

Sl. No. 1906/2021

(H)

T - 1887/2021

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिम बङ्गाल पश्चिम बङ्गाल WEST BENGAL

2/1382555/2021

F 048143

Dyangan
12.04.
11.08.21

Devi
Kumar
relative

Sarany
Nafeesha Perween Ansari

J K Construction
Kumar Karmakar
Partner

J K Construction
Devinul Haque
Partner

**DEED OF AGREEMENT FOR
DEVELOPMENT OF LAND**

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

(Contd....P/2).

SAMIR KUMAR GHOSH
Advocate, Siliguri

J K Construction
Kumar Karmakar
Partner

J K Construction
Devinul Haque
Partner

S. No. 2384 Date 18.2.2020

Sold to J.K. Construction

OF 0000 Siliguri

Rs. 5000/- (Rupces) Five thousand only

B. R. Ghosh

Stamp Vendor

Siliguri Court

L No. R. M / 106 / 1993

Darjeeling



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

11 AUG 2021

J K C onstruction

Kamal Kumar Kamal Kan
Partner

J K Construction

Jaival Haque
Partner

Prabir Kumar Paul
Sanjay K. Gupta
Nafeesha Perween Ansari

// (2) //

J K Construction
Kamal Kumar Karmakar
Partner

J K Construction
Jainul Haque
Partner

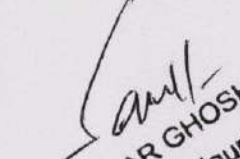
THIS INDENTURE IS MADE THIS THE 11th DAY OF AUGUST,
TWO THOUSAND TWENTY ONE AT SILIGURI.

B E T W E E N

- 1) **SRI PRABIR KUMAR PAUL**, Son of Late Paresh Nath Paul, Hindu by religion, Business by occupation, Indian by Nationality, residing at Panchanan Sarani, Ashrampara, Siliguri, Post Office & Police Station – Siliguri, District - Darjeeling, Pin – 734001, in the State of West Bengal, having his PAN No.AEWPP6670D,
- 2) **SRI SANJAY KUMAR GUPTA**, Son of Late Keshab Prasad Gupta, Hindu by religion, Business by occupation, Indian by Nationality, residing at Bimal Sinha Sarani, Hakimpara, Siliguri, Post Office & Police Station – Siliguri, District - Darjeeling, Pin – 734001, in the State of West Bengal, having his PAN No.AHKPG2823Q,
- 3) **MRS. NAFEESHA PERWEEN ANSARI**, Wife of Mr. Jainul Haque, Muslim by religion, House-wife by occupation, Indian by Nationality, residing at Ramkrishna Road, Ashrampara, Siliguri, Post Office & Police Station – Siliguri, District - Darjeeling, Pin – 734001, in the State of West Bengal, having her PAN No.AFCPA4241E, hereinafter referred to as “**the FIRST PARTIES/OWNERS**” (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrations, legal representatives and assigns) of the **ONE PART**.

A N D

(Contd.....P/3).


SAMIR KUMAR GHOSH
Advocate, Siliguri

J K Construction
Kamal Kumar Karmakar
Partner

J K Construction
Jainul Haque
Partner

Pradip Kumar Paul
Sri Pradip Kumar Paul
Nafeesha Perween Ansari

// (3) //

J K Construction
Kamal Kumar Karmakar
Partner

J K Construction
Jainul Haque
Partner

J.K.CONSTRUCTION, a partnership firm having its registered office at M.C.Building, 1st Floor, Bidhan Road, Siliguri, Post Office & Police Station – Siliguri, District – Darjeeling, in the State of West Bengal, having its PAN No.AAMFJ7041A, represented through and by its partners, viz. (i) SRI KAMAL KUMAR KARMAKAR, Son of Late Fatick Chandra Karmakar and (ii) JAINUL HAQUE, Son of Late Ainul Haque, hereinafter referred to as “**the SECOND PARTY/DEVELOPER**” (which expression shall unless and include unless excluded by or repugnant to the context its executors, successors, administrations, legal representatives and assigns) of the **OTHER PART**.

WHEREAS Sri Pradip Kumar Paul (the First Party No.1 hereof) and his brother, Sri Pradip Kumar Paul were the jointly owners in possession of the land measuring 0.05 Acre or more or less 3(three) Katha situated at Mouza – Siliguri, Police Station - Siliguri, District – Darjeeling, by virtue of a registered Deed of Sale being No.I-582 for the year 1973.

A N D

WHEREAS Sri Pradip Kumar Paul, beng the joint owner of the aforesaid land measuring 0.05 Acre or more or less 3(three) Katha sold and transferred its 50% undivided share i.e. the land measuring 0.025 Acre situated at Mouza – Siliguri, Police Station - Siliguri, District – Darjeeling to and in favour of Sri Prem Chand Gupta and the First Party No.3, by executing a Deed of Conveyance registered on 07.02.2011 at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book No.I, C.D.Volume No.3 at Pages – 615 to 626 being No.I-00280 for the year 2011 and by virtue of the above purchase, Sri Prem Chand Gupta and the First Party No.3 jointly acquired said 50% undivided share of the total land measuring 0.05 Acre in their khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein.

A N D

(Contd.....P/4).

Samir Kumar Ghosh
SAMIR KUMAR GHOSH
Advocate, Siliguri

J K Construction
Kamal Kumar Karmakar
Partner

J K Construction
Jainul Haque
Partner

for
Kumar
Sri Prem Chand Gupta

Nafeesha Perween Ansari

// (4) //

J K Construction

Kamran Khatun Kamran
Partner

J K Construction

Taimul Haque
Partner

WHEREAS subsequently the First Party No.1, of the one part and Sri Prem Chand Gupta and the First Party No.3, of the other part made amicable partition of the aforesaid total land measuring 0.05 Acre amongst themselves by metes and bounds, in executing a Deed of Partition registered on 29.05.2019 at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book No.I, C.D.Volume No.0402-2019 at Pages – 42340 to 42365 being No.040201105 for the year 2019.

A N D

WHEREAS by virtue of the above partition, the First Party No.1 has become the absolute and exclusive owner in possession of the land measuring 0.025 Acre as fully described in the Schedule – “A” herein below, having permanent, heritable and transferable right, title and interest therein.

A N D

WHEREAS by virtue of the above partition, Sri Prem Chand Gupta and the First Party No.3 have become the absolute and exclusive owners in possession of the land measuring 0.025 Acre, having permanent, heritable and transferable right, title and interest therein.

A N D

WHEREAS Sri Prem Chand Gupta and the First Party No.3 also jointly acquired a plot of land measuring 0.05 Acre or more or less 3(three) Katha situated at Mouza – Siliguri, Police Station - Siliguri, District – Darjeeling, in their khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein, by virtue of a Deed of Conveyance executed by Smt. Krishna Adhikary @ Krishna Paul and the said Deed was registered on 04.08.2010 at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book No.I, C.D.Volume No.9 at Pages – 3553 to 3564 being No.I-01793 for the year 2010.

(Contd.....P/5).

SAMIR KUMAR GHOSH
Advocate, Siliguri

J K Construction

Kamran Khatun Kamran
Partner

J K Construction

Taimul Haque
Partner

Prabir Kumar Paul,

Sanjay Kumar Gupta

Nafeesha Perween Ansari

// (5) //

A N D

J K Construction

Kamul Kumar Kamran
Partner

J K Construction

Dainul Haque
Partner

WHEREAS Sri Prem Chand Gupta, being the owner in possession of the 50% share of the aforesaid total land measuring 0.075 Acre, transferred the same to Sri Sanjay Kumar Gupta (the First Party No.2 hereof), by executing a Deed of Gift registered on 06.02.2020 at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book No.I, C.D.Volume No.0402-2020 at Pages from 10217 to 10237 being No.I-040200270 for the year 2020 and by virtue of the above gift, Sri Sanjay Kumar Gupta (the First Party No.2 hereof) jointly acquired the said 50% share of the total land measuring 0.075 Acre with the First Party No.3 in their khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein. The total land measuring 0.075 Acre jointly owned and possessed by the First Party Nos.2 and 3 is fully described in the Schedule – "B" herein below.

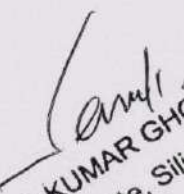
A N D

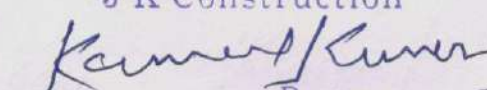
WHEREAS Sri Prabir Kumar Paul (the First Party No.1 hereof), of the one part and Sri Sanjay Kumar Gupta and Smt. Nafeesha Perween Ansari (the First Party Nos.2 and 3 hereof), of the other part, in order to develop their aforesaid respective plots of land measuring altogether 0.10 Acre or more or less 6(Six) Katha (0.025 Acre + 0.075 Acre) as fully described in the Schedule – "X" herein below, have executed a Deed of Amalgamation dated 20.04.2021.

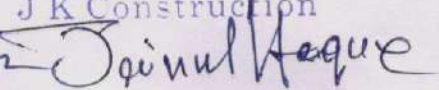
A N D

WHEREAS the First Parties of these presents, are desirous of constructing a multi storied building on the aforesaid total land measuring 0.10 Acre or more or less 6(Six) Katha as fully described in the Schedule – "X" herein below, but as they are not in a position to put their contemplation and scheme into action, due to shortage of fund and lack of experience, have approached the Second Party to promote the said building on the aforesaid land.

(Contd.....P/6).


SAMIR KUMAR GHOSH
Advocate, Siliguri

J K Construction

Partner

J K Construction

Partner

Prabir Kumar
Sanjay Kumar Updy

Nafeesha Perween Ansari

// (6) //

A N D

J K Construction
Kamal Kumar / Kamran
Partner

J K Construction
Jamil Haque
Partner

WHEREAS the Second Party, finding the offer of the First Parties, reasonable and relying on the aforesaid facts, has accepted the offer of the First Parties to promote the said complex on the aforesaid land measuring altogether 0.10 Acre or more or less 6(Six) Katha as fully described in the Schedule – "X" herein below, under certain terms and conditions mentioned hereunder.

A N D

WHEREAS in order to avoid future disputes and differences which may be cropped up in between the parties, it has been thought fit and proper to put into writing the terms and conditions as mutually agreed by and between the parties.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

1. That the Second Party shall promote the said complex by way of construction of a G+3(three) storied building on the aforesaid land measuring 0.10 Acre or more or less 6(Six) Katha as fully described in the Schedule – "X" herein below, as per plans, elevations, designs, drawings and specifications approved by the appropriate authority/ies and shall for the identity of the building use appropriate nomenclature of its choice.
2. That the Second Party shall construct a G+3(three) storied building thereof on the land as fully described in the Schedule – "X" herein below.
3. That the Second Party shall get the plans, elevations, designs, drawings and specifications approved from the appropriate authority immediately after execution of these presents.

(Contd.....P/7).

SAMIR KUMAR GHOSH
Advocate, Siliguri

J K Construction

Kamal Kumar / Kamran
Partner

J K Construction

Jamil Haque
Partner

Pratibha Kumar
Sampat Kumar

Nafeesha Perween Ansari

// (7) //

J K Construction
Ramesh Kumar Kumar
Partner

J K Construction
Tajinder Haque
Partner

4. That the First Parties undertake to sign, by their consent, to the plans, elevations, designs, drawing specifications, etc. as proposed by the Second Party and to sign it and all other incidental and necessary papers for approval of the building plan.

5. That the Second Party shall give one residential Flat measuring 1000 (One thousand) Square Feet (approx) (including proportionate share of stair case and 20% super built up area) situated in the back side of the third floor of the aforesaid proposed G+3(three) storied building to the First Party No.3.

6. That the Second Party shall further give one residential Flat measuring 950 (Nine hundred fifty) Square Feet (approx) (including proportionate share of stair case and 20% super built up area) situated on the front side (south-east) of the second floor and one parking space measuring 8' x 16' situated on the front side (south-west) of the ground floor of the aforesaid proposed G+3(three) storied building to the First Party No.1.

7. That in addition to the above, the Second Party shall pay a sum of Rs.18,00,000/- (Rupees Eighteen lakh) only to the First Party No.2 and the Second Party shall also pay a sum of Rs.20,00,000/- (Rupees Twenty lakh) only to the First Party No.1 in the following manner:

(i) Rs.7,00,000/- already paid to the First Party No.1 through 6(six) Cheques being Cheque Nos.000234 dated 16.01.2020, 000240 dated 21.02.2020, 000248 dated 04.05.2020, 000257 dated 14.07.2020, 000260 dated 16.08.2020 and 000277 dated 20.10.2020 all are drawn on Bandhan Bank, S.F.Road, Siliguri.

(ii) Rs.3,00,000/- to be paid to the First Party No.1 at the time of execution of this Agreement.

(iii) Rs. 10,00,000/- to be paid to the First Party No. 1 at the time of completion of building and delivery of his allotted built up areas.

(iv) Rs. 15,00,000/- already paid to the First Party No.2 through 2(two) Cheque being nos.

(Contd....P/8).

SAMIR KUMAR GHOSH
Advocate, Siliguri

J K Construction
Ramesh Kumar Kumar
Partner

J K Construction
Tajinder Haque
Partner

Prashant Kumar
Santosh Kumar

Nafeesha Perween Ansari

// (8) //

J K Construction
Kamran Khan Kamran
Partner

J K Construction
Jaimul Haque
Partner

000298 dated 22.12.2020 and 000327 dated 07.04.2021 both are drawn on Bandhan Bank, S.F.Road, Siliguri.

(v) Rs.3,00,000/- to be paid to the First Party No.2 at the time of execution of this Agreement.

