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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

H 996268 H 996268

Dr
1-40.
31-5-23

Shardul Basak
Sulal Basak
अभि शर्मा (सहकर्ता)
Suryajit Basak

MAA TARA BUILDERS

Poojab Saha
Partner



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON
THIS THE 31st DAY OF MAY, 2023

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

2001357922/23

Cont/2

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

31 MAY 2023

N. J. Stamp

SL. No. 923 Date 26/05/23

Sold to Maa Tara Builders:

of Siliguri

Value 5000/- Rupees Five Thousand only



JAYABRATA BANIK

Govt. Stamp Vender

A.D.S.R. Office Bagdogra

L/No- 539-R.M/Darjeeling

Year 2007



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

31 MAY 2023

Shombu Basak

Subal Basak

Smt. Mayarani Das (Basak)

Surajit-Basak

MAA TARA BUILDERS

Pranab Saha
Partner

1. SRI SHAMBHU BASAK S/O LATE GOUR PADA BASAK
(PAN: ADDPB1401E, AADHAR NO: 551702460511)
2. SRI SUBAL BASAK S/O LATE GOUR PADA BASAK
(PAN: ADDPB1402H, AADHAR NO: 279169108581)
3. SMT. MAYARANI DAS (BASAK) D/O LATE GOURPADO BASAK
W/O SRI ARIN DAS (PAN: EOKPD4948J, AADHAR NO: 504754130412)
4. SRI SURAJIT BASAK S/O LATE JIBAN KRISHNA BASAK
(PAN: BZAPB5514Q, AADHAR NO: 350350072164) All are Hindu By faith,
Indian by Citizenship, Business by occupation, residing at Najrul Sarani
Bylane, Haiderpara, Rabindra Sarani, Ward No.39, P.O Siliguri, P.S
Bhaktinagar, Dist- Jalpaiguri, Pin-734006, hereinafter called the
"FIRST PARTY" as **"OWNERS"** (Which expression shall mean and
include unless excluded by or repugnant to the context their heirs,
executors, successors, administrators, representatives and assigns as the
case may be) of the **ONE PART**.

AND

MAA TARA BUILDERS, (PAN: ABXFM1529N), a Partnership firm
having its office at 1 No. Tara Sarkar Road, Deshbandhupara, P.O & P.S
Siliguri, Dist-Darjeeling, Pin-734004, represented by one of its partner
SRI PRANAB SAHA S/O SRI PRADIP KUMAR SAHA (PAN-
APPPS6628J), Hindu by religion, Indian by Citizenship, Business by
occupation, resident of Deshbandhupara, Siliguri, P.O. & P.S. Siliguri, Dist-
Darjeeling, Pin-734004, hereinafter called the **"SECOND PARTY"** as
"DEVELOPER" (which expression shall mean and include unless
excluded by or repugnant to the context his/its/their partners, its office,
successors, executors, legal representatives, administrators and assigns) of
the **OTHER PART**.

Shambhu Basak
Sulak Basak
Sudip Basak (Sister)
Swarajit Basak

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MAA TARA BUILDERS

Pranab Sekh.
Partner

WHEREAS One LATE GOURPADO BASAK S/o Surendra Nath Basak was the owner of land measuring 1½ Decimal, appertaining and forming part of R.S Plot No. 348, recorded in R.S Khatian No. 334, Mouza – Dabgram, J.L. No.2, Sheet No.12, Pargana- Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri, by virtue of deed of Sale being No. I-3217 dated 16.10.1984, executed by Chabu Lal Singh, registered in the office of the Sadar Joint Sub Registrar, Jalpaiguri, Dist-Jalpaiguri, for the year 1984, having all permanent, heritable and transferable rights, title and interest therein.

AND WHEREAS One LATE GOURPADO BASAK S/o Surendra Nath Basak also was the owner of land measuring 1 ½ Decimal, appertaining and forming part of R.S Plot No. 348, recorded in R.S Khatian No. 334, Mouza – Dabgram, J.L. No.2, Sheet No.12, Pargana- Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri, by virtue of deed of Sale being No. I-3219 dated 16.10.1984, executed by Chabu Lal Singh, registered in the office of the Sadar Joint Sub Registrar, Jalpaiguri, Dist-Jalpaiguri, for the year 1984, having all permanent, heritable and transferable rights, title and interest therein.

AND WHEREAS One LATE BASANTI RANI BASAK W/O Late Gourpado Basak also was the owner of land measuring 5 Decimal, appertaining and forming part of R.S Plot No. 348, recorded in R.S Khatian No. 334, Mouza – Dabgram, J.L. No.2, Sheet No.12 Pargana- Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri, by virtue of deed of Sale being No. I-113 dated 6.1.1975, executed by Chabu Lal Singh, registered in the office of the Sadar Joint Sub Registrar, Jalpaiguri, Dist-Jalpaiguri, for the year 1975, having all permanent, heritable and transferable rights, title and interest therein

Shambhu Basak
Subal Basak
Smt. Mayarani Das (Basak)
Surajit Basak

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MAA TARA BUILDERS

Pranab Sekh.
Partner

AND WHEREAS the said Late Gourpado Basak S/o Surendra Nath Basak and Late Basanti Rani Basak wife of Late Gourpado Basak expired leaving behind the following as his legal heirs to jointly inherit his landed property measuring 8 Decimal as per the law of inheritance, according to the Hindu Succession Act, 1956:-

- a) Sri Shambhu Basak - Son
- b) Sri Subal Basak- Son
- c) Smt. Mayarani Das (Basak)- Married Daughter
- d) Jiban Krishna Basak- son (now deceased)

AND WHEREAS the said Jiban Krishna Basak S/o Late Gourpado Basak also expired leaving behind Sri Surajit Basak as his only legal heirs to inherit his share in the landed property left behind by his late father Gourpado Basak, as per the law of inheritance, according to the Hindu Succession Act, 1956.

AND WHEREAS the Owners is desirous of developing the landed property measuring 8 Decimal, as fully described in the Schedule below, by constructing a multistoried residential building as per Building Plan to be sanctioned by the competent authority.

AND WHEREAS the first party/Owners, being devoid of Technical, Engineering and Architectural qualifications or knowledge and particularly Finance, the first party being Owners have decided to get the work of Development done by the Developer on certain terms and conditions.

AND WHEