building or portion thereof and the structure at present existing at the said premises which belongs to the owners and shall be vacated by the Owner/s within 15 (fifteen) days from the date of execution/signing of this Agreement.

14. **TRANSFER:** With its grammatical variations and cognate expression shall include transfer by delivery of possession and by any other means adopted for effecting what is understood as a transfer of unit/s in the said multi storied building/s to intending purchaser/s hereof although the same may not amount to transfer in law.

Saurdeep K. Real Estate Ltd.

Director

15. **TRANSFeree:** Shall mean an individual/s, person/s, firm, limited company, private Limited Company, Association of persons, Hindu Undivided Family to whom any space and/or unit/s in the said building/s to be constructed at the said premises, has been transferred.

16. "Words" importing singular shall include plural and vice versa.

17. "Words" importing any gender shall include all the other genders.

ARTICLE II – COMMENCEMENT

1. This Agreement shall be deemed to have commenced on and with effect from the date of its execution.

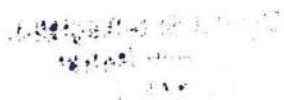
ARTICLE III - OWNERS REPRESENTATION

1. The owners are absolutely seized and possessed or otherwise well and sufficiently entitled to all that the entirety of the said land, more fully and particularly described in the first schedule hereunder written.

Bhuvan Singh

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Sachana Singh



Bhuvan Singh

Amit Singh

Sachin Singh

G. Realstate Ltd.

Director

2. Except the Owners, no other person or persons has/have any claim or interest and/or demand over and in respect of the said premises and/or any portion thereof.
3. That the said premises is free from all encumbrances, charges, liens, impendences, attachments, trust, acquisition, requisitions, whatsoever or howsoever.
4. There is no vacant land at the said premises within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976.
5. There is no subsisting agreement for sale and/or development of the said premises with any other party or parties by the owners or any person claiming under them or any of them.
6. It is agreed and understood by and between the parties hereto that the owners shall sign all such forms and papers as would be required by the developers for the purpose of obtaining such clearance certificates for transfer of the undivided proportionate share of land pertaining to the area falling under the developers Allocation at the cost of the owners.
7. That the owners are in absolute peaceful possession of the aforesaid land and shall handover the peaceful Vacant possession of the said land after demolishing the existing Old Building/s within 15(fifteen) days from the date of execution/signing of this Agreement. If any dispute/s arises during or after handing over of peaceful possession of the aforesaid land by the Owner/s to the Developer, the Owner/s shall be liable to settle all such dispute/s and/or litigation/s at their own cost/s and expense/s.
8. That the owners have a clear, good, marketable title in respect of the said landed property.

Rohaan Singh

Amar Singh

Sadhana Singh

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Sarddeep Realestate Ltd.

Director

9. That there is no suit or legal proceeding pending before any court/courts nor there is any threat of any legal proceeding being initiated against the first party/owners in respect of the entirety of the said landed property on any account whatsoever or howsoever.
10. That in case if in future any dispute or litigation arises or is found pending with respect to the said land as more fully described in the schedule below, the same shall be settled by the First Party/Land owners at their own cost/s and expense/s the Second Party shall cooperate and assist the First Party in doing so, but the second party shall not bear any expenditure in relation thereto.
11. That the first party/owners have not entered into any agreement for sale, transfer, development nor has created any interest of any third party into or upon the said premises or any part or portion thereof prior to entering this Agreement for Development.

ARTICLE IV - DEVELOPERS RIGHT & REPRESENTATION

1. The owners hereby grants subject to what has been hereinafter provided the exclusive right to the Developer to build, and to commercially exploits, construct, erect and complete the said residential/commercial building comprising the various sizes by entering into agreements for sell and/or transfer and/or construction in respect of the developer's allocation only in accordance with the plan as already sanctioned by the appropriate authorities with or without amendment and/or modification made or caused by the developer in future with the approval of the owners at its own costs.

Bhusan Singh

Amar Singh

Sudhansu Singh

Sanjeev S. Realstate Ltd.

Director

2. The Developer shall be entitled to modify or alter the plan if the Developer deems fit with the consent of the owners and to submit the same to the Coochbehar Municipality or any other appropriate authorities in the name of the owners for revised sanction and/or approval.
3. All applications, plans and other papers and documents as may be required in future by the developer for the purpose of obtaining necessary sanction from other appropriate authorities shall be prepared by the Developer/s at its own cost and shall be signed by the owners and/or the developers (as duly authorized representative in their behalf) and submitted by the Developers at the developers own cost and expenses for approval/sanction. Provided However that the Developers shall be exclusively entitled to all refunds of all and any payments and/or deposit/s made by the developers in connection therewith.
4. The Developer shall be entitled absolutely to its respective space/s, areas and/or unit/s and shall be at liberty to deal therewith in any manner they deem fit and proper subject to the general restrictions for mutual advantage applicable to all the unit/s. The Developer shall also be at liberty to enter into agreement/s for sale of it/s allocation and receive part and/or full consideration thereof.
5. The owners will execute a registered General power of Attorney in favor of the developer for the sale of the Developers allocation by the Developer.
6. Developer is fully authorized to develop the aforesaid land by constructing the multistoried Building/s on the below schedule land and handover the owners allocation upon completion of the construction to

Bhuvan Singh

Anwar Singh

Sachana Singh

Sandeep G. Realestate Ltd

Director

the owners, and give possession and delivery to prospective purchasers and deal with the developers allocation only as it deems fit and proper. The developer is entitled to enter into agreement to sale with intended purchaser/s for the Developers allocation and receive the advance money and other payments thereof at any stage.

7. That the Second Party/Developer hereof shall also be solely and absolutely entitled and duly authorized to register itself as the Promoter and/or Developer under the prevalent laws, if and as applicable, and for that to sign execute and deliver all applications, forms, documents, papers etc.
8. The Developer shall be entitled to obtain loans, etc, from any banks, Financial Institution etc. if needed, for the development of the said building/s or charge or mortgage the said landed property and also to enable the Transferee/s and/or the intending purchaser/s to apply and obtain hassle free housing loan/s and/or any other loan/s as required and the Owner/s shall cooperate with the Developer for the sanction of such loan/s and shall provide and sign all such documents as and when required.
9. That the developer shall be solely liable and responsible to settle all the issues, disputes arising and related to the construction of said building/s at its own cost. All the construction hazards including the workmen issues shall be settled by the developer at its own cost and expenses.

ARTICLE – V, BUILDING CONSIDERATION

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Amar Singh
Sachana Singh

Sandeep G. Realstate Ltd.
Director

1. In consideration of the development of the land described in the First Schedule hereunder written the owners Allocation shall mean the absolute right over 42% proportionate share of the Proposed constructed Building together with the undivided Proportionate right, title, interest in the land and attribute to the said area in common facilities and amenities which include super built up area including the right to use thereof in the said premises upon construction of the said building.
2. That the Developer shall at its own costs shall obtain all other necessary permissions and/or approvals and/or consents if required from any other authority/ies for the construction of the said multistoried building/s.
3. Irrespective of above, Developer shall bear all costs, charges and expenses for construction of the building at the said premises.

ARTICLE – VI, OWNERS'S ALLOCATION

1. **OWNERS'S ALLOCATION:** shall mean the absolute right over 42% proportionate share of the constructed area of the Proposed Building together with the undivided Proportionate right title, interest in the land and attribute to the said area in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building/s. However the Owners/s shall bear and pay to the developer the proportionate costs for electrical infrastructure and also for the amenities/facilities/Club house charges, Diesel Generator set, Collapsible Gates, Fire & Water Connection Charges etc. of the Owner/s allocation similarly/equally as charged by the developer as per the scheme of the developer to any other intending buyer, the owners/s hereby expressly agrees to the same and nor the Owner/s shall claim any amount or object

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Sachana Singh

Sanjeev K. Associates Ltd.

Director

the Developer from collecting the same from the intending buyer/s of the share of the Owner/s allocation and/or of the Developer/s allocation.

2. The Developer shall construct, erect and complete at its own costs the entire common facilities and amenities for the said building/s by using good quality materials which will be specified for construction purpose for which owners hereof has no liability of any nature whatsoever.

3. The Developer shall have no right or claim for payment or reimbursement of any costs, expenses or charges incurred towards cost of construction of the owners' allocation and of the undivided proportionate share in common facilities and amenities. However the Owners/s shall bear and pay to the developer the proportionate costs for electrical infrastructure and also for the amenities/facilities/Club house charges, Diesel Generator set, Collapsible Gates, Fire & Water Connection Charges etc. of the Owner/s allocation similarly/equally as charged by the developer as per the scheme of the developer to any other intending buyer, the owners/s hereby expressly agrees to the same and nor the Owner/s shall claim any amount or object the Developer from collecting the same from the intending buyer/s of the share of the Owner/s allocation and/or of the Developer/s allocation.

ARTICLE – VII, DEVELOPERS ALLOCATION

In consideration of the above the developer shall be entitled to the developer's allocation of the saleable space and absolute right over 58% proportionate share of the constructed area of the Proposed Building together with the undivided Proportionate right title, interest in the land and attribute to the said area in common facilities and amenities including the right to use thereof in the said

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Anwar Singh
Sachana Singh

Sandeep G. Revestate Ltd.
Director

premises upon construction of the said building and the developer shall be entitled to enter into agreement/s for sale and transfer at its own name with any transferees for their Residential/ commercial purpose/es and to receive and collect all moneys in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereof that for the purpose of entering into such agreement it shall not be obligatory on the part of the developer to obtain any further consent of the owners and this agreement by itself shall be treated as consent by the owners and comply with all other obligation of the developer to the owners under this agreement. It is further agreed that the developer shall execute the deed of conveyance to the transferee/s of its allocation to which the Owner/s hereby agrees and shall never raise any objection and/or dispute the same for which the Owner/s shall give an irrevocable registered power of attorney in favour of the Developer for transfer of the share of the developer's allocation only. In case the Developer or any of its intending purchaser/s and/or transferee/s shall require the Owner/s to be a party in the deed of conveyance/s and/or agreement/s to sale or any other document/s the Owner/s hereby expressly agrees to be a party in such deed of conveyance/s, agreement/s to sale or any other document/s for effectively conveying the absolute right, title and interest therein, in such casethe developer shall be a confirming party in all such deed/s, agreement/s to sale or any other document/s. The owner/s hereby expressly confirms and admits that the developer shall be a confirming party in all the deed/s of conveyance, agreement/s to sale or any other document/s to be executed in favour of any of the transferee/s or intending purchaser/s of the share of the owners' allocation.

ARTICLE – VIII, THE OWNERS'S OBLIGATION

1. The owner hereby agree and covenants with the developer/s not to cause any interference or hindrance in the construction of the new building at the said

Bhuvan Singh

Amar Singh,

Sadhana Singh

Chandeep G. Revestate Ltd.

Director

premises by the developers or by their acts, commissions or omissions do anything so as to delay and/or render the construction thereof impossible.

2. The owners hereby agree and covenants with the developers not to do any acts or deed or things whereby the developers may be prevented from selling and/or disposing of any part of the Developers Allocation in the new building/s.
3. The owners hereby agree and covenants with the developers not to let out, mortgage, and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction and/or during the subsistence of this agreement. However, the owner shall always have the right to enter into the agreement for sale/lease and transfer in respect of the "Owners Allocation" only with the consent of the developers wherein the developer shall be a confirming party to all such agreement/s to sale/lease and transfer of any right, title, interest etc. during the period of construction work and/or during the subsistence of this agreement and only after the completion of the construction work and handing over the possession of the "Owners Allocation" and fulfillment of all obligations under this agreement and/or any further agreement, the Owners shall be entitled to deal with or dispose the remaining portion of the "Owners Allocation".
4. That the owners shall co-operate and arrange to hand over the vacant possession of the said landed property after clearing all kind of dispute if any with whomsoever.

ARTICLE – IX, THE DEVELOPER'S OBLIGATION

1. That the Developer hereby agree and covenants with the owners to complete the construction of the "Owners Allocation" in the new building at the said

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Director

premises in terms of the sanctioned plan/s after handing over of the clear and vacant possession of the said premises for construction within a period of **04 (four)** years from the date of peaceful, vacant & physical handover of possession of the said premises from the owners for the purpose of development. Such period shall however exclude any delay, which does not occasion due to any fault or negligence (Force Majeure) on the part of the developers in the course of construction.

2. The developers hereby agree and covenants with the owners not to do any act, deed or thing whereby the owner is prevented from enjoying, selling, assigning and/or disposing of any of the "Owners Allocation" units and area in the new building at the said premises, subject to the terms and conditions herein contained.
3. That if the Developers fails to complete the construction of the owners Allocation of the new building at the said premises within the time specified above, in that event the developer shall be accorded with a further grace period of 12 (twelve) months to complete such construction.
4. Respective statutory liabilities such as Income Tax, Sales Tax, Goods and Services Tax (i.e. GST), Capital Gain/s and any other tax liabilities in respect of the development of the said premises shall be borne by the Developer and the Land Owners respectively.
5. The Developer shall construct such building/s in conformity with the already sanctioned building planas aforesaid on the said premises permissible under the building rules and regulations and bye-laws of the Coochbehar Municipality with any modification/s, alteration/s, revision/sas the Developer deems fit and proper.

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Sanjeev S. Real Estate Ltd

Director

6. The developer shall indemnify and keep the owners saved, harmless and indemnified in respect of any loss, damage, costs, claims, charges and proceedings that may arise in pursuance hereto including all claims or demand that may be made due to anything done by the developer during construction of the new building and/or buildings, including claims by the owners of adjoining properties, for damage to their buildings, all claims and demand of the suppliers, contractors, workmen and agents of the developer on any account whatsoever, including any accident or other loss, any demand and/or claim made by the owners of the developer area and the developer shall also indemnify and keep the owners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the developer, in pursuance of the authorities granted as aforesaid.
7. That the Developer shall construct residential and commercial Building/s as per the already approved building plan as aforesaid in good order and shall use standard quality of materials. The quality of materials shall be such as may from time to time be recommended by the Architect and such recommendation of the Architect shall be acceptable to the parties hereto.
8. That the Developer at its own cost and expenses shall obtain connections for water, electricity etc. for common areas, Landscaping and other inputs utilities and facilities (both temporary and permanent) from State, Central Government authorities, statutory or other bodies as required for construction use and enjoyment of the Buildings. The said connection may be in the name of the Developer and/or the Owners and/or both of them.

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9. That the Second Party/Developer shall be solely liable and responsible to look after, supervise manage and administer the progress and day to day work of construction of the proposed multistoried buildings.
10. That the second party shall be solely liable and responsible to settle all the issues, disputes related to construction of building/s at its own cost. All the construction hazards including the workmen issues shall be settled by the second party at its own cost and expenses.
11. That the Developer shall complete all the common areas as required such as septic tanks, common bathroom, common electricity, flooring, plumbing and waters (for common), exterior painting works, boundary wall and common roads and passage, etc.
12. That in case of any dispute or obstructions in relation and limited to only the construction activity before/during/post construction, the Developer shall take all necessary measures to resolve it and the land owners shall co-operate in all manner/s to resolve the same.

ARTICLE X –OWNERS’ INDEMNITY

1. The Owners hereby undertake that the Developers shall be entitled to the said construction and shall enjoy their allocated space without any interference and/or disturbances, provided that the Developers perform and fulfill all the terms and conditions herein contained and on their part to be observed and performed. If the proposed construction is in any manner hindered, hampered, impeded, delayed or obstructed by the willful default or act of the owners, the owners undertake to indemnify the Developer upto the

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Sandeep G. Realstate Ltd.

Director

extent of the damages/losses suffered by the Developer as a consequence thereof.

2. The Owners hereby undertake to keep the Developer indemnified against all third party claims and actions arising out of the said premises in respect of the "Owners Allocation" and the "Developers' Allocation" at the said premises, except the matter which falls within the ambit of the Developer's construction activity.

ARTICLE XI-DEVELOPERS' INDEMNITY

1. The Developer hereby undertake to keep the Owners indemnified against all third party claims and actions arising out of any sort of breach of the Developer in or relating to or arising out of the construction of the said building at the said premises.
2. The Developer hereby undertake to keep the owners indemnified against all action, suits, costs, proceedings and claims that may arise out of the Developer action with regard to the Development of the said premises.

ARITCLE XII- PROCEDURE

1. The Owners shall handover all relevant documents including title deeds in original to the developer on the date of signing and registration of this agreement. The said documents shall be retained by the developer until the completion of the new building/s at the said premises and thereafter returned to the Owners.
2. The Owners shall grant a General power of Attorney in favour of the Developer or his nominee as per the desire of the Developer for obtaining

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necessary permission and/or revision/s from different authorities in connection with the development of the proposed new building/s at the said premises and also for pursuing and following up the matter with the Coochbehar Municipality or any other statutory authorities and for all other matters concerning or related to the development of the project which shall remain in force until completion of the project finally. The owner/s shall also empower the said Attorney with the exclusive power to sell and dispose of the Unit and areas comprised in the "Developers Allocation" to different intending purchaser/s whosoever and to negotiate with the intending purchaser/s for the sale of different constructed areas of the building comprised in the "DEVELOPERS ALLOCATION" and to receive the consideration money from the intending purchaser/s by acknowledging thereof or to avail loan from any financial institution. It is more specifically understood that the Developer will have the right and liberty to obtain financial accommodation/loan in their favour from any financial institution/bank etc. and withdraw such loan amount irrespective of the objection of the Owners. The developer will have no requirement to obtain any "NO OBJECTION" from the Owners for availing the sanctioned loan amount from any financial institution/banks etc. in respect of the units and areas comprised in the "Developers Allocation". However, the Developer will be solely responsible and liable for any advance or consideration money or any other sum of money to be received by them from the intending purchaser/s in respect of units and areas of the new building comprised in the "Developers Allocation" and the Owners shall in no manner whatsoever be responsible or liable for the same or any part thereof. Apart from the above clear stipulation, it has been clearly understood and noted that for the purpose of execution and registration of the proposed Deeds of

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Sale(Conveyance) in respect of units and areas comprised in the "Developers Allocation" (as mentioned above), the signature of any of the owners will not be required at any point of time and the signature of the Developers will suffice for all purpose/es and intents. In case the Developer or any of its intending purchaser/s and/or transferee/s shall require the Owner/s to be a party in the deed of conveyance/s and/or agreement/s to sale or any other document/s the Owner/s hereby expressly agrees to be a party in such deed of conveyance/s, agreement/s to sale or any other document/s for effectively conveying the absolute right, title and interest therein, in such case the developer shall be a confirming party in all such deed/s, agreement/s to sale or any other document/s. The Developer further confirm that in availing of the financial accommodation/loan as stated above, the developer shall in no manner and under no circumstances, whatsoever cause the units and area comprised in the "Owners Allocation" to be encumbered or suffer the consequences of any encumbrances and action in respect thereof and the Developer undertake to indemnify and keep the Owners indemnified, saved and harmless from any damage or loss or deprivation that may be suffered by the Owners consequently.

ARTICLE XIII - POWER OF ATTORNEY

1. The owners shall sign, execute and register one General Power of Attorney in favor of the developer for (a) compliance with the obligations on the part of the developer to be observed, fulfilled and performed hereunder, (b) the proper and uninterrupted exercise of implementing the rights and authorities granted or intended to be granted to the developer hereunder (including those relating to sell, conveyance or otherwise transfer of the developers' allocation).

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Director

2. It is further understood that to facilitate the construction of the new building and/or buildings by the developer various deeds, matters and things not herein specified may be required to be done by the developer and for which the developer may need the authority of the owners and various applications and other documents may be required to be signed or made by the owners from time to time relating to which specific provisions may not have been mentioned herein and the owners hereby agrees to do at the costs and expenses of the developer all such acts, deeds, matters and things and execute such application, papers and such further/ additional power of attorney and/or authorization as may be required by the developer.
3. The owners hereby agrees not to revoke the said power of attorney/s to be so granted by the owners to the developer for the purpose as herein contained during the subsistence of this agreement not prejudicial to the original contents of this agreement.

ARTICLE XIV - CONSTRUCTION

1. The developer shall be solely and exclusively responsible for construction of the said building/s.
2. The construction shall be completed within a period of 04(four) years with a further grace period of 1(one) years subject to force majeure and subject to handing over of the clear and vacant possession of the said premises.
3. That the said period of 04(four) years shall begin only after all previous disputes of the Land Owners are settled and in case there is delay in construction due to any reason whatsoever related to Land owners, the said period shall not be considered for calculation of the aforesaid timelines.

ARTICLE XV- SPACE ALLOCATION

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Director

1. Soon after execution/signing of this agreement for construction of the new building/s at the said premises, the parties hereto shall mutually decide and earmark the unit and areas comprised in the "Owners Allocation" of 42% proportionate share of Owners Allocation and the "Developers' Allocation" of 58% proportionate share of developers' allocation as stated herein above and as set out in the second and third schedule respectively hereunder written, and the Owner/s and the Developer hereby expressly agrees and confirms that after earmarking the above owners' allocation and the developers' allocation as said above, the owner/s and the developers shall not in any way dispute the same or raise any objection thereto and shall be final and binding on both the parties subject to the modifications and variations and/or revision/s as may be permitted by the Coochbehar Municipality.
2. The developer shall on completion of the new building put the owners in undisputed possession of the units and areas comprised in the "Owners Allocation" together with all rights in common in the common portions and common facilities.
3. Subject as aforesaid, the common portion of the said new building or buildings and open spaces shall belong to the Owners and the developer in equal proportion herein mentioned.
4. The Owners shall be entitled to own, enjoy, possess, transfer, or otherwise deal with the "Owners Allocation" in the new building at their will, subject to the conditions laid down elsewhere in this agreement.
5. The Developer shall subject to the provisions herein contained, be exclusively entitled to the "Developer Allocation" in the new building with exclusive right to choose and enter into agreement/s with intending purchasers thereof, fix rates,

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Director

receive payments of advances and consideration money from the intending purchasers and to transfer or otherwise deal with or dispose of the same without any right, claim or interference from the owner/s or any third party claiming under them and not to disturb the quiet and peaceful possession of the "Developers Allocation".

6. In so far as necessary all dealing by the Developer in respect of construction and completion of the new buildings/blocks shall be in the name of the Owners for which purpose the owners undertake to give in favour of the Developer, or its nominee, power/s of attorney in any form and manner reasonably required by the Developer.
7. The Developer shall be entitled to execute and present for registration all the transfer related documents and other document/s with respect to the Developers allocation to any third party of their choice without the consent of the Owners.

ARTICLE – XVI, BUILDING

1. The developer shall at its own cost and expenses, construct, erect and complete the new building/s in the said premises in accordance with the sanctioned plan with good quality and standard materials as may be specified by their Architects from time to time. The new building/s shall be residential and commercial and having elevation and feature as already approved by the Coochbehar Municipality and any other appropriate Authorities with or without modification/s, alteration/s, revision/s and variation/s.
2. The salvage arising out of the demolition of the old house/structure shall belong to the owners and the owners shall be entitled to dispose and realize the proceeds

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Director

thereof save and except the portion/s, structure/s as required by the developer as stated elsewhere in this agreement.

3. Subject as aforesaid, the decision of the Developer regarding the quality of the material and the specification shall be final and binding upon the parties hereto.
4. The Developer shall install and erect in the said new building, at their own cost and expenses, pumps, tube well, water storage tanks and other facilities as are required to be provided in a multi storied building/s having self-contained units and constructed for sale of constructed areas therein on ownership basis and as mutually agreed to.
5. The developer shall be authorized in the name of the owners so far as is necessary, to apply for and obtain allocation of building materials allocable to the owners for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerages to the new building and other inputs and facilities required for the construction and enjoyment of the building for which purpose the owner shall execute in favour of the developer or its nominee, Power of Attorney and other authorities as shall be required by the Developer and all cost, charges and expenses thereof shall be borne and met by them.
6. The Developer shall at their own costs and expenses, construct and complete the said new building and various units therein in accordance with the already sanctioned building plan/s and any amendment thereto or modification thereof made or caused to be made by the Developer.
7. All costs, charges and expenses, including architect fees, during the construction of the new building at the said premises shall be borne by the Developer and the

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Owner shall bear no responsibility in this context, provided that the Owners shall perform all the obligation required of them under this Agreement in a diligent and sincere manner.