8. That the Second Party shall go on to pay a sum of Rs.6,000/- (Rupees Six thousand) only as house rent to the First Party No.1 on and from the date of delivery of clear, actual and vacant possession of the "A" Schedule land and the structure standing thereon to the Second Party till the delivery of the said residential flat and parking area to him.

9. That the aforesaid one flat measuring 1100 (One thousand one hundred) Square Feet situated in the back side of the third floor of the proposed G+3(three) storied building as fully described in the Schedule - "Y" and one flat measuring 950 (Nine hundred fifty) Square Feet situated in the front side (south-east) of the second floor and one parking space measuring 8' x 16' situated in the (south-west) front side as fully described in the Schedule - "Z" herein below allotted to the First Parties shall be hereinafter called as "the OWNER'S AREA" and the remaining areas comprising the ground, first and third floor of the building shall be called as "the DEVELOPER'S AREA".

10. That the Second Party shall handover the Owner's Area as fully described in the Schedule herein below to the First Parties within 24 (Twenty four) months from the date of receipt of the building plan and the same may be mutually extended for a period of another 6(six) months (maximum) due to any unavoidable circumstances. Be it determined that notwithstanding the extension as referred to herein above, the procedure for handing over the Owner's area shall be further extended due to Force Majeure, not exhaustive but inclusive of any medical emergencies taking the form of pandemics/ epidemics etc.

11. That the Second Party shall at liberty, occupy, sell, gift, mortgage, exchange or let-

(Contd.....P/9).

Santosh Kumar
SAMIR KUMAR GHOSH
Advocate, Siliguri

J K Construction
Kamran Khan Kamran
Partner

J K Construction
Jaimul Haque
Partner

Pratibha Kumar
Sanjay Kumar

Nafeesha Perween Ansari

// (9) //

J K Construction
Kamran Khan Kamran
Partner

J K Construction
Jainul Haque
Partner

out, lease or transfer/assign otherwise or to enter into an agreement to sell or exchange or let-out, lease or transfer/assign otherwise the Developer's Area to any person/party on terms and conditions of its choice, at any time after execution of these presents.

12. That the Second Party shall be entitled to realize and receive any advances, sale consideration, baina, salami, premium, rent, lease premium, lease rent or in other form from any party against sale, lease, tenancy etc., in respect to the "Developer's Area" to which the First Parties shall not object and shall have no claim or share in such realization.

13. That the amount received in the manner as aforesaid by the First Parties are the full consideration against the right given to the Second Party to construct the said G+3(three) storied building with a lift facility for common use and enjoyment of all the owners and occupiers thereof.

14. That the First Parties also undertake to execute a Power of Attorney in favour of the Second Party for occupation, sale, gift, mortgage, let-out, lease-out, exchange or transfer/assign or otherwise the "Developer's Area".

15. That the First Parties shall execute all necessary papers and documents from time to time as may be required by the Second Party for construction of the said complex and transfer the title of the "Developer's Area" to and in favour of the Second Party or any person/s to the choice of the Second Party.

16. That all the cost of transfer of title, i.e., Stamp Duty, Registration Fee, etc. for transfer of the "Developer's Area" shall be borne by the Second Party and/or their nominee/s or intending purchaser/s.

(Contd.....P/10).

Samir Kumar Ghosh
Advocate, Siliguri

J K Construction
Kamran Khan Kamran
Partner

J K Construction
Jainul Haque
Partner

Prabir Kumar
Company Representative

Nateesha Perween Ansari

// (10) //

J K Construction
Partner

J K Construction
Partner

17. That the First Parties shall not sell or transfer otherwise or enter into any agreement for sale or transfer otherwise at any time in respect to the "Developer's Area".
18. That the Second Party shall not sell or transfer otherwise or enter into any agreement for sale or transfer otherwise at any time in respect to the "Owner's Area".
19. That the parties of both the parts shall have impartible and proportionate share in the land on which the said complex will be constructed.
20. That after taking possession of below scheduled land of the First Parties, the Second Party shall use the said property for the purpose of construction. They may store the building materials as per requirement, keep the guard/chowkidar or any other staff or may take other security measures.
21. That all taxes and dues payable by the First Parties relating to the period prior to the execution of these presents/commencement of the construction of the building shall be payable by the First Parties according to their respective individual shares.
22. That the First Parties shall pay the amount payable for getting electric connection as would be raised by the W.B.S.E.D.C.L. with regard to their respective Flats and garage/garages, wherever applicable.
23. That the Second Party shall construct the said complex at its own cost by using standard materials and engaging direct labourers or through the contractor/s of its choice as per approved plan, any deviation from the plan will be at the cost of the second party. The said complex is to be constructed in accordance with the rules and guidelines of the Siliguri Municipal Corporation and if any violation is made, then the Second Party will be solely responsible.

(Contd.....P/11).

SAMIR KUMAR GHOSH
Advocate, Siliguri

J K Construction
Partner

J K Construction
Partner

Prabir Kumar Paul
Sanyal Kalyan

Nafeesha Perween Ansari

// (11) //

J K Construction

Kamal Kumar Kamran

Partner

J K Construction

Jaimul Haque

Partner

24. That the Second Party may advertise in the media for sale and/or letting out the Developer's area in the said complex, at their own cost.

SCHEDULE – "A"

(Description of the land of the First Party No.1)

All that piece or parcel of the land measuring 0.025 Acre or more or less 1(One) Katha 8(Eight) Chhatak appertaining to and forming part of Plot No.9786, recorded in Khatian No.5658, Sheet No.19, situated at Mouza – Siliguri, Pargana – Baikunthapur, J.L.No.110(88), Touzi No.3(Ja), bearing Holding No.242/1/329/363, within Ward No.XIV of Siliguri Municipal Corporation, Police Station – Siliguri, District – Darjeeling.

The aforesaid land is butted and bounded as follows :-

NORTH : By the land and house of First Party Nos.1 and 2;
SOUTH : By 21 feet side SMC Road popularly known as "Panchanan Sarani";
EAST : By the land of Sukhdeb Paul;
WEST : By the land of the First Party Nos.1 and 2.

SCHEDULE – "B"

(Description of the land of the First Party Nos.2 and 3)

All that piece or parcel of the land measuring 0.075 Acre appertaining to and forming part of Plot No.9786, recorded in Khatian No.5658, Sheet No.19, situated at Mouza – Siliguri, Pargana – Baikunthapur, J.L.No.110(88), Touzi No.3(Ja), bearing Holding No.242/329/363, within Ward No.XIV of Siliguri Municipal Corporation, Police Station – Siliguri, District – Darjeeling.

The aforesaid land is butted and bounded as follows :-

NORTH : By the land and house of Jagadish Basu;

(Contd.....P/12).

Samir Kumar Ghosh
Advocate, Siliguri

J K Construction

Kamal Kumar Kamran

Partner

J K Construction

Jaimul Haque

Partner

Prabir Kumar Paul
 Sukdeb Paul
 Nafeesha Perween Ansari
 // (12) //
 J K Construction
 Kamal Kumar Kamal
 Partner
 J K Construction
 Jaiul Haque
 Partner

SOUTH : By 20 feet S.M.C. Road popularly known as Panchanan Sarani;
 EAST : By the land of Prabir Kumar Paul & also the land of Sukdeb Paul;
 WEST : By the land of Gouri Chaki.

SCHEDULE – “X”

(Description of the total land of the First Parties measuring 0.025 Acre + 0.075 Acre = 0.10 Acre upon which the proposed G+3(three) storied building shall be constructed)

All that piece or parcel of the total land measuring 0.10 Acre or more or less 6(Six) Katha appertaining to and forming part of Plot No.9786, recorded in Khatian No.5658, Sheet No.19, situated at Mouza – Siliguri, Pargana – Baikunthapur, J.L.No.110(88), Touzi No.3(Ja), bearing Holding No.242/1/329/363, within Ward No.XIV of Siliguri Municipal Corporation, Police Station – Siliguri, District – Darjeeling.

The aforesaid land is butted and bounded as follows :-

NORTH : By the land and house of Late Jagadish Basu;
 SOUTH : By 21' wide SMC Road popularly known as “Panchanan Sarani”;
 EAST : By the land of Sukhdeb Paul;
 WEST : By the land of G.Chaki.

SCHEDULE – “Y”

(Description of the Flat allotted to the First Party No.3)

All that piece or parcel of one Flat measuring 1000 (One thousand) Square Feet (approx) (including proportionate share of stair case and super built up area) situated in the back side of the third floor of the aforesaid proposed G+3(three) storied building to be constructed on the land as fully described in the Schedule – “X” herein above, along with fixtures and fittings as well as undivided impartible proportionate share of the land

(Contd.....P/13).

Lant
 SANKU KUMAR GHOSH
 Advocate, Siliguri

J K Construction
 Kamal Kumar Kamal
 Partner

J K Construction
 Jaiul Haque
 Partner

Prabin Kumar Paul,

Sanjay Kumar

Nafeesha Perween Ansari

// (13) //

J K Construction
Kamran Kumar Kamran

Partner

J K Construction
Jaimul Haque

Partner

along with all rights, facilities, privileges and advantages attached therein and thereto along with all other undivided common rights and facilities in the said building.

SCHEDULE – “Z”

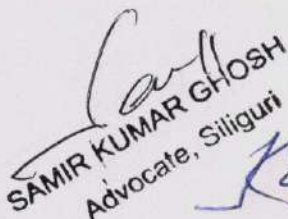
(Description of the Flats allotted to the First Party No.1)

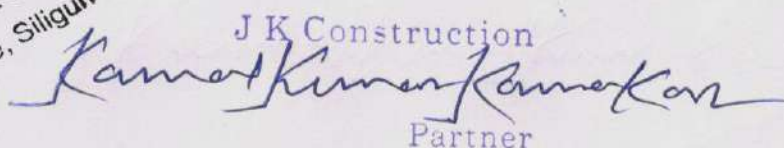
All that piece or parcel of the Flat measuring 950 (Nine hundred fifty) Square Feet (approx) (including proportionate share of stair case and 20% super built up area) situated on the front side (south-east) of the second floor and one parking space measuring 8' x 16' situated on the front side (south-west) of the ground floor of the aforesaid proposed G+3(three) storied building to be constructed on the land as fully described in the Schedule – “X” herein above, along with fixtures and fittings as well as undivided impartible proportionate share of the land along with all rights, facilities, privileges and advantages attached therein and thereto along with all other undivided common rights and facilities in the said building.

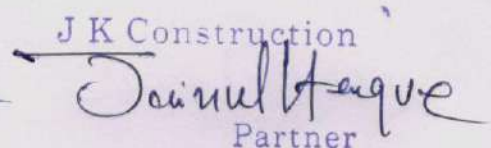
SPECIFICATION OF FLAT

1. All wall 125 MM (5”) thick.
2. DOOR :
 - i) Wooden frame main door 6”x2^{1/2}”x7’x3^{1/2}”, others frame 5”x2^{1/2}”x 7’x3’.
 - ii) All the doors single leaf best quality plywood.
3. WINDOW : Best quality Aluminium window.
4. FLOORING:
 - i) Tiles (2’x2’) flooring in all rooms, drawing and dining.
 - ii) Marble flooring in kitchen, bath and toilet.
5. KITCHEN :
 - i) Working table, ii) Sink, iii) Shelf, iv) Running water line, Toilet appliances.
6. BATH & TOILET WALL : Glazed tiles upto roof beam.
7. TOILET :
 - i) Basin.
 - ii) Commod with flush.
 - iii) Shower.
 - iv) Gizer Provisions.
 - v) Running line with fittings.

(Contd....P/14).


SAMIR KUMAR GHOSH
Advocate, Siliguri

J K Construction

Partner

J K Construction

Partner

8. WATER LINE : All concealed water line with CPPC pipe inside kitchen bath and toilet. All outer water line with UPPC pipe.
9. ELECTRIFICATIONS : Concealed wiring with copper wire and fittings (Havels, Anchor or Finolex).
10. PAINTING :
i) Inner wall and ceiling Putty with primer finish.
ii) Outside wall with colour weather coat.
iii) Colour paint for wood and steel.
iv) Stainless Steel for Stair Railing.

IN WITNESS WHEREOF all the parties to this Agreement have hereunto sets and subscribed their respective hands on the day, month and year first above written.

WITNESSES :

1) Rakali Paul.
W/O. Sri. Prabir K. Paul
Ashram Para,
P.O. P.S. Siliguri
Dt. Darjeeling 734001.
2) Priyaranjan Paul
Late Kamal Paul
Ashram Para
Siliguri
Dist- Darjeeling

1) Prabir Kumar Paul,
2) Samyog K. Singh

3) Nafeesha Perween Ansari
(Signature of the First Parties/Owners)

J K Construction
1) Kamal Kumar Kamraker
Partner

2) **J K Construction**
Taimul Haque
Partner
(Signature of the Second Party/Developer)

(Contd....P/15).

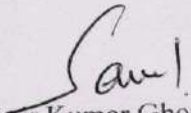
Paul
SAMIR KUMAR GHOSH
Advocate, Siliguri

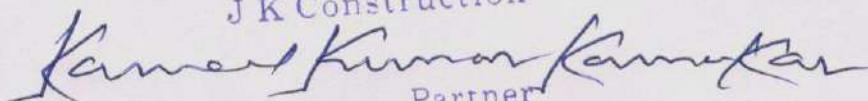
J K Construction
Kamal Kumar Kamraker
Partner

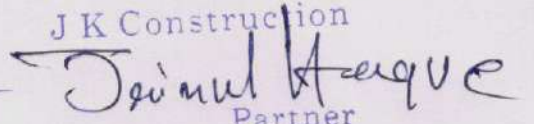
J K Construction
Taimul Haque
Partner

// (15) //

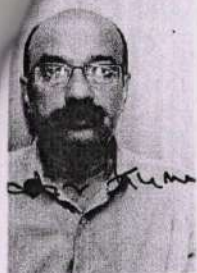
Drafted, read over & explained to the
parties by me and printed in my office.


(Samir Kumar Ghosh)
Advocate, Siliguri
Enrolment No. WB-116/1987

J K Construction

Partner

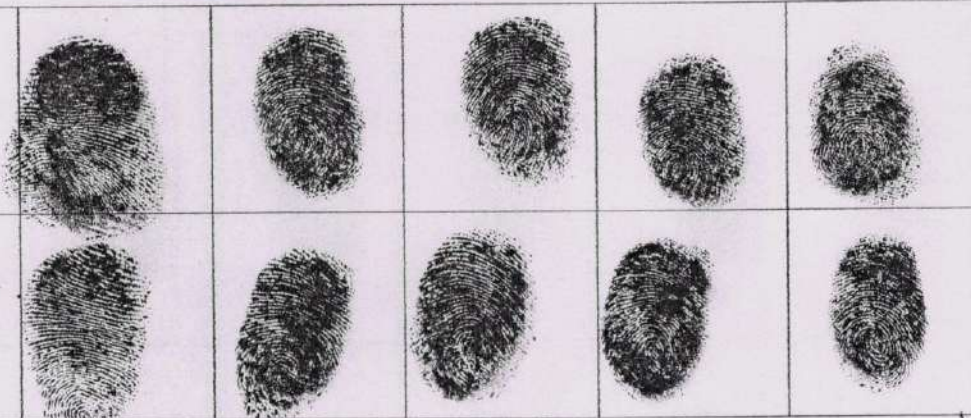
J K Construction

Partner

FINGER PRINTS OF THE FIRST PARTIES



RIGHT HAND

LEFT HAND



Kamal Kumar Kamelkar

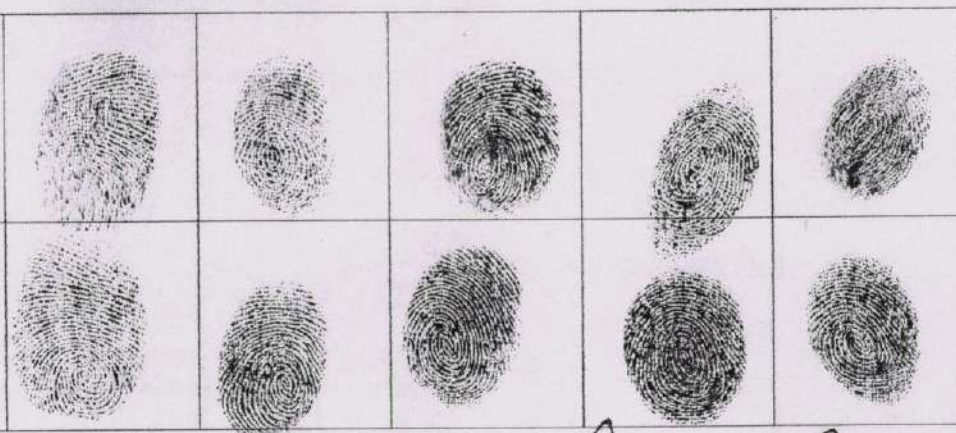
SIGNATURE



RIGHT HAND

LEFT HAND

Sanjay K. Lupte



Sanjay K. Lupte

SIGNATURE



RIGHT HAND

LEFT HAND

Nafeesha Perween Ansari



Nafeesha Perween Ansari

SIGNATURE

J K Construction

Kamal Kumar Kamelkar

Partner

J K Construction

Tajmool Haque

Partner

FINGER PRINTS OF DEVELOPER/ SECOND PARTY

T HAND

RIGHT HAND



Kamal Kumar Karmakar

Kamal Kumar Karmakar

SIGNATURE

T HAND

RIGHT HAND



Jai'nal Haque

Jai'nal Haque

SIGNATURE

J K Construction

Kamal Kumar Karmakar
Partner

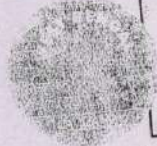
J K Construction

Jai'nal Haque
Partner



Duplicate

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
WB/04/025/0699333



নির্বাচকের নাম : প্রবীর কুমার পাল

Elector's Name : Prabr Kumar Paul

পিতার নাম : পরেশ নাথ পাল

Father's Name : Paresh Nath Paul

লিঙ্গ/Sex : পুং M

জন্ম তারিখ : 14/07/1961
Date of Birth :

Prabr Kumar Paul

WB/04/025/0699333

ঠিকানা:

পঞ্চানন সরানী, শিলিগুড়ি মিউ: কর্পো:, শিলিগুড়ি,
দার্জিলিং- 734001

Address:

PANCHANAN SARANI, SILIGURI (M
CORP.), SILIGURI, DARJEELING- 734001



Date: 25/10/2013

26-শিলিগুড়ি নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন আধিকারিকের
স্বাক্ষরের অনুকৃতি

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

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

0702597

J K Construction

Kamrul Kumar Kamraker
Partner

J K Construction

Jeinul Haque
Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEWPP6670D

नाम / Name
PRABIR KUMAR PAUL

पिता का नाम / Father's Name
PARESH NATH PAUL

जन्म की तारीख / Date of Birth
14/07/1961

Prabir Kumar Paul
हस्ताक्षर / Signature



20122017

Prabir Kumar Paul

J K Construction
Kamran Kumar Kamran
Partner

J K Construction
Jaïnul Haque
Partner



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারন

ভারত সরকার

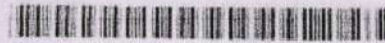
Unique Identification Authority of India

Government of India

প্রতিষ্ঠান আইডি / Enrollment No 1215/91158/59171

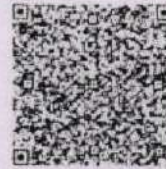
To
Prabir Kumar Paul
প্রবীর কুমার পাল
65 PANCHANAN SARANI
ASHRAMPARA
Siliguri (M. Corp)
Siliguri, Darjeeling
West Bengal - 734001
9434257888

04/04/2014



KL859915120FT

85991512



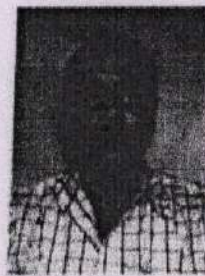
আপনার আধার সংখ্যা / Your Aadhaar No. :

7371 7772 1989

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার



প্রবীর কুমার পাল
Prabir Kumar Paul
পিতা : পরেশ নথ পাল
Father: PARESH NATH PAUL

জন্মতারিখ/DOB: 14/07/1961

পুরুষ / Male

7371 7772 1989



আধার - সাধারণ মানুষের অধিকার

J K Construction

Kamrul Kumar Kamraker
Partner

Prabir

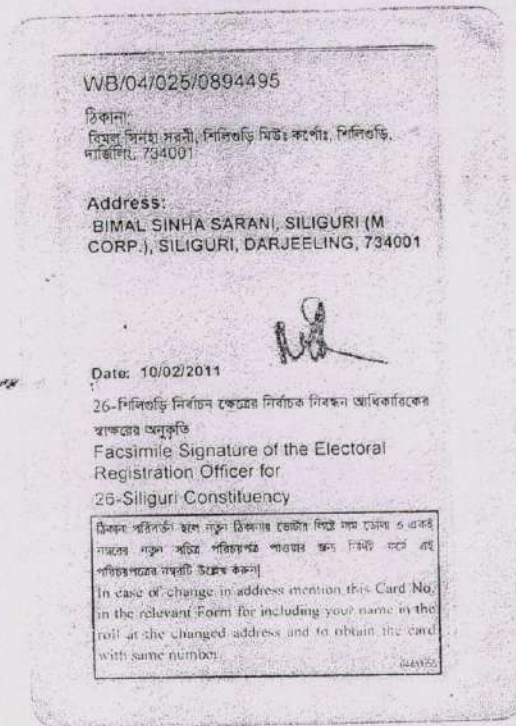
Kumar Paul

J K Construction

Tajinul Haque
Partner



Sanjay K Gupta



J K Construction

Kamrul Hosen Kamrullah
Partner

J K Construction

Jeinul Haque
Partner



Sanjay K. Gupta
Kesab Prasad Gupta

JK Construction
Kamran Kamekar Partner
JK Construction
Saimul Haque Partner


 भारत सरकार
 GOVERNMENT OF INDIA
 सनाय कुमार गुप्ता
 Sanay Kumar Gupta
 जन्मतिथि / DOB: 16/06/1972
 पुरुष / MALE

 8825 8278 8792
 আমার আধার, আমার পরিচয়

Sanay K Gupta


 भारतीय विशिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 ठिकाण:
 S/O केशव प्रसाद गुप्ता, बिमल सिन्हा
 प्रमोदी, वार्ड नो-१२, डिस्ट-दार्जिलिंग,
 जलपाईगुर्, ७३४००१
 Address:
 S/O Keshab Prasad Gupta,
 bimal sinha sarani, ward no-
 12, Dist-darjeeling, SILGURI,
 Jalpaiguri,
 West Bengal - 734001

 8825 8278 8792
 1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

Sanay K Gupta

J K Construction
Kamran Kamran
 Partner
 J K Construction
Jeinal Haque
 Partner

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
GLQ2137032

নির্বাচকের নাম : নফীসা পরভীন
Elector's Name : Nafeesha Parween Ansari
স্বামীর নাম : জইনুল হক
Husband's Name : Jainul Haque
লিঙ্গ/Sex : স্ত্রী/F
জন্ম তারিখ : 27/02/1979
Date of Birth :

Nafeesha Perween Ansari

GLQ2137032

ঠিকানা:
রামকৃষ্ণ রোড, সিলিগুরি সিটি কর্পোরেশন, সিলিগুরি,
দার্জিলিং- 734001

Address:
RAMKRISHNA ROAD, SILIGURI (M. CORP.),
SILIGURI, DARJEELING- 734001

Date: 25/11/2015

26-সিলিগুরি নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন অধিকারিকের
স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
26-Siliguri Constituency

ঠিকানা পরিবর্তন হলে তখন ঠিকানার জোড়ার সিলিগুরি নব জোড়ার ও একই
নম্বরের নতুন সিলিগুরি নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন অধিকারিকের কাছে
পরিচয়পত্রের নথিটি জমা দিতে হবে।
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.

0740147

J K Construction

Kamran/Kamran/Kamran
Partner

J K Construction

Jainul Haque
Partner



ভারত সরকার

Government of India



নাকিশা পরভীন আনসারি
Nafeesha Perween. Ansari
পতি : জৈনুল হক
Husband : JAINUL HAQUE

জন্মতারিখ/DOB: 27/02/1979
লিঙ্গ / Female

5287 9350 7762



আধার - সাধারণ মানুষের অধিকার

Nafeesha Perween Ansari



আধার
ঠিকানা: , রামকৃষ্ণ রোড
আশ্রমশাড়া, শিলিগুড়ি (পৌরসভা)
শিলিগুড়ি, দার্জিলিং, পশ্চিম বঙ্গ

ভারতের অনন্য চিহ্ন প্রাধিকার
Unique Identification Authority of India

Address: 86, RAMKRISHNA
ROAD, ASHRAMPARA,
Siliguri (M. Corp), Siliguri,
Darjeeling, Siliguri, West
Bengal, 734001

5287 9350 7762

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

J K Construction

Kumar Kumar Kumar
Partner

J K Construction

Jainul Haque
Partner

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card AFCPA4241E	
नाम / Name NAFEESHA PERWEEN ANSARI	पिता का नाम / Father's Name MOHAMMAD ISRAIL ANSARI	जन्म की तारीख / Date of Birth 27/02/1979
	हस्ताक्षर / Signature	

Nafeesha Perween Ansari

J K Construction

Partner

J K Construction

Jeinul Haque
Partner



J K Construction
Kamal Kumar Kamakar
Partner

J K Construction
Taimul Haque
Partner

J K Construction
Kamal Kumar Kamakar
Partner

J K Construction
Taimul Haque
Partner



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/04/025/0681788



Elector's Name : Karmakar Kamal

নির্বাচকের নাম : কর্মকার কমল

Father/Mother/
Husband's Name : Phatik

পিতা/মাতা/স্বামীর নাম : ফটিক

Sex : Male

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 25

১.১.১৯৯৫ -এ বয়স : ২৫

Karmel Kumar Karmakar

Address :

Panchanan Sarani

Siliguri

Darjeeling

ঠিকানা :

পঞ্চানন সরণী

শিলিগুড়ি

দার্জিলিং

Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For Siliguri Assembly Constituency

শিলিগুড়ি বিধানসভা নির্বাচন ক্ষেত্র

Place : Siliguri

স্থান : শিলিগুড়ি

Date : 28-02-95

তারিখ : ২৮-০২-৯৫

228-943

J K Construction

Karmel Kumar Karmakar
Partner

J K Construction

Jeinul Haque
Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFXPK9507L

नाम /NAME
KAMAL KUMAR KARMAKAR

पिता का नाम /FATHER'S NAME
FATIK CHANDRA KARMAKAR

जन्म तिथि /DATE OF BIRTH
31-01-1968

हस्ताक्षर /SIGNATURE
Kamal Kumar Karmaakar

आयकर अधिकारी, प.ब. - XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Kamal Kumar Karmaakar

इस कार्ड के खो / गिर जाने पर सूचना जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संगुता आयकर आगुता (पद्धति एवं तकनीकी),
पी-7,
चौरंगी बस्ती,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority:
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

J K Construction

J K Construction

Kamal Kumar Karmaakar
Partner

Sajid Haque
Partner

ভারত সরকার
Government of India

কমল কুমার কর্মকার
Kamal Kumar Karmakar
পিতা : ফটিক চন্দ্র কর্মকার
Father : Fatick Chandra Karmakar
জন্ম তারিখ / DOB : 31/01/1968
পুরুষ / Male

8111 1281 6810

আধার - সাধারণ মানুষের অধিকার

Kamal Kumar Karmakar

ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকারন
Unique Identification Authority of India

ঠিকানা:
30 পঞ্চানন সরনী, আশ্রমপাড়া,
শিলিগুড়ি, শিলিগুড়ি ((পৌরসভা)),
দার্জিলিং, শিলিগুড়ি, পশ্চিম বঙ্গ,
734001

Address:
30 PANCHANAN SARANI,
ASHRAMPARA, SILIGURI,
Siliguri (M. Corp), Darjeeling,
Siliguri, West Bengal 734001

8111 1281 6810

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

J K Construction

Kamal Kumar Karmakar
Partner

J K Construction

Tejnal Haque
Partner



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/04/025/0681591



নির্বাচকের নাম : হক জাইনুল

Elector's Name : Haque Jainul

পিতার নাম : আইনুল

Father's Name : Ainul

লিঙ্গ / Sex : পুরুষ / M

জন্ম তারিখ : 17/05/1970
Date of Birth

Jainul Haque

WB/04/025/0681591

ঠিকানা:
রামকৃষ্ণ রোড, শিলিগুড়ি শিলিগুড়ি দার্জিলিং
734001

Address:
RAMKRISHNA ROAD SILIGURI SILIGURI
DARJEELING 734001

Date: 16/12/2008

26-শিলিগুড়ি নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন

আয়করিকার স্বাক্ষরের অনুমতি

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

ঠিকানা পরিবর্তন হলে মতন ঠিকানায় ভোটার লিষ্টে নাম
ভোলা ও একই নম্বরের মতন সঠিক পরিচয়পত্র পাওয়া
যাবে।
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.

J K Construction

Kamruddin Kumar Kamruddin
Partner

J K Construction

Jainul Haque
Partner



Jainul Haque

J K Construction
Kamran Kamran Kamran
Partner

J K Construction
Jainul Haque
Partner

ভারত সরকার
Government of India

জৈনুল হক
JAINUL HAQUE
জন্মতারিখ/DOB: 05/12/1970
পুরুষ/ MALE

5306 0220 9804

আমার আশ্রয়, আমার পরিচয়

Jainul Haque

ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
86, রামকৃষ্ণ রোড, আশ্রমপাড়া, শিলিগুড়ি (দায়রাসভা),
দার্জিলিং,
পশ্চিম বঙ্গ - 734001

Address:
86, RAMKHARSHA ROAD, ASHRAMPARA,
Siliguri (M. Corp), Darjeeling,
West Bengal - 734001

5306 0220 9804

J K Construction
Kamrul Kumer Kamal Kar
Partner

J K Construction
Jainul Haque
Partner


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/04/025/0699334




নির্বাচকের নাম : কাকলী পাল
 Elector's Name : Kakali Paul
 স্বামীর নাম : প্রবীর কুমার পাল
 Husband's Name : Prabir Kumar Paul
 লিঙ্গ/Sex : স্ত্রী/F
 জন্ম তারিখ : 28/12/1966
 Date of Birth : 28/12/1966

WB/04/025/0699334

ঠিকানা:
 পঞ্চানন সরানী শিলিগুড়ি মিউনিসিপালিটি, শিলিগুড়ি, দার্জিলিং-734001
 Address:
 PANCHANAN SARANI, SILIGURI (M
 CORP.), SILIGURI, DARJEELING, 734001

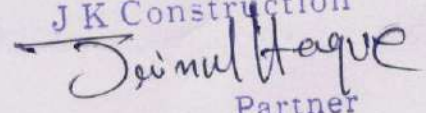

 Date: 10/01/2011

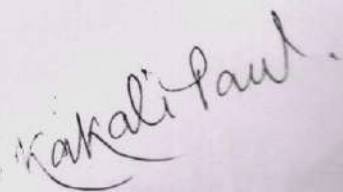
26-শিলিগুড়ি নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন আধিকারিকের
 স্বাক্ষরের অনুকৃতি
 Facsimile Signature of the Electoral
 Registration Officer for
 26-Siliguri Constituency

টিকসের পরিবর্তন হলে নতুন টিকসের ফোটে মিলে নতুন ফোটে ও একই
 নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার জন্য নিম্নলিখিত করে এই
 পরিচয়পত্রের সংশ্লিষ্ট 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.

J K Construction

 Partner

J K Construction

 Partner



Major Information of the Deed

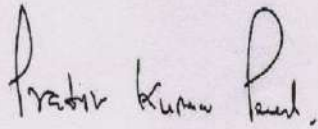
Deed No :	I-0402-01887/2021	Date of Registration	11/08/2021
Query No / Year	0402-2001382555/2021	Office where deed is registered	
Query Date	04/08/2021 11:08:59 PM	0402-2001382555/2021	
Applicant Name, Address & Other Details	Biplab Saha Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832533057, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 38,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,74,54,546/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 38,021/- (Article:E, E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: ASHRAM PARA WARD NO.14, Mouza: Siliguri, JI No: 88, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-9786	RS-5658	Bastu	Bastu	0.1 Acre		1,74,54,546/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road,
Grand Total :					10Dec	0/-	174,54,546/-	

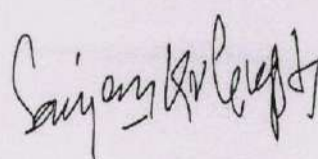
Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Prabir Kumar Paul (Presentant) Son of Late Paresh Nath Paul Executed by: Self, Date of Execution: 11/08/2021 , Admitted by: Self, Date of Admission: 11/08/2021 ,Place : Office			
		11/08/2021	LTI 11/08/2021	11/08/2021

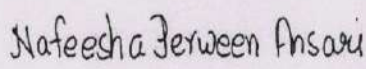
J K Construction
Kamal Kumar Kamal Kar
 Partner

J K Construction
Jainul Haque
 Partner

Ashrampara, 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.:: AExxxxxx0D, Aadhaar No: 73xxxxxxxx1989, Status :Individual, Executed by: Self, Date of Execution: 11/08/2021
 , Admitted by: Self, Date of Admission: 11/08/2021 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Shri Sanjay Kumar Gupta Son of Late Keshab Prasad Gupta Executed by: Self, Date of Execution: 11/08/2021 , Admitted by: Self, Date of Admission: 11/08/2021 ,Place : Office			
		11/08/2021	LTI 11/08/2021	11/08/2021

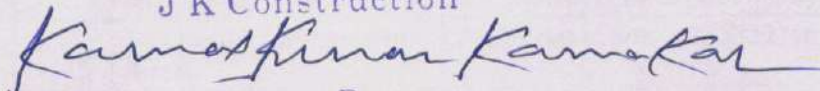
Hakimpara, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx3Q, Aadhaar No: 88xxxxxxxx8792, Status :Individual, Executed by: Self, Date of Execution: 11/08/2021
 , Admitted by: Self, Date of Admission: 11/08/2021 ,Place : Office

