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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 908998



Kishna Kumar Singh

URBAN NEST DEVELOPERS

Tanushree Chakraborty

Sudeshna Chatterjee Chakraborty

Pisali Sarker

Sima Bose Mallik Banerjee

Partner

THIS DEED OF AGREEMENT FOR DEVELOPMENT IS MADE ON THIS THE 17th DAY OF MARCH' TWO THOUSAND AND TWENTY TWO ONLY

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

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

17 MAR 2022

Krishna Kumar Singha

URBAN NEST DEVELOPERS

Tanushree Chakraborty

Sudeshna Chatterjee Chakraborty

Piyali Sarkar

Sima Basu Mallick

Banerjee

Partner

BETWEEN

SRI KRISHNA KUMAR SINGHA son of Late / missing Purusottam Singha. Hindu by religion service holder by occupation resident of Saktigarh Ashoke Nagar, P.S. Raiganj (now Bhaktinagar), Dist. Jalpaiguri, herein after called the "**OWNER**"/ "**FIRST PARTY**" (Which expression shall mean and include unless exclude by or repugnant to the context or otherwise be deemed to mean and includes his successors – in office, Legal representatives, assigns and nominees) of the **FIRST PART**. (PAN – AJSPS0404P)

AND

M/S URBAN NEST DEVELOPERS (PAN – AAHFU2055J) a partnership firm represented by its partners **SMT. TANUSHREE CHAKRABORTY** (PAN - BFDPP22BCQ), wife of Sougata Chakraborty, residing at Jyotsana Appartment, P.C. Sarani, Deshbandhupara, P.O. & P.S. - Siliguri 734001, District Darjeeling, **SMT. SUDESHNA CHATTERJEE CHAKRABORTY (PAN - ASPPC49LTP)** wife of Ranabrata Chatterjee residing at Prantik, Nemaru Jote, P.O. Gosaipur, P.S. Bagdogra, District Darjeeling, **SMT. PIYALI SARKAR (PAN - OHRPST15BP)**, wife of Sri Sandipan Dasgupta residing at Vivekananda Pally, Dakshin Khagrabari, Maynaguri, P.O. & P.S. Maynaguri, District Jalpaiguri, **SMT. SIMA BASU MALLICK BANERJEE (PAN - BOMP6595N)**, wife of Sri Sanjib Basu Mallick Residing at NJP Bhaktinagar, P.O. & P.S. Bhaktinagar, District Jalpaiguri all Hindu by religion, Business by occupation having its office at Village Nemaru jote, P.S. Bagdogra, P.O. Gosaipur, Dist. Darjeeling, Pin – 734014 herein after called the "**DEVELOPERS**"/ "**SECOND PARTY**" (Which expression shall mean and include unless exclude by or repugnant to the context or otherwise be deemed to mean and includes his successors – in office, Legal representatives, assigns and nominees) of the **SECOND PART**.

AND WHEREAS one Dwijendra Nath Deb was the owner of the land measuring 0.07 Acre and after the death Sri Dwijendra Nath Deb Smt. Renuka Deb and her daughters became the legal heirs of the land measuring 0.07 Acre. Smt. Renuka Deb wife of late Dwijendra Nath Deb inherited the said land measuring 0.01 acre and his 6 daughters became the owner of land measuring 0.06 Acre. Thereafter the said daughter's of Late Sri Dwijendra Nath Deb gifted their share of land measuring 0.06 Acre by virtue of a registered deed of Gift being no. 4345 dated 10.09.2087 at District Sub Registrar office Jalpaiguri. By virtue of such inheritance and by virtue of gift Smt. Renuka Deb became the absolute owner of the land measuring 0.07 Acre, having permanent heritable and transferable right, title and interest therein and has been possessing and enjoying the same free from all encumbrances as fully described in the schedule below. Since then Smt. Renuka Deb wife of late Dwijendra Nath Deb was the recorded owner in possession of all that piece or parcel of land measuring 0.07

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Acre of land appertaining to and forming part of plot No. 54, khatian No. 620 situated under Pargana – Baikanthapur, Mouja – Dabgram, P.S. Rajganj, Sub Registerer office and Dist – Jalpaiguri.

WHEREAS being the owner in such possession said Smt. Renuka Deb wife of late Dwijendra Nath Deb gifted and transferred her afore said land measuring 0.07 Acre to an in favour of **SRI KRISHNA KUMAR SINGHA** son of missing/ Late Purusottam Singha of Saktigarh, Ashoke Nagar, P.S. Rajganj now Bhatinagar, Dist. Jalpaiguri by virtue of a Deed of Gift being document no. 1 – 4445, executed at the District Sub Registrar office, Jalpaiguri on 16/09/1987.

WHEREAS being the owner in such possession the above named Sri KRISHNA KUMAR SINGHA enjoyed his said landed property measuring 0.07 Acre having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS the land owner now decided to construct a Building/Ownership Flats on the aforesaid Plot of land as described in the Schedule herein below, but he is not in a position to complete the said construction due to lack of technical knowledge and shortage of fund and has approached to the second party i.e. developer to promote/develop his aforesaid landed property by construction of a residential complex on the said plot of land.

AND WHEREAS the Owner/ First party herein, has now become desirous of developing their below scheduled land of which he are absolute owner and due to various reasons as well as dearth of technical skill in the field of civil construction, has since been in search of a suitable and trust-worthy developer who can undertake and complete the development of the said land and somehow came to know that the developer/ second party herein is reputed in the field and in that locality and areas and already has executed number of such projects as such approached the developer/ second party to development of the said land and the developer after primary negotiation has agreed to develop their below scheduled landed property.

AND WHEREAS IN ORDER TO AVOID FUTURE DISPUTES AND DIFFERENCES BETWEEN THE Land owner for the landowners allocation and consideration money it is mutually decided with each other i.e. landowner hereof and it is also offered to the developer and developers accept the landowners decision and agree to allot to the Landowner that two flat measuring 1100 sq.ft and 850 sq.ft More or less inclusive of undivided proportionate share of staircase plus 20% super buildup area at the front side of the 2nd floor and Back side of the First Floor respectively identified as flat no. "E" and "D" together with one open garage space measuring 100 sq. Ft More or less at the front side of the Ground floor of the proposed Three Storied Building more particularly described in the Schedule – B herein below to be allotted unto and in favour of First party and also allotted a sum of Rs. 7,00,000/- (Seven Lacs) only out of total consideration money of Rs. 18,00,000/- (Rupees Eighteen Lacs) only in

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favour of First party only on execution of the Registered Deed of Development Agreement and Registered General power of Attorney. Rs. 5,00,000/- (Rupees Five Lacs) only will be paid during the course of development or construction period, and the balance Rs. 6,00,000/- (Rupees Six Lacs) only shall be paid after completion of registration of all Deed of conveyance of the Developers allocation as consideration for development of the land measuring 0.07 Acre which is specifically mentioned in the Schedule –A herein below.

AND WHEREAS the Owners/ First party being satisfied by the said offer made by the Developer/ second party has accepted the same and has further agreed that except the flat and open garage space offer to him, the rest of the flats / car parking space etc shall belong to Developers/ second party to be disposed off as desired by the developer.

AND WHEREAS in pursuance of the said agreement the developer at its own costs and expenses and in the name of the Owner/ first party shall draw up a building plan for construction of a Three storied Building and get the same approved from Siliguri Municipal Corporation.

AND WHEREAS OWNER / FIRST PARTY further declares that the below schedule land are not acquisitioned / requisitioned either by the Central Government or State Government and no part of the same is under alignment or have been vested by the Government and the title of the property is remaining free from all encumbrance and the Owner/ first party have good marketable and indefeasible title to the same.

AND WHEREAS to avoid future disputes and ambiguity regarding the meaning of the certain words and phrases used in the presents are defined as follows:

1. **OWNER:-SRI KRISHNA KUMAR SINGHA** son of Late/Missing Purusottam Singha. Hindu by religion retired service holder by occupation resident of Saktigarh Ashoke Nagar, P.S. Rajganj (now Bhaktinagar), Dist.Jalpaiguri.
2. **DEVELOPER:- M/S URBAN NEST DEVELOPERS** a partnership firm represented by its partners **SMT. TANUSHREE CHAKRABORTY**, wife of Sougata Chakraborty, residing at Jyotsana Appartment, P.C. Sarani, Deshbandhupara, P.O. & P.S. -Siliguri 734001, District Darjeeling, **SMT.SUDESHNA CHATTERJEE CHAKRABORTY** wife of Ranabrata Chatterjee residing at Prantik, Namaru Jote, P.O. Gossaipur, P.S. Bagdogra, District Darjeeling, **SMT. PIYALI SARKAR**, wife of Sri Sandipan Dasgupta residing at Vivekananda Pally, Dakshin Khagrabari, Maynaguri, P.O. & P.S. Maynaguri, District Jalpaiguri, **SMT. SIMA BASU MALLICK BANERJEE**, wife of Sri Sanjib Basu Mallick Residing at NJP Bhaktinagar, P.O. & P.S. Bhaktinagar, District Jalapiguri having its office at Village Namaru jote, P.S. Bagdogra, P.O. Gosaipur, Dist. Darjeeling, Pin – 734014

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Chakraborty

Pitali Sarkar

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Partner

3. TITLE DEED:- Shall mean Deed of Gift being document No. 4445 recorded in Book No. 1, executed on 16/09/1987 and registered at the District Sub Registerer, Jalpaiguri.
4. PREMISES: Shall mean all that piece or parcel of land measuring 0.07 Acre of land particularly mentioned in the Schedule – A herein below.
5. Building: Shall mean the R.C.C brick building Three Storied Building to be constructed on the below schedule –A land in according to the drawing plans and specifications approved and signed by the First party and to be sanctioned by the Siliguri Municipal Corporation and/or other authority and constructed in conformity therewith.
6. ARCHITECT/ ENGINEER:- Shall mean person or firm appointed by the Developer as Architect/ Engineer for the supervision of the construction of the said building to be constructed.
7. BUILDING PLAN:- Building plan shall mean drawings plans and specifications for the construction of the Three Storied Building on the Schedule – A land and to be sanctioned by Siliguri Municipal Corporation and/or other Authority and /or renewal or amendments thereof and/ or modifications thereof made or caused to be made by the Developers or after approval of the First Party and /or other Govt. Authority.
8. COMMON AREA, EXPENSES AND COMMON FACILITIES:- Common area and facilities shall mean items mentioned in the Section 3(D) of the West Bengal Apartment Ownership Act, 1972. Common Expenses shall mean the proportionate share of all ground rents, property maintenance charges and dues and outgoings paid by the First Party and other Purchasers/ owners of other flats. All other common expenses within the meaning of the West Bengal Apartment Ownership Act, 1972 in respect of their flats/ apartments/ garage/ parking space as may be determined jointly by the owner and the Developer until an association of the flat owners be formed by the First Party and other Purchasers/ transferees/ owners all other units of the said building.
9. SELABLE SPACE:- Shall mean and include the space in the building available for independent use and occupation with for residential purpose with right of or for common facilities and amenities and the space required thereof.
 - i. Transfer with its grammatical variations and cognate expressions shall mean transfer by way of Sale of flats and spaces (except the First party's allocation to be transferred by the Developer for consideration) to the intending purchasers/ transferors/ owners all other units of the said building.

Krishna Kumar
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URBAN NEST DEVELOPER

Tanushree Chakraborty

Sudeshna Chatterjee
Chakraborty

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Soma Basu Mallik
Banerjee

Partner

- ii. Purchaser/transferee shall mean purchasers to whom any flats/ apartments/ garage/parking space in the said building may be transferred or sold for consideration.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. That in pursuance of this agreement the First Party hereby grants an exclusive right to the Developer to build a P Plus p plus Three Storied Building containing self contained flats/ garage/ parking space. That the developer upon execution of this agreement agrees to allot and deliver the physical possession of one flat measuring 1100 sq. Ft. More or less including undivided proportionate share of staircases plus 20% super build-up area at the front side of 2nd Floor identified as flat no E and one flat measuring 850 sq. Ft. More or less including undivided proportionate share of staircases plus 20% super buildup area at the back side of 1st Floor identified as flat no D together with one open garage space measuring 100 sq. Ft. More or less at the Front side of the ground floor of the proposed Three Storied Building more particularly described in the Schedule – B herein below to be allotted unto and in favour of the First Party and also allotted a sum of Rs. 7,00,000/- (Rupees Seven Lacs) only out of the total consideration of Rs, 18,00,000/- (Rupees Eighteen Lacs) only in favour of the First Party and the balance amount of Rs. 11,00,000/- (Rupees Eleven Lacs) only will be paid in favour of the First Party in the following manner:-
 - i) Rs, 5,00,000/- (Rupees five lacs) only shall be paid during the construction period.
 - ii) And the balance Rs. 6,00,000/- (rupees Six lacs) only will be paid on the date of completion of registration of all the Deed of Conveyance of the Developers allocation, as consideration for development of the Land measuring 0.07 acre which is specifically mentioned in the Schedule – A herein below.
2. That the First party shall grant an exclusive right to the developer to build up on the said plot of land in accordance with the drawing plan and specification approved by the First Party by affixing his signature and to be prepared by the developer and the same to be sanctioned by the Siliguri Municipal Corporation and in conformity with the said details of the construction and to sell and transfer the said flats/ garage/ parking space (excluding the Firsts parties allocation) to the intending purchaser(s) by the Developers and to obtain necessary advance from such purchaser(s) at their discretion on such terms and conditions as the Developer may think fit and proper provided always any such advance or payment to be obtained by the developer shall be at his own risk and responsibilities and the owner / First party shall not in any manner be liable or responsible for the same.

Krishna Kumar
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Tanushree Chakrabarty

Sudhama Chatterjee
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3. That the First Party immediately after execution of these presence shall handover all relevant documents/ papers relating to the below schedule – A land in original unto and in favour of the Developer and the developers is duty bound to return all such relevant documents/ papers in original unto and in favour of the First Party immediately after transfer of Developers allocation unto and in favour of the prospective buyers.
4. That the Developer shall bear and pay all such charges like extension of floor plan on the existing sanctioned plan as and when it shall be required, all applications and other necessary specifications in connection with the construction of the said building shall be signed by the first party and submitted by the Developer in the name of the first party but at the cost and expenses in all respect, of the Developer who shall bear all fees, charges and expenses to be paid or deposited.
5. That the first party shall execute and register a Development Agreement and a General Power of Attorney as well, to authorise the Developer to execute Deed of Conveyance in the favour of the prospective purchasers of the flats and other units concerning the Developers allocation as constituted attorney of the Owners / First party and all such conveyance the Developer shall join as confirming party, **PROVIDED HOWEVER** that the Owner/First party as vendor in all such conveyance shall not claim and /or be entitled to receive the proportionate land value for which they shall obtain from Developer constructed area as Owners allocation equivalent to land value and accordingly proportionate land value as shall be indicate in an all such conveyance by the Constituted Attorney.
6. That the first party shall obtain necessary permission and /or certificate from the concerned authority including certificate under Sec 230(A) of the Income Tax Act, 1961 for registration of the conveyance in respect of the proportionate share pertaining to the land share of the premises.
7. That the Developer may in the name of the First Party and at his own costs and expense in so far as may be necessary to apply for obtaining quotas entitlements, allocations of cement and steel, iron solely for the purpose of construction of the said building provided always that the Developer shall be custodial of such allocated goods and shall be answerable to the property authority for all such allocations as similarly it may apply for obtaining temporary/ permanent connection of water, electricity and telephone to the said building and other imputes and facilities required for the construction for which purpose the First party shall execute in favour of the Developer, General Power of Attorney and other authorities as may be required by the Developer and shall also sign all such applications and other documents which shall be required for the purpose of and in connection with the construction of the said

Krishna Kumar
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URBAN NEST DEVELOPERS

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building, provided always that all costs and expenses shall be born and payable by the Developer and the First party shall not be liable for the same.

8. That after completion of the construction of the building on the said plot of land in all respect in accordance with the sanction plan and also in conformity with the said details of the construction and certified by the Architect/ Engineer that the building has been so constructed by the Developer shall deliver to the First party the First party's allocation which will absolutely belong to them and the First party shall not have any right, title, interest, claim or demand whatsoever to the remaining portion of the actual build up area thereof.
9. That the common areas, facilities, stairways, staircases, landing, lobby and corridors to be constructed in the said building shall be for the common use of the first party or their assigns and/ or transferees and other transferees of the other flats/ garage for ingress to and egress from their respective units to the main road and for beneficial use and enjoyment of the flats /garage. Parking of the apartment.
10. That the First party shall clear up ground rent, Municipal Tax, Water tax and other outgoings payable in respect of the said plot of land to the date of these presents, during the continuance of the agreement the first party shall not in any way cause any impediment of the said building by the developers but the owner shall with or without their Architects / Engineer have full right to enter into the said building and inspect the construction work carried on there by the developer.
11. That the first party shall convey at the cost of the Developer or Purchaser(s) the proportionate share of the said plot of land to the purchaser of other flats / parking space / covered garage (excluding the First party's allocation) of the said building as particularly mentioned in the schedule -B below.
12. That the First party hereby shall be a member of any association for the flat owners that may be formed consisting of all flat owners and shall abide by all bye laws, rules and regulations adopted by such association.
13. That the first party hereby declare that he have good right and full power and absolute authority to enter into this agreement with the developer and the first party hereby undertake to indemnify and keep indemnified the developer from and against any and all third party claims, action and demands whatsoever in respect of the Schedule - A land. The First party declares that the plots of land whereby whereon the construction will be made by developer under this agreement is free from all encumbrances, liens, lispendences, charges whatsoever and the said land is not affected by Urban Land (Ceiling and Regulations) Act, 1976 and the First Party undertakes not to create any

Krishna Kumar
Singha

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Tanushree Chakraborty

Sudhama Chatterji
Chakraborty

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Sona Basu Mallik
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encumbrances or charges on the said plot of land deal with the same otherwise in the manner stated herein above.

14. That the developer shall pay all outgoings from the date of these presents, to engage, appoint or nominate at his sole risk, responsibility and cost of Architect/ Engineer, Contractor, sub-contractor for carrying out and proceed with construction of the said building and other common spaces according to the approved drawing plan and specifications and in conformity with the said details of construction and for that purpose to purchase, procure and arrange building materials, articles, tools and other equipments to hires and engage suppliers, labours and to pay and meet with their remuneration, fees, salaries and wages.
15. That the First party shall not be liable for any accident of any workers or any suit or claim or to construct and complete the said building as per Indian Standard Specifications and with best available materials and in accordance with the drawings and specifications signed and approved by the First party and duly sanctioned by Siliguri Municipal Corporation and in conformity with the said details of construction.
16. That the developer shall complete the work of construction in accordance with the drawing plan and specifications duly sanctioned by Siliguri Municipal Corporation and the construction work shall be at the sole risk and responsibility of the Developer and it is mutually agreed and clearly understood that the first party shall not be responsible for any technical and /or for engineering defect in construction, for which the developer shall be solely responsible and directly answerable to the concerned authority and to the First party.
17. That if for any reason any losses are incurred and damages caused or suffered on account of negligence of the Developer or its sub-contractor, agents, Architect/ Engineers, labour etc. In connection with the construction of the said building the developer shall be solely responsible for and shall keep the first party indemnified foregoing any such losses or damage.
18. That the First party reserve the right to call upon the Developer for clarification and explanation for any defective workmanship in respect of the said building. The developer shall give a warrantee for a period of one year from the date of handing over the possession of the owners allocation to that effect that the developer shall at their cost be liable to rebuild the said portion and / or replace such materials which may be found defective and make good all losses and damages suffered by the first party.

Krishna Kumar
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19. That the Developer shall complete the construction in all aspects of the said three storied building according to the drawing plan and specification and in conformity with the details of construction within 30(thirty) months from the date of Sanctioned plan from Siliguri Municipal Corporation and Siliguri Jalpaiguri Development Authority of the above said building or unless prevented from so doing by act of God and other force major.
20. That the developers shall abide by all laws, bye laws, rules and regulations and sanctioned plan for construction of the said Three Storied Building, which shall be constructed by the developers strictly except super structure in accordance with the sanctioned plan.
- However the developer reserves their rights to make any minor changes including the First party's allocation provided such changes are always consented by the First party and the purchaser as well.
21. That the developer undertakes to keep the owner indemnified from against all third party claims and action arising out of any act or omission of the part of the developers in or relating to the construction of the said building.
22. That the developers shall not be liable to provide electricity of the individual unit of the owners allocation and /or prospective buyers but as per the directive of WEST BENGAL STATE ELECTRIC DISTRIBUTION COMPANY LIMITED the developer shall have to make the payment of infrastructural cost at the time of installation of electric connection for construction of the said building, therefore being a joint venture the First party shall be duty bound to make the payment of infrastructural cost against the owners allocation to the developers.
23. That it is hereby expressly agreed and declared that the first party shall be liable to pay the service tax or GST or as applicable, on and over the payment of infrastructural costs of the owner's allocation as per the present market rate on that time.
24. That from time to time to enable the construction of the said building by the developer various acts, deeds and matters, things not herein specifically referred to may be legally required to be done by the developer for which it may require the authority of the first party and various applications and documents may be necessary to be signed or made by him for and in connection of the said building for which no specific provisions has been made therein. The First party undertakes to sign and execute all such documents legally required for those purpose. The First Party shall be bound to sign all documents required for obtaining financial assistance from the financial institutions.

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Sudhna Chatterjee
Chakraborty

Priti Sarkar

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Partner

25. That the First party and the developer have entered into this agreement purely on a principal to principals and nothing stated herein shall be deemed to be constructed as partnership between the developer and the first party or as joint venture between them.
26. That the developer shall be liable to demolish the existing construction/ structure standing on the below schedule – A land and after demolishing whatsoever the broken articles/ materials are available the developer shall be entitled to take the same and shall have every right to dispose of the said materials.
27. That if the developer's fails to complete the construction of the said building within that stipulated period due to breach of contract of the agreement by the owner, due to sufficient reasons including natural calamity, restraint by the court order or by the other sufficient reasons. The first party shall extend the time of completion of the construction for a further period of 6 (Six) months beyond the said stipulated period of 30(thirty) months.
28. That in case of death of any of the parties to this agreement, the terms and conditions of this agreement shall not be changed nor any addition, modifications or deletion be made as provided by law.
29. That the First party shall get his flat i.e. owners allocation registered in his own name and the cost of such registration to be borne by the first party himself and the second party shall help him in getting his portion i.e. owners allocation registered.

SCHEDULE – "A"

(UPON WHICH THREE STORIED BUILDING TO BE CONSTRUCTED)

ALL THAT piece or parcel of land measuring 0.07 Acre, under Mouza- Dabgram, L.R. Sheet No. 15 corresponding to R.S. Sheet No. 168, Pargana – Baikunthapur, recorded in R.S. Khatian No. 620, R.S Plot No. 54 J.L. No.02, corresponding L.R. Khatian No. 67 L.R. Plot No. 75 identified by its Holding No.14/517 under Siliguri Municipal Corporation Ward No.31, P.O. Siliguri Bazar & P.S. Rajganj (now) Bhaktinagar, District Sub Registrar Jalpaiguri, Dist Jalpaiguri. The aforesaid land and building is butted and bounded as follows:

The land is butted and bounded as follows:

North : Land of Radharani Roy
South : Land of Labanyamayee Chakraborty
East : Madhu Mandal

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Soma Bose Mallik
Bandyopadhyay

Partner

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West

: 14' Metal Road

(Saktiginj Road by lane)

SCHEDULE – "B"

(DESCRIPTION OF FIRST PARTY'S ALLOCATION)

That the developer upon execution of this agreement agrees to allot and deliver the physical possession of one flat measuring 1100 sq. Ft. more or less inclusive of undivided proportionate share of staircases plus 20% super buildup area at the front side of 2nd Floor identified as flat no E and one flat measuring 850 sq. Ft. More or less including undivided proportionate share of staircases plus 20% super buildup area at the back side of 1st Floor identified as flat no D together with one open garage space measuring 100 sq. Ft. More or less at the Front side of the ground floor of the proposed Three Storied Building standing upon the scheduled – A land along with fixtures and fittings as specifications mentioned in the Scheduled – C herein below together with undivided impartial proportionate share of 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 situated at Mouza- Dabgram, Pargana – Baikunthapur, recorded in R.S. Khatian No.620 , R.S Plot No. 54 J.L. no.02, corresponding L.R. Khatian No. 67 L.R. Plot No. 75 identified by its Holding No.14/517 under Siliguri Municipal Corporation Ward No.31, P.O. Siliguri Bazar & P.S. Rajganj (now) Bhaktinagar

SCHEDULE – "C"

(WORKS SPECIFICATION OF THE FLAT)

STRUCTURE	: R.C.C. structure of the unit as per approved building plan.
WALL	: Inside and outside wall and partition wall will be 5" and /or 3" thick and the same will be cement plastered.
FLOORING	: Floor of all the bedrooms, drawing room, dining space and balcony will be finished with 2' x 2' Floor tiles and skirting will be maximum upto 6" in height.
KITCHEN	: Floor of the kitchen will be finished with 2' x 2' Floor tiles, cooking table top will be finished with marble and above top up to the height of window level will be finished with glazed tiles; Stainless steel sink will be provided of standard size with one bib cock.
TOILET	: Floor of the toilet will be 2'x2' double charge rough surfaced tiles finished and wall will be finished with glazed tiles upto 7' height; one O.T. Pan with PVC cistern white colour; one shower with arm and their fittings and two bibcock will be provided. W/C will also be

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provided with same tiles flooring and glazed tiles in the wall up to the height of 5', one EWC cistern made with PVC Cistern with white in colour and one bibcock will be provided.

WASH BASIN

: One wash basin will be provided of standard size and white in colour and one pillar cock.

PLUMBING & SANITARY WORKS

: All inside water line in toilet, w/c & kitchen will be concealed with CPVC pipe and fittings. All outside water line will be of UPVC pipe and fittings and waste water lines, rain water line and soil line will be of PVC PIPE WITH ACCESSORIES.

DOORS

: All wooden door frames will be made 4"x2 1/2" in size' all doors lefts will be of flushed type doors, toilet and w/c door frames & lefts will be made of PVC.

WINDOWS

: Full 4 mm white glass panelled sliding window with Aluminium frame.

DOOR FITTINGS

: All the doors will be provided with 4" iron hinges, aluminium tower bolt and handle. One handle lock will be provided in the main door, all bedroom doors will be fitted with one hasp bolt.

ELECTRICAL WORK

: All inside electrical wiring will be concealed with copper wire, circuit with MCB. All bedrooms will be provided with two light point, one fan point and one 5 Amp plug point; Drawing room and dining space will be provided with two light points, one /two fan points, one 5 amp plug point; two 5 Amp plug points for TV, one cable point & inverter point in drawing room and one 5 Amp plug point for fridge in dining space; Kitchen will be provided with one light point, one chimney point / exorcised point and one 15 Amp plug point, Toilet & w/c will be provided with one light point, one exorcised point and one 15 Amp plug point for geyser in main toilet. Balcony will be provided with one light point.

PAINTING

: All inside wall will be provided with lime putty. All Door frames, doors & windows will be provided with two coat of approved quality paint over a coat of primer. Cement base paint on the exterior walls.

SEWERAGE

: All sewerage lines will be connected with septic tank, surface drains will be provided connected with road side drain.

WATER ARRANGEMENT: Common overhead tank will be provided for all along supply of water, one electric motor with pump will be installed to lift the water from well/ upper ground water tank to overhead tank.

N.B. Any extra works beyond the work specifications shall be executed by the developer on payment of entire cost in advance, the value of extra works access by the developers as per prevailing market rate. The developer shall not be liable to provide electricity of the individuals units of the owner and the owner shall make necessary arrangements to obtain electricity connection from West Bengal State Electricity Distribution Company Ltd. (wbsecl) from their own fund.

IN WITNESS WHEREOF all the parties to this agreement, do set and subscribed their respective hands on this day, month and year first and above written.

WITNESSES:

1.

Soumitra Chakrabarty
S/o - Sourendra Chakrabarty
Academy Road, Siliguri

Krishna Kumar Singh

Signature of the FIRST PARTY

URBAN WEST DEVELOPERS

- 1 Tanushree Chakrabarty
- 2 Sudishna Chatterjee Chakrabarty
- 3 Piyali Sarkar

4 Siona Basu Mallik Banerjee

Signature of the SECOND PARTY

Partner

2. Jayashree Singh
wife of
Sougata Kar.
Siliguri

Drafted, read over then explained by me
And printed in my office

Abhijit Sarkar

(ABHIJIT SARKAR)
ADVOCATE, SILIGURI
F/1247/1332/2001

EXECUTANT SHEET

		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Krishna Kumar Singh</i>	Left Hand					
	Right Hand					

Krishna Kumar Singh

 SIGNATURE

CLAIMANT SHEET

		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Tanushree Chakraborty</i>	Left Hand					
	Right Hand					

URBAN NEST DEVELOPERS

Tanushree Chakraborty

 SIGNATURE Partner

CLAIMANT SHEET

		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Sudeshma Chatterjee Chakrabarty	Left Hand					
	Right Hand					

URBAN NEST DEVELOPERS

Sudeshma Chatterjee Chakrabarty
SIGNATURE Partner

CLAIMANT SHEET

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

URBAN NEST DEVELOPERS

Pooja Sarkar
SIGNATURE Partner

CLAIMANT SHEET

		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Simu Basu Nalliah Banerjee</i>	Left Hand					
	Right Hand					

URBAN NEST DEVELOPERS

Simu Basu Nalliah Banerjee
SIGNATURE
Partner

CLAIMANT SHEET

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

SIGNATURE

Major Information of the Deed

Deed No :	I-0711-02987/2022	Date of Registration	17/03/2022
Query No / Year	0711-2000786585/2022	Office where deed is registered	
Query Date	10/03/2022 3:48:32 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	A Sarkar Deshbandhupara,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734004; Mobile No. : 9064042623, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 18,00,000/-]	
Set Forth value		Market Value	
		Rs. 65,29,093/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,021/- (Article:48(g))		Rs. 18,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- New Jalpaiguri, Municipality: SILIGURI MC, Road: Shaktigarh Road, Road Zone : (Road No.4 -- Road No.4) , Mouza: Dabgram Sheet No - 15, JI No: 2, Pin Code : 734005

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-54	RS-620	Bastu	Bastu	0.07 Acre		65,29,093/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
Grand Total :					7Dec	0 /-	65,29,093 /-	

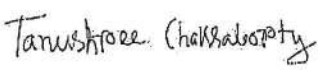
Land Lord Details :

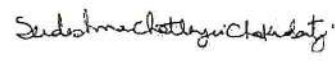
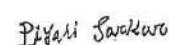
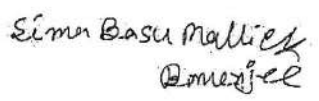
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Krishna Kumar Singha (Presentant) Son of Late Purusottam Singha Executed by: Self, Date of Execution: 17/03/2022 , Admitted by: Self, Date of Admission: 17/03/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	17/03/2022	LTI 17/03/2022	17/03/2022	
Saktigarh, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ajxxxxxx4p,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/03/2022 , Admitted by: Self, Date of Admission: 17/03/2022 ,Place : Office				

Developer Details :

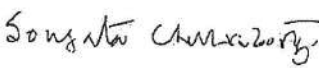
Sl No	Name,Address,Photo,Finger print and Signature
1	URBAN NEST DEVELOPERS Nemaru Jote, City:- Not Specified, P.O:- Gosaipur, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014 , PAN No.: aaxxxxxx5j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Tanushree Chakraborty Wife of Shri Sougata Chakraborty Date of Execution - 17/03/2022, , Admitted by: Self, Date of Admission: 17/03/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Mar 17 2022. 1:29PM	LTI 17/03/2022	17/03/2022	
Deshbandhupara, City:- Not Specified, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734014, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : URBAN NEST DEVELOPERS (as Partners)				

2	Name Smt Sudeshna Chatterjee Chakraborty Wife of Shri Ranabrata Chatterjee Date of Execution - 17/03/2022, , Admitted by: Self, Date of Admission: 17/03/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Mar 17 2022 1:29PM	LTI 17/03/2022	17/03/2022	
Nemaru Jote, City:- Not Specified, P.O:- Gossainpur, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : URBAN NEST DEVELOPERS (as Partners)				
3	Name Smt Piyali Sarkar Wife of Shri Sandipan Dasgupta Date of Execution - 17/03/2022, , Admitted by: Self, Date of Admission: 17/03/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Mar 17 2022 1:30PM	LTI 17/03/2022	17/03/2022	
Dakshin Khagrabari, Managuri, City:- Not Specified, P.O:- Maynaguri, P.S:-Maynaguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735224, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : URBAN NEST DEVELOPERS (as Partners)				
4	Name Smt Sima Basu Mallick Banerjee Wife of Shri Sanjib Basu Mallick Date of Execution - 17/03/2022, , Admitted by: Self, Date of Admission: 17/03/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Mar 17 2022 1:30PM	LTI 17/03/2022	17/03/2022	
Bhaktinagar, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734007, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : URBAN NEST DEVELOPERS (as Partners)				

Identifier Details :

Name Shri Sougata Chakraborty Son of Sourendra Mohan Chakraborty Deshbandhupara, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004	Photo 	Finger Print 	Signature 
	17/03/2022	17/03/2022	17/03/2022
Identifier Of Shri Krishna Kumar Singha, Smt Tanushree Chakraborty, Smt Sudeshna Chatterjee Chakraborty, Smt Piyali Sarkar, Smt Sima Basu Mallick Banerjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Krishna Kumar Singha	URBAN NEST DEVELOPERS-7 Dec

On 17-03-2022

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.

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

Presented for registration at 13:21 hrs on 17-03-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Krishna Kumar Singha ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 65,29,093/-

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

Execution is admitted on 17/03/2022 by Shri Krishna Kumar Singha, Son of Late Purusottam Singha, Saktigarh, P.O: Siliguri Bazar, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Service

Indetified by Shri Sougata Chakraborty, , , Son of Sourendra Mohan Chakraborty, Deshbandhupara, P.O: Siliguri Bazar Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

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

Execution is admitted on 17-03-2022 by Smt Tanushree Chakraborty, Partners, URBAN NEST DEVELOPERS (Partnership Firm), Namaru Jote, City:- Not Specified, P.O:- Gosaipur, P.S:-Naxalbari, District:-Darjeeling, West Bengal India, PIN:- 734014

Indetified by Shri Sougata Chakraborty, , , Son of Sourendra Mohan Chakraborty, Deshbandhupara, P.O: Siliguri Bazar Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

Execution is admitted on 17-03-2022 by Smt Sudeshna Chatterjee Chakraborty, Partners, URBAN NEST DEVELOPERS (Partnership Firm), Namaru Jote, City:- Not Specified, P.O:- Gosaipur, P.S:-Naxalbari, District:- Darjeeling, West Bengal, India, PIN:- 734014

Indetified by Shri Sougata Chakraborty, , , Son of Sourendra Mohan Chakraborty, Deshbandhupara, P.O: Siliguri Bazar Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

Execution is admitted on 17-03-2022 by Smt Piyali Sarkar, Partners, URBAN NEST DEVELOPERS (Partnership Firm), Namaru Jote, City:- Not Specified, P.O:- Gosaipur, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014

Indetified by Shri Sougata Chakraborty, , , Son of Sourendra Mohan Chakraborty, Deshbandhupara, P.O: Siliguri Bazar Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

Execution is admitted on 17-03-2022 by Smt Sima Basu Mallick Banerjee, Partners, URBAN NEST DEVELOPERS (Partnership Firm), Namaru Jote, City:- Not Specified, P.O:- Gosaipur, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014

Indetified by Shri Sougata Chakraborty, , , Son of Sourendra Mohan Chakraborty, Deshbandhupara, P.O: Siliguri Bazar Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,021/- (B = Rs 18,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 18,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/03/2022 8:42PM with Govt. Ref. No: 192021220207140561 on 16-03-2022, Amount Rs: 18,021/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI170322866196 on 16-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1101, Amount: Rs.100/-, Date of Purchase: 09/03/2022, Vendor name: Sandhya Saha Goon

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/03/2022 8:42PM with Govt. Ref. No: 192021220207140561 on 16-03-2022, Amount Rs: 9,921/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI170322866196 on 16-03-2022, Head of Account 0030-02-103-003-02

Mune
Tulsi Lama
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2022, Page from 91086 to 91110
being No 071102987 for the year 2022.



Digitally signed by TULSI LAMA
Date: 2022.03.31 13:21:01 +05:30
Reason: Digital Signing of Deed.

- Tulsi Lama

(Tulsi Lama) 2022/03/31 01:21:01 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)