ARTICLE XVII COMMON FACILITIES

1. The Developer shall pay and bear all Corporation Taxes, insurances premium, and other statutory outgoings as would be levied by the Government or any statutory authorities in respect of the said premises accruing as and from the date of handing over vacant possession by the Owners to the Developer, till the date of the Owners receiving the Owners Allocation as stated herein in the new building/s and thereafter the Developer and/or their nominee or transferee shall bear such taxes, fees etc. in respect of the "Developers' Allocation".
2. As soon as the new building is completed, the Developer shall give notice to the Owners requiring the owners to take possession of the "Owners Allocation" in the new building and after 15(Fifteen) days from the date of service of such notice and at all times thereafter, the Owners shall be exclusively responsible for payment of all municipal and property taxes, rates, duties, dues and other public outgoings and imposition whatsoever(hereinafter for the sake of brevity referred to as "the said rates' payable in respect of the "Owners Allocation" the said rates to be apportioned pro rata with reference to the saleable space in the building if the same are levied on the building as a whole.
3. The Owners and the Developer shall punctually and regularly pay for their respective allocations, the said rates to the concerned Authorities or otherwise as may be mutually agreed upon between the Owners and the Developer and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or

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Director

indirectly instituted against or suffered by or paid by either of them as the case may be, consequent upon a default by the Owners or the Developers in this behalf.

4. The owners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said new building at the said premises.
5. As and from the date of service of letter of possession in respect of the new building/construction, the owners and the developer shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building's payable in respect of both owner's and developer's allocations and the said charges shall include proportionate share of premises for insurances of the building, water, and scavenging charges and taxes, light, sanitation and repair and renewal charges for bill collection, maintenance of the common facilities, renovation, replacement, repair and renewal charges and expenses for the buildings and of the common wiring, pipes, lifts, electrical and pumps, motor/s, fire installation/s and other electrical and mechanical installations, applications and equipment's, stairways, corridors, passage ways, and other common facilities and amenities whatsoever from time to time including the salaries and/or wages of the security guard/s, darwan/s, employee/s, staff/s, electrician/s, plumber/s, manager/s, maintenance & housekeeping staff/s etc. for the upkeep maintenance and management of the said buildings/blocks including the cost of service charges and others of the facility manager to be appointed for the upkeep maintenance and management of the said buildings/blocks at the sole discretion of the developer and the owner/s and/or their transferee/s hereby expressly agrees to the same.

ARTICLE XVIII –COMMON RESTRICTIONS

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Director

1. The Owners Allocation in the new building at the said premises shall be subject to the same restriction on transfer and use as are applicable to the "Developers' Allocation" in the new building intended for the common benefits of all occupiers of the new building which shall include the following.
2. The Owners/Developer shall not use or permit to use the "Owners Allocation/Developer Allocation" in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupiers of the new building.
3. Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent of the other and the architect in writing in this behalf.
4. Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government, local bodies as the case may be and shall attend to, answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye laws, rules and regulations.
5. The respective allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixture and appurtenances and floor and ceiling etc. in each of their respective allocation in the new building in good working condition and repair and in particular, so as not to cause any damage to the new building or any other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequences of any breach. The respective allottees shall always permit the repair and maintenance

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Sandeep S. Realstate Ltd

Director

works of the building in general including electrical, plumbing and other works in the best interest of all concerned.

6. The parties hereto shall not do or cause or permit to be done any act or thing which may render void or voidable any insurance of the new building or any part thereof and shall keep each other and other occupiers of the said building harmless and indemnified from and against the consequences of any breach.
7. No goods or other items/materials shall be kept by the Owners or by the Developers for display or otherwise in the staircase/landing/corridors/passages, or other places for the common use in the new building/s and no hindrances shall be caused in any manner in the free movement in the staircase/landing/corridors/passages/ or other places for the common use in the new building and in case any such hindrance is caused, the developer or the Owners, as the case may be, shall be entitled to remove the same at the risk and cost of the others.
8. Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the new building or in the compounds, corridors or any other portion or portions of the new building/s.

ARTICLE XIX - MISCELLANEOUS

1. The Owners and the Developers have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be construed as a demise or assignment or conveyance in law or transfer in any way or Partnership between the Developer and the Owners or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute an Association of Persons nor the Owner/s has parted away the possession of the said premises or transferred the land to the developer in

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Sandeep C. Realstate Ltd.

Director

any way or for any other purpose but only for the purpose of development of the said premises. None of the parties shall be entitled to challenge legality and/or validity or enforceability of this agreement on the ground of it being inadequately stamped and if the same is required to be stamped/impounded at any time hereafter the charges thereof shall be equally borne by the parties herein.

2. It is understood that from time to time to facilitate the construction of the new building at the said premises by the Developer, various deed, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the owners relating to which specific provisions may not have been made herein and the Owners hereby undertake to do all such acts, deeds, matter and the Owners shall execute any such additional Power/s of Attorney and/or authority as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all such additional application and other documents as the case may be, provided that all such acts, deeds, matters and things do not in any way infringe theright of the Owners and/or go against the spirit of this Agreement.
3. Any Notice required to be given by the Developer shall without prejudice to any other mode of service available, be deemed to have been served on the Owners, if delivered by hand and duly acknowledge or sent by pre-paid registered Post with acknowledgement due to the respective addresses of the Owners and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by pre-paid registered Post with acknowledgement due to the respective address of the Developer.

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Director

4. The developer shall alone be solely authorized to frame the scheme for the upkeep, management, maintenance and administration of the said new buildings/blocks at the said premises and/or common part thereof. The Developer is hereby also authorized at its sole discretion to appoint a commercially run facility manager/s for the upkeep, management, maintenance and administration of the said new buildings/blocks at the said premises and/or common part/s including amenities and facilities thereof at the monthly/quarterly/halfyearly/yearly charge/s, cost/s and service charges etc. as mutually decided and agreed between the Developer and the said facility manager/s and the Owners and their transferee/s hereby agrees to pay such charges, cost/s, and service charge/s etc. as levied by the Facility manager/s and/or by the Developer and also to abide by all the Rules and Regulations of such Management/Society/Association/ Holding Organization/Facility Manager/s and hereby give their consent to abide by the same.
5. As and from the date of completion of the new building, the Developer and/or their Transferees and the Owners and/or their transferees shall each be liable to pay and bear proportionate charges on account of all taxes payable in respect of their Allocations.
6. The entire roof/terrace of the building, until the completion of the construction and grant of occupancy certificate by the competent Authority, shall belong to the Developer and the Owners in proportion to the areas comprised in their respective allocation.
7. That the nomenclature, name of the Complex to be constructed in the said premises, the name/s of the Building/s and/or block/s etc. shall be as decided

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by the Developer and the owner/s hereby expressly agrees to the same. Such name/s and the nomenclature shall not be changed by any association or society of the shop/s/office space/s/unit/s /flat/s owner/s / occupant/s or any other person claiming through them including the owner/s and/or their transferee/s. The name of the respective buildings/blocks shall also remain the same and unchanged. Further, at all times, the name of the Complex as decided by the Developer and the name **SANDEEPG. REALESTATE** shall be displayed at prominent places in the said Residential and Commercial buildings/blocks. The copy right/ trade mark / property mark and all intellectual property shall always remain and vest with the Developer, and no person, including but not limited to the Buyer Association / Society or the occupant(s) and the owner/s or their transferee/s shall have any claim or right of any nature whatsoever on the said intellectual property.