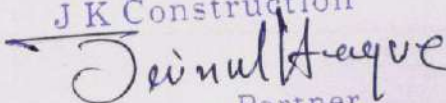
3	Name	Photo	Finger Print	Signature
	Mrs Nafeesha Perween Ansari Wife of Mr Jainul Haque Executed by: Self, Date of Execution: 11/08/2021 , Admitted by: Self, Date of Admission: 11/08/2021 ,Place : Office			
		11/08/2021	LTI 11/08/2021	11/08/2021

Ashrampara, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx1E, Aadhaar No: 52xxxxxxxx7762, Status :Individual, Executed by: Self, Date of Execution: 11/08/2021
 , Admitted by: Self, Date of Admission: 11/08/2021 ,Place : Office

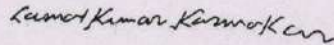
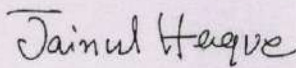
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	J K Construction Bidhan Road, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

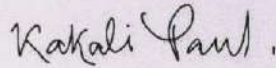
J K Construction

 Partner

J K Construction

 Partner

Representative Details :

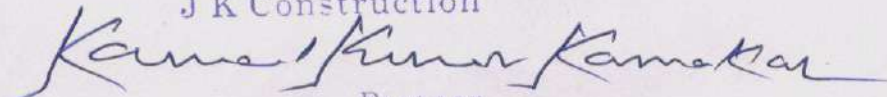
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Kamal Kumar Karmakar Son of Late Fatick Chandra Karmakar Date of Execution - 11/08/2021, , Admitted by: Self, Date of Admission: 11/08/2021, Place of Admission of Execution: Office	 Aug 11 2021 1:23PM	 LTI 11/08/2021	 11/08/2021
	Bidhan Road, 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.:: AAxxxxxx1A, Aadhaar No: 81xxxxxxx6810 Status : Representative, Representative of : J K Construction (as Partner)			
2	Name	Photo	Finger Print	Signature
	Mr Jainul Haque Son of Late Ainul Haque Date of Execution - 11/08/2021, , Admitted by: Self, Date of Admission: 11/08/2021, Place of Admission of Execution: Office	 Aug 11 2021 1:24PM	 LTI 11/08/2021	 11/08/2021
	Bidhan Road, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx1A, Aadhaar No: 53xxxxxxx9804 Status : Representative, Representative of : J K Construction (as Partner)			

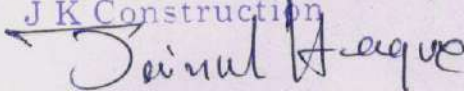
Identifier Details :

Name	Photo	Finger Print	Signature
Kakali Paul Wife of Shri Prabir Kumar Paul Ashrampara, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	 11/08/2021	 11/08/2021	 11/08/2021
Identifier Of Shri Prabir Kumar Paul, Shri Sanjay Kumar Gupta, Mrs Nafeesha Perween Ansari, Shri Kamal Kumar Karmakar, Mr Jainul Haque			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Prabir Kumar Paul	J K Construction-3.33333 Dec
2	Shri Sanjay Kumar Gupta	J K Construction-3.33333 Dec
3	Mrs Nafeesha Perween Ansari	J K Construction-3.33333 Dec

J K Construction

 Partner

J K Construction

 Partner

J K Construction
Kamran Khana Kamran
Partner

J K Construction
Jainul Haque
Partner

Endorsement For Deed Number : I - 040201887 / 2021

On 11-08-2021

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

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

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

Presented for registration at 12:04 hrs on 11-08-2021, at the Office of the A.D.S.R. SILIGURI by Shri Prabir Kumar Paul , 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 1,74,54,546/-

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

Execution is admitted on 11/08/2021 by 1. Shri Prabir Kumar Paul, Son of Late Paresh Nath Paul, Ashrampara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Shri Sanjay Kumar Gupta, Son of Late Keshab Prasad Gupta, Hakimpara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. Mrs Nafeesha Perween Ansari, Wife of Mr Jainul Haque, Ashrampara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Muslim, by Profession House wife

Indetified by Kakali Paul, , , Wife of Shri Prabir Kumar Paul, Ashrampara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession House wife

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

Execution is admitted on 11-08-2021 by Shri Kamal Kumar Karmakar, Partner, J K Construction (Partnership Firm), Bidhan Road, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Kakali Paul, , , Wife of Shri Prabir Kumar Paul, Ashrampara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession House wife

Execution is admitted on 11-08-2021 by Mr Jainul Haque, Partner, J K Construction (Partnership Firm), Bidhan Road, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

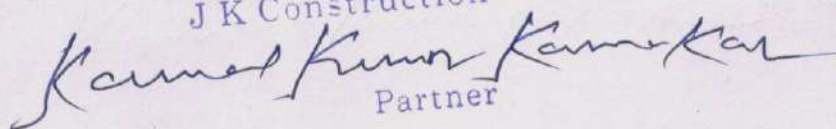
Indetified by Kakali Paul, , , Wife of Shri Prabir Kumar Paul, Ashrampara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession House wife

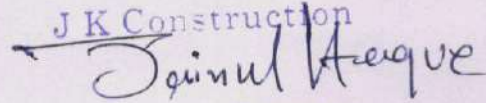
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 38,021/- (B = Rs 38,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 38,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/08/2021 9:48PM with Govt. Ref. No: 192021220048689938 on 10-08-2021, Amount Rs: 28,021/-, Bank: SBI EPay (SBlePay), Ref. No. 9142991450516 on 10-08-2021, Head of Account 0030-03-104-001-16

Online on 11/08/2021 12:27PM with Govt. Ref. No: 192021220049075541 on 11-08-2021, Amount Rs: 10,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BFMKHG3 on 11-08-2021, Head of Account 0030-03-104-001-16

J K Construction

Partner

J K Construction

Partner

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 35,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2384, Amount: Rs.5,000/-, Date of Purchase: 18/02/2021, Vendor name: B R Ghosh

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

Online on 10/08/2021 9:48PM with Govt. Ref. No: 192021220048689938 on 10-08-2021, Amount Rs: 35,021/-, Bank:

BBi EPay (BBiPay), Ref. No. 9142991450516 on 10-08-2021, Head of Account 0030-02-103-003-02

Online on 11/08/2021 12:27PM with Govt. Ref. No: 192021220049075541 on 11-08-2021, Amount Rs: 0/-, Bank:

State Bank of India (SBIN0000001), Ref. No. IK0BFMKHG3 on 11-08-2021, Head of Account

Sangha Ratna Syangden

Sangha Ratna Syangden

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Darjeeling, West Bengal

J K Construction

Kamran Kumar Kamran
Partner

J K Construction

Tajinul Haque
Partner

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0402-2021, Page from 78210 to 78251
being No 040201887 for the year 2021.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN
Date: 2021.08.16 16:02:21 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2021/08/16 04:02:21 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

J K Construction
Karnal Kumar Kar
Partner

J K Construction
Saimul Haque
Partner

(This document is digitally signed.)