ARTICLE – XX, LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer as the constituted attorney of the owners to defend all actions, suits and proceedings which god forbids may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the owners shall be borne and paid by the developer specifically may be required to be done by the developer and for which developer may need the authority of the owner's application and other documents may be required to be signed of made by the owners relating to which specific provisions may not have been mentioned herein. The owners hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter and the owners shall execute

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Abhishek Singh
Real Estate Ltd

Director

authorizations as may be required by the developer for the purpose and the owners also undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe of the rights of the owners and/or go against the spirit of this agreement.

2. It is hereby expressly agreed by and between the parties hereto that owners shall be liable and responsible to make good the title and/or possession in case any dispute arises relating to the title and/or possession of the below schedule land and to defend all actions, suits and proceedings which god forbids may arise in respect of the said land on which the building is to be constructed.
3. Any notice required to be given by the developer shall without prejudice to any other mode of service available deemed to have been served on the owners if delivered by hand with due acknowledgement at the residence of the owners and shall likewise be deemed to have been served on the developer by the owners if delivered by hand or send by pre-paid registered post to the registered office of the developer.
4. The owners hereby assures the developer that there is no existing agreement regarding the development or sell of the said premises and that all other agreement if any prior to this agreement have been cancelled and the owners agrees to indemnify and keep indemnified the developer against any or all claims made by any third party in respect of the said premises.

ARTICLE – XXI, FORCE MAJEURE

1. The parties hereto shall not be liable for any obligation hereunder to the extent that the performance of the relative obligation are prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.

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Director

2. The Developer shall not be liable nor responsible for any loss or damage caused by the act of God or act of nature on happening of anything/act behind its control such as Earthquake, Flood, Riot/s, Tempest, Lightning, Acid Rain, etc. inspite of constructing the building as per the provision of the National Building Code/s or standard quality materials with proper supervision of the developer.
3. Force Majeure shall mean flood, earthquake, riot/s, pandemic, epidemic, war, storm, tempest, civil commotion, strike, lockout, air raid or any other Acts of God or act of nature and/or any court order or injunction restraining the construction of the building or buildings at the said premises (not occasioned at the instance of the developer) and/or changes in any municipal or other rules and laws relating to sanction of plans.

ARTICLE XXII – TERMINATION

None of the parties shall be entitled to cancel or rescind this agreement without recourse to arbitration. In the event of any default on the part of either party shall be entitled to claim specific performance of this agreement and also for damages and the parties that the arbitration tribunal shall be empowered to award specific performance and additionally also to award damages and other such reliefs.

ARTICLE XXIII – ARBITRATION

In case of any dispute, difference or question arising between the parties hereto with regard to this Agreement or any matter contained herein, the same shall be referred to the arbitration of an arbitrator to be appointed by the parties herein. If the parties do not agree upon an arbitrator, each party shall be entitled to appoint an arbitrator and the arbitrator shall appoint an umpire and the proceedings shall be in accordance with the provisions of the Arbitration and Conciliation Act, 1996

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Sudhansu Singh

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Director

and/or any other statutory modification and/or enactment relating thereto. The place of such arbitration shall be at Siliguri, West Bengal.

ARTICLE XXIV - JURISDICTION

The ordinary original civil jurisdiction lies at Hon'ble Coochbehar Courts shall have jurisdiction to entertain, try and determine all actions and suits arising out of this agreement entered into between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO (SCHEDULE "A")

(Description of the premises)

All that piece or parcel of land measuring 1.096 Acres appertaining to and forming part of R.S. Plot No. 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1929, 1930, 1933 corresponding to :

- L.R. Plot Nos.: 2926 - 0.10 acres
- 2929 - 0.024 acres
- 2930 - 0.32 acres
- 2933 - 0.30 acres
- 2939 - 0.02 acres
- 2940 - 0.24 acres
- 2941 - 0.056 acres
- 2961 - 0.0063 acres
- 2962 - 0.015 acres
- 2965 - 0.015 acres
- Total - 1.096 Acres

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Sadhana Singh

Sandeep S. Realstate Ltd.

Director

recorded in R.S. Khatian No. 222, 217, 219 corresponding to L.R. Khatian No. 6460, 9719, 82, 24709, 24705, 17682, 24701 of Mouza –SaharCoochbehar, J.L. No. 130, P.S. Kotwali, Ward No. 04 of Coochbehar Municipality in the District of Coochbehar.

The aforesaid landed property is butted and bounded as follows:

NORTH : L.R PLOT NO - 2942

SOUTH : SHIBENDRA NARAYAN ROAD

EAST : LAND OF NONI MONDAL AND OTHERS

WEST : LAND AND PROPERTY OF OWNERS AND OTHERS

**THE SECOND SCHEDULE ABOVE REFERRED TO
(Owners' Allocation)**

All that 42% total proportionate share of the total constructed units of the premises(which include proportionate share of landing, staircase and lift area with super built up area) constructed on a piece and parcel of land measuring 1.096 Acres appertaining to and forming part of R.S. Plot No. 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1929,1930,1933 corresponding to:L.R. Plot Nos.:2926 - 0.10 decimals

2926 - 0.10 acres

2929 - 0.024 acres

2930 – 0.32 acres

2933 – 0.30 acres

2939 – 0.02 acres

2940 – 0.24 acres

2941 – 0.056 acres

2961 – 0.0063 acres

2962 – 0.015 acres

2965 – 0.015 acres

Total – 1.096 Acres

Bhusan Singh

Amar Singh

Sadhana Singh

Gandeep G. Rea/estate Ltd.
Director

recorded in R.S. Khatian No. 222, 217 , 219 corresponding to L.R. Khatian No. 6460, 9719, 82, 24709, 24705, 17682, 24701 of Mouza –SaharCoochbehar, J.L. No. 130, P.S. Kotwali, Ward No. 04 of Coochbehar Municipality in the District of Coochbehar.



**THE THIRD SCHEDULE ABOVE REFERRED TO
(Developers' Allocation)**

All that 58% of the total constructed units of the premises(which include proportionate share of landing, staircase and lift area with super built up area) constructed on a piece and parcel of land measuring measuring 1.071 Acres as per the rules and regulation of the Coochbehar Municipality appertaining to and forming part of R.S. Plot No. 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1929,1930,1933 corresponding to:

L.R. Plot Nos.:2926 - 0.10 acres

2929 – 0.024 acres

2930 – 0.32 acres

2933 – 0.30 acres
2939 – 0.02 acres
2940 – 0.24 acres
2941 – 0.056 acres
2961 – 0.0063 acres
2962 – 0.015 acres
2965 – 0.015 acres
Total – 1.096 Acres

Phusan Singh

Amar Singh

Sadhana Singh

Shiddeep B. Resastato Ltd.

Director

recorded in R.S. Khatian No. 222, 217 , 219 corresponding to L.R. Khatian No. 6460, 9719, 82, 24709, 24705, 17682, 24701 of Mouza –SaharCoochbehar, J.L. No. 130, P.S. Kotwali, Ward No. 04 of Coochbehar Municipality in the District of Coochbehar.

(SPECIFICATION IN RESPECT OF THE BUILDING/S)
(to be constructed in the First Schedule Land)
For Residential Segment

1. Structure: RCC framed structure.
2. Brick Work: Outer & Inner Brick work of AAC Blocks/fly ash bricks/cemented bricks/clay bricks.
3. Plaster :Plaster on inner and outer surfaces.
4. External :Acrylic paint finish.
5. Wall finish : Wall putty of reputed brand.
6. Common areas :
 - a) 2 nos. lifts in the residential blocks and 2 nos. lifts in the commercial blocks
 - b) Staircase, lift lobby, common passage and lift facia : Vitrified tiles/ceramic tiles/granite/kota stone/katappa stone or any other stone

Balwan Singh

Amar Singh

Sadhona Singh

Sanjeev K. Realstate Ltd.

Director

7. Layout of Unit/s as per the approved Plan and special requirement of any other changes or extra work/s at extra cost.
8. Water :Boring for common use.
9. Windows : Anodized sliding aluminium windows
- 10.Door frames: PVC/Wooden frames
- 11.Water Tank: Overhead water tank/s in the roof of the buildings/blocks and also underground water reservoir.
- 12.Shutters: Flush doors
- 13.Kitchen Counter : Granite top with stainless steel sink
- 14.Kitchen Wall : Ceramic tiles with 2 feet above counter.
- 15.Fittings: C.P fittings of reputed make.
- 16.Sanitary : White EWC commode of reputed make in all the bathrooms.
- 17.Bathroom wall tiles : Ceramic tiles upto 6 feet height.
- 18.Flooring : Ceramic/Vitrified tiles in all the floors.
- 19.Electrical : Concealed wiring with fire resistant ISI grade copper conductors having provision for adequate points, TV & Telephone sockets in drawing/dining & master bedrooms, A.C points in master bedroom. Protective M.C.B's & elegant modular switches of reputed brand.

For Commercial Segment

1. Structure: RCC framed structure.
2. Brick Work: Outer & Inner Brick work of AAC Blocks/fly ash bricks/cemented bricks/clay bricks.
3. Plaster : Plaster on inner and outer surfaces.
4. External :Acrylic paint finish.
5. Wall finish : Wall putty of reputed brand.
6. Flooring : Ceramic/Vitrified tiles in all the floors.
7. Electrical : Connection of main electrical wires to Distribution Box.

Sandeep G. Realestate Ltd.
Director

8. Shutter : Rolling shutter

IN WITNESSETH WHEREOF THE PARTIES HAVE HEREUNTO SET & SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THIS THE DAY, MONTH & YEAR FIRST ABOVE MENTIONED.

WITNESSES

1. Sanjay Das
S/o Late Shri Sankar Das
Nafwan Pasi Chharghat
C.B.
 2. Bappa Das
S/o Gopal Ch Das
Champur, C.B.
1. Bhuvan Singh
 2. Anwar Singh
 3. Sadhana Singh

(FIRST PARTY/LANDOWNERS)

Sandeep G. Realestate Ltd.

Director

(SECOND PARTY/DEVELOPER)

Drafted by me and printed at my office.

Satadru Roy

SATADRU ROY
Advocate, Cooch Behar
E.N.- F592/08

Dt. 25.02.2022
Advocate







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue








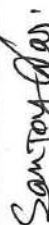
OFFICE OF THE D.S.R. COOCHBEHAR, District Name :Coochbehar

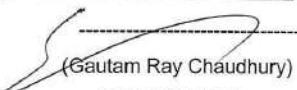
Signature / LTI Sheet of Query No/Year 08012000629044/2022











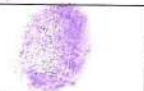
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr BHUSAN SINGH SHIBENDRA NARAYAN ROAD, WARD NO 4, City:- Coochbehar, P.O:- COOCHBEHAR, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101	Land Lord			<i>Bhusan Singh</i> 10.03.2022
2	Mr AMAR SINGH SHIBENDRA NARAYAN ROAD, WARD NO 4, City:- Coochbehar, P.O:- COOCHBEHAR, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101	Land Lord			<i>Amar Singh</i> 10.3.22

I. Signature of the Person(s) admitting the Execution at Private Residence.












SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Smt SADHANA SINGH SHIBENDRA NARAYAN ROAD, WARD NO 4, City:- Coochbehar, P.O:- COOCHBEHAR, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101	Land Lord			 10.03.2023
4	Mr SANDEEP GOYAL ANANDA BHAWAN, SETH SRILAL MARKET, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Representative of Developer [SANDEEP G REAL ESTATE LIMITED]			 10.03.2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SANJAY DAS Son of Late SHIB SANKAR DAS NATUARPAR, City:- Coochbehar, P.O:- GHEGIRGHAT, P.S:- Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736134	Mr BHUSAN SINGH, Mr AMAR SINGH, Smt SADHANA SINGH, Mr SANDEEP GOYAL			 10/3/2022


(Gautam Ray Chaudhury)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R.
COOCHBEHAR
Coochbehar, West Bengal

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Bhuvan Singh

Bhuvan Singh
Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Amar

Amar Singh
Signature



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Sandeep G. Realestate Ltd.

Signature
Director



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Sadhana Singh -

Sadhana Singh
Signature



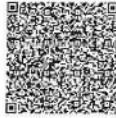
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/Enrolment No.: 1215/91874/01533

To
সন্দীপ গোস্বামী
SANDEEP GOYAL
ANANDA BHAWAN
SETH SRILAL MARKET
SILIGURI WARD NO.11
Siliguri (M. Corp)
Darjeeling Siliguri
West Bengal - 734001
9679910000

Download Date: 04/08/2017
Generation Date: 26/02/2015

Validity: Unknown
Digitally signed by Sandeep Goyal
DN: cn=Sandeep Goyal, o=UIDAI, ou=Ministry of Information & Public Relations, email=sandeep.goyal@uidai.gov.in



আপনার আধার সংখ্যা / Your Aadhaar No. :

6819 2171 3117

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সন্দীপ গোস্বামী
SANDEEP GOYAL
অঙ্কতারিখ / DOB: 14/07/1979
পুরুষ / MALE



6819 2171 3117

আমার আধার, আমার পরিচয়



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়াজ তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

অনন্দ ভবন, সেঠ শ্রীলাল মার্কেট,
শিলিগুরি উইআর্ড নং.11, শিলিগুরি
(দৌরসভা), দার্জিলিং,
পশ্চিম বঙ্গ - 734001

Address:

ANANDA BHAWAN, SETH
SRILAL MARKET, SILIGURI
WARD NO.11, Siliguri (M.
Corp), Darjeeling,
West Bengal - 734001

6819 2171 3117



1947
help@uidai.gov.in



www
www.uidai.gov.in


ELECTION COMMISSION OF INDIA
 ভারতীয় নির্বাচন কমিশন

IDENTITY CARD
 পরিচয় পত্র

WB/01/004/597460



Elector's Name : Sinha Sadhna
 ভোটারের নাম : সিংহ সাধনা

Father/Mother/
 Husband's Name : Bhushan
 পিতা/মাতা/স্বামীর নাম : ভূষন

Sex : Female
 লিঙ্গ : স্ত্রী

Age as on 1-1-95 : 35
 ১-১-৯৫ তার বয়স : ৩৫

Sadhna Singh.

Address :
 Shahar Coochbehar
 Kotawali
 Coochbehar
 ঠিকানা :
 শহর কোচবিহার
 কোতওয়ালী
 কোচবিহার


 Facsimile Signature of
 Electoral Registration Officer
 নির্বাচন রেজিস্ট্রার, কোচবিহার

For North Coochbehar Assembly Constituency
 উত্তর কোচবিহার বিধানসভা নির্বাচনী এলাকা

Place :
 স্থান :
 Date : 3.2.95
 তারিখ : ৩.২.৯৫

200-701


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

WB/01/004/597006




নির্বাচকের নাম : ভূসন সিং

Elector's Name : Bhusan Singh

পিতার নাম : রামজী সিং

Father's Name : Ramji Singh

লিঙ্গ/Sex : পু / M

জন্ম তারিখ : 15/03/1953


Date of Birth

Bhusan Singh

WB/01/004/597006

ঠিকানা:
 শাহর কোচবিহার, কোচবিহার, কোচরাঙ্গী,
 কুচবিহার-736101

Address:
 SAHAR COOCH BEHAR, COOCH BEHAR,
 KOTWALL COOCHBEHAR-736101



Date: 23/07/2018

4 - কুচবিহার দক্ষিণ নির্বাচন কেন্দ্রে নির্বাচক নিবন্ধন
 আধিকারিকের অনুমতি

Facsimile Signature of the Electoral
 Registration Officer for

4 - Cooch Behar Dakshin Constituency

বিজ্ঞপ্তি: নির্বাচক নিবন্ধন হলে নতুন ঠিকানায় ভোটার নিজে নাম
 জেগুন। ও একই নথিতে নতুন ঠিকার পরিচালনা শাখায়
 জন্য নির্দিষ্ট ফর্ম এই পরিচালনার নথিটি উন্নয়ন 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

250 / 733


 ভারতের নির্বাচন কমিশন
 Election Commission of India
ELECTION COMMISSION OF INDIA
IDENTITY CARD
 WB/01/004/597478

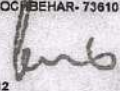



নির্বাচকের নাম : অমর সিং
 Elector's Name : Amar Singh
 পিতার নাম : রামজী সিং
 Father's Name : Ramji Singh
 লিঙ্গ/Sex : পূ/ M
 জন্ম তারিখ
 Date of Birth : 06/02/1971

WB/01/004/597478

ঠিকানা:
 এম. এন. রোড, ওয়ার্ড নং ৪, সাহর কোচবিহার,
 কোচবিহার, কোচবিহার, বৃহত্তরালি, পূর্ববঙ্গ: 736101

Address:
 S. N. ROAD, WORD NO 4, SAHAR
 COOCH BEHAR, COOCH BEHAR,
 KOTWALI, COOCH BEHAR- 736101



Date: 07/12/2012

4-কুচবিহার দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 আধিকারিকের স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 4-Cooch Behar Dakshin Constituency

বিধান পরিবর্তন হলে সন্থা বিধানের মেট্রিক স্টিক নম্বর বোঝায় ও একই
 নামের নতুন সন্থা পরিধানের সাহায্যে জ্ঞান বিধি করে এই
 পরিধানের 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.

Amar Singh.

Major Information of the Deed

Deed No :	I-0801-03633/2022	Date of Registration	16/03/2022
Query No / Year	0801-2000629044/2022	Office where deed is registered	
Query Date	25/02/2022 4:43:05 PM	D.S.R. COOCHBEHAR, District: Coochbehar	
Applicant Name, Address & Other Details	Sanjay Das Natuarpur,Thana : Coochbehar, District : Coochbehar, WEST BENGAL, PIN - 736134, Mobile No. : 9832048591, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 10], [4311] Other than Immovable Property, Receipt [Rs : 40,00,000/-]		
Set Forth value	Market Value		
	Rs. 9,57,63,070/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,101/- (Article:48(g))	Rs. 40,109/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Coochbehar, P.S:- Coochbehar, Municipality: COOCHBEHAR, Road: Shibendra Narayan Road, Road Zone : (Ekta Marble -- Forest Office) , Mouza: Shahar Coochbehar, JI No: 130, Pin Code : 736101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2930 (RS :-1916)	LR-6460	Bastu	Bastu	16 Dec		1,39,88,945/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-2930 (RS :-1916)	LR-82	Bastu	Bastu	16 Dec		1,39,88,945/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	LR-2933 (RS :- 1917,1920, 1921)	LR-6460	Bastu	Bastu	15 Dec		1,31,14,635/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L4	LR-2933 (RS :- 1917,1920, 1921)	LR-82	Bastu	Bastu	15 Dec		1,31,14,635/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L5	LR-2939 (RS :- 1918,1919)	LR-6460	Bastu	Bastu	1 Dec		8,74,309/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L6	LR-2939 (RS :- 1918,1919)	LR-82	Bastu	Bastu	1 Dec		8,74,309/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L7	LR-2940 (RS :- 1917,1920, 1921)	LR-6460	Bastu	Bastu	12 Dec		1,04,91,708/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,

L8	LR-2940 (RS :- 1917,1920, 1921)	LR-82	Bastu	Bastu	12 Dec		1,04,91,708/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L9	LR-2926 (RS :-1914)	LR-9719	Bastu	Bastu	10 Dec		87,43,090/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L10	LR-2929 (RS :-1915)	LR-9719	Bastu	Bastu	2.4 Dec		20,98,342/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L11	LR-2941 (RS :-1921)	LR-6460	Bastu	Bastu	2.7 Dec		23,60,634/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L12	LR-2941 (RS :-1921)	LR-82	Bastu	Bastu	2.8 Dec		24,48,065/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L13	LR-2961 (RS :-1929)	LR-24705	Bastu	Bastu	0.63 Dec		5,50,815/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L14	LR-2962 (RS :-1930)	LR-6460	Bastu	Bastu	0.5 Dec		4,37,155/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L15	LR-2962 (RS :-1930)	LR-24701	Bastu	Bastu	0.5 Dec		4,37,155/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L16	LR-2962 (RS :-1930)	LR-24705	Bastu	Bastu	0.5 Dec		4,37,155/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L17	LR-2965 (RS :-1933)	LR-6460	Bastu	Bastu	0.5 Dec		4,37,155/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L18	LR-2965 (RS :-1933)	LR-24701	Bastu	Bastu	0.5 Dec		4,37,155/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L19	LR-2965 (RS :-1933)	LR-24705	Bastu	Bastu	0.5 Dec		4,37,155/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			109.53Dec	0 /-	957,63,070 /-	
		Grand Total :			109.53Dec	0 /-	957,63,070 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr BHUSAN SINGH (Presentant) Son of Late RAMJI SINGH SHIBENDRA NARAYAN ROAD, WARD NO 4, City:- Coochbehar, P.O:- COOCHBEHAR, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxx8L, Aadhaar No: 82xxxxxxxx5450, Status :Individual, Executed by: Self, Date of Execution: 28/02/2022 , Admitted by: Self, Date of Admission: 10/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/02/2022 , Admitted by: Self, Date of Admission: 10/03/2022 ,Place : Pvt. Residence
2	Mr AMAR SINGH Son of Late RAMJI SINGH SHIBENDRA NARAYAN ROAD, WARD NO 4, City:- Coochbehar, P.O:- COOCHBEHAR, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxx6J, Aadhaar No: 93xxxxxxxx1385, Status :Individual, Executed by: Self, Date of Execution: 28/02/2022 , Admitted by: Self, Date of Admission: 10/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/02/2022 , Admitted by: Self, Date of Admission: 10/03/2022 ,Place : Pvt. Residence
3	Smt SADHANA SINGH Wife of Mr BHUSAN SINGH SHIBENDRA NARAYAN ROAD, WARD NO 4, City:- Coochbehar, P.O:- COOCHBEHAR, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMxxxxx0P, Aadhaar No: 84xxxxxxxx7218, Status :Individual, Executed by: Self, Date of Execution: 28/02/2022 , Admitted by: Self, Date of Admission: 10/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/02/2022 , Admitted by: Self, Date of Admission: 10/03/2022 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SANDEEP G REALESTATE LIMITED G-0214, CITY CENTRE OFFICE BLOCK, UTTORAYAN, City:- , P.O:- MATIGARA, P.S:-Matigara, District:- Darjeeling, West Bengal, India, PIN:- 734010 , PAN No.:: AAxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SANDEEP GOYAL Son of Mr BHAGWAN GOYAL ANANDA BHAWAN, SETH SRILAL MARKET, 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.:: ADxxxxx4E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SANDEEP G REALESTATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANJAY DAS Son of Late SHIB SANKAR DAS NATUARPAR, City:- Coochbehar, P.O:- GHEGIRGHAT, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736134			
Identifier Of Mr BHUSAN SINGH, Mr AMAR SINGH, Smt SADHANA SINGH, Mr SANDEEP GOYAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr BHUSAN SINGH	SANDEEP G REALESTATE LIMITED-16 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Smt SADHANA SINGH	SANDEEP G REALESTATE LIMITED-2.4 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mr BHUSAN SINGH	SANDEEP G REALESTATE LIMITED-2.7 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Mr AMAR SINGH	SANDEEP G REALESTATE LIMITED-2.8 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Smt SADHANA SINGH	SANDEEP G REALESTATE LIMITED-0.63 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Mr BHUSAN SINGH	SANDEEP G REALESTATE LIMITED-0.5 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Mr AMAR SINGH	SANDEEP G REALESTATE LIMITED-0.5 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Smt SADHANA SINGH	SANDEEP G REALESTATE LIMITED-0.5 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	Mr BHUSAN SINGH	SANDEEP G REALESTATE LIMITED-0.5 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	Mr AMAR SINGH	SANDEEP G REALESTATE LIMITED-0.5 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	Smt SADHANA SINGH	SANDEEP G REALESTATE LIMITED-0.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr AMAR SINGH	SANDEEP G REALESTATE LIMITED-16 Dec

Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr BHUSAN SINGH	SANDEEP G REALESTATE LIMITED-15 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr AMAR SINGH	SANDEEP G REALESTATE LIMITED-15 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr BHUSAN SINGH	SANDEEP G REALESTATE LIMITED-1 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr AMAR SINGH	SANDEEP G REALESTATE LIMITED-1 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr BHUSAN SINGH	SANDEEP G REALESTATE LIMITED-12 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr AMAR SINGH	SANDEEP G REALESTATE LIMITED-12 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Smt SADHANA SINGH	SANDEEP G REALESTATE LIMITED-10 Dec

Land Details as per Land Record

District: Coochbehar, P.S:- Coochbehar, Municipality: COOCHBEHAR, Road: Shibendra Narayan Road, Road Zone : (Ekta Marble -- Forest Office) , Mouza: Shahar Coochbehar, JI No: 130, Pin Code : 736101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2930, LR Khatian No:- 6460	Owner:ভূষণ সিং, Gurdian:রাসজী , Address:নিজ , Classification:বস্তু, Area:0.16000000 Acre,	Mr BHUSAN SINGH
L2	LR Plot No:- 2930, LR Khatian No:- 82	Owner:অমর সিং, Gurdian:রাসজী , Address:নিজ , Classification:বস্তু, Area:0.16000000 Acre,	Mr AMAR SINGH
L3	LR Plot No:- 2933, LR Khatian No:- 6460	Owner:ভূষণ সিং, Gurdian:রাসজী , Address:নিজ , Classification:বস্তু ভূমি, Area:0.15000000 Acre,	Mr BHUSAN SINGH
L4	LR Plot No:- 2933, LR Khatian No:- 82	Owner:অমর সিং, Gurdian:রাসজী , Address:নিজ , Classification:বস্তু ভূমি, Area:0.15000000 Acre,	Mr AMAR SINGH
L5	LR Plot No:- 2939, LR Khatian No:- 6460	Owner:ভূষণ সিং, Gurdian:রাসজী , Address:নিজ , Classification:বস্তু ভূমি, Area:0.01000000 Acre,	Mr BHUSAN SINGH
L6	LR Plot No:- 2939, LR Khatian No:- 82	Owner:অমর সিং, Gurdian:রাসজী , Address:নিজ , Classification:বস্তু ভূমি, Area:0.01000000 Acre,	Mr AMAR SINGH

L7	LR Plot No:- 2940, LR Khatian No:- 6460	Owner:ভূষণ সিং, Gurdian:রাসজী , Address:নিজ , Classification:বসত ভূমি, Area:0.12000000 Acre,	Mr BHUSAN SINGH
L8	LR Plot No:- 2940, LR Khatian No:- 82	Owner:অমর সিং, Gurdian:রাসজী , Address:নিজ , Classification:বসত ভূমি, Area:0.12000000 Acre,	Mr AMAR SINGH
L9	LR Plot No:- 2926, LR Khatian No:- 9719	Owner:সাদহনা সিং, Gurdian:ভূষণ , Address:নিজ , Classification:বসত ভূমি, Area:0.10000000 Acre,	Smt SADHANA SINGH
L10	LR Plot No:- 2929, LR Khatian No:- 9719	Owner:সাদহনা সিং, Gurdian:ভূষণ , Address:নিজ , Classification:বাড়ি, Area:0.02400000 Acre,	Smt SADHANA SINGH
L11	LR Plot No:- 2941, LR Khatian No:- 6460	Owner:ভূষণ সিং, Gurdian:রাসজী , Address:নিজ , Classification:বসত ভূমি, Area:0.02700000 Acre,	Mr BHUSAN SINGH
L12	LR Plot No:- 2941, LR Khatian No:- 82	Owner:অমর সিং, Gurdian:রাসজী , Address:নিজ , Classification:বসত ভূমি, Area:0.02800000 Acre,	Mr AMAR SINGH
L13	LR Plot No:- 2961, LR Khatian No:- 24705	Owner:সাদহনা সিং, Gurdian:ভূষণ সিং, Address:নিজ , Classification:বসত ভূমি, Area:0.01000000 Acre,	Smt SADHANA SINGH
L14	LR Plot No:- 2962, LR Khatian No:- 6460	Owner:ভূষণ সিং, Gurdian:রাসজী , Address:নিজ , Classification:বসত ভূমি, Area:0.02000000 Acre,	Mr BHUSAN SINGH
L15	LR Plot No:- 2962, LR Khatian No:- 24701	Owner:অমর সিং, Gurdian:রাসজী সিং, Address:নিজ , Classification:বসত ভূমি, Area:0.00700000 Acre,	Mr AMAR SINGH
L16	LR Plot No:- 2962, LR Khatian No:- 24705	Owner:সাদহনা সিং, Gurdian:ভূষণ সিং, Address:নিজ , Classification:বসত ভূমি, Area:0.00700000 Acre,	Smt SADHANA SINGH
L17	LR Plot No:- 2965, LR Khatian No:- 6460	Owner:ভূষণ সিং, Gurdian:রাসজী , Address:নিজ , Classification:বাড়ি, Area:0.02800000 Acre,	Mr BHUSAN SINGH
L18	LR Plot No:- 2965, LR Khatian No:- 24701	Owner:অমর সিং, Gurdian:রাসজী সিং, Address:নিজ , Classification:বাড়ি, Area:0.00900000 Acre,	Mr AMAR SINGH
L19	LR Plot No:- 2965, LR Khatian No:- 24705	Owner:সাদহনা সিং, Gurdian:ভূষণ সিং, Address:নিজ , Classification:বাড়ি, Area:0.00900000 Acre,	Smt SADHANA SINGH

Endorsement For Deed Number : I - 080103633 / 2022

On 10-03-2022

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

Presented for registration at 13:04 hrs on 10-03-2022, at the Private residence by Mr BHUSAN SINGH , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 9,57,63,070/-

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

Execution is admitted on 10/03/2022 by 1. Mr BHUSAN SINGH, Son of Late RAMJI SINGH, SHIBENDRA NARAYAN ROAD, WARD NO 4, P.O: COOCHBEHAR, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession Business, 2. Mr AMAR SINGH, Son of Late RAMJI SINGH, SHIBENDRA NARAYAN ROAD, WARD NO 4, P.O: COOCHBEHAR, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession Business, 3. Smt SADHANA SINGH, Wife of Mr BHUSAN SINGH, SHIBENDRA NARAYAN ROAD, WARD NO 4, P.O: COOCHBEHAR, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession House wife

Indetified by Mr SANJAY DAS, , , Son of Late SHIB SANKAR DAS, NATUARPAP, P.O: GHEGIRGHAT, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736134, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 10-03-2022 by Mr SANDEEP GOYAL, DIRECTOR, SANDEEP G REALESTATE LIMITED, G-0214, CITY CENTRE OFFICE BLOCK, UTTORAYAN, City:- , P.O:- MATIGARA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010

Indetified by Mr SANJAY DAS, , , Son of Late SHIB SANKAR DAS, NATUARPAP, P.O: GHEGIRGHAT, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736134, by caste Hindu, by profession Deed Writer



Gautam Ray Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
Coochbehar, West Bengal

On 11-03-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40,109/- (B = Rs 40,000/- ,E = Rs 77/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 40,077/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/03/2022 2:42PM with Govt. Ref. No: 192021220202585481 on 10-03-2022, Amount Rs: 40,077/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT0661701 on 10-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,101/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 75,001/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 240, Amount: Rs.100/-, Date of Purchase: 02/11/2021, Vendor name:

SUBHANKAR GHOSH

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/03/2022 2:42PM with Govt. Ref. No: 192021220202585481 on 10-03-2022, Amount Rs: 75,001/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT0661701 on 10-03-2022, Head of Account 0030-02-103-003-02



Gautam Ray Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
Coochbehar, West Bengal

On 16-03-2022

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.



Gautam Ray Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
Coochbehar, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0801-2022, Page from 64726 to 64790

being No 080103633 for the year 2022.



Digitally signed by GAUTAM
RAYCHAUDHURY
Date: 2022.03.17 14:10:18 +05:30
Reason: Digital Signing of Deed.

(Gautam Ray Chaudhury) 2022/03/17 02:10:18 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
West Bengal.

(This document is digitally signed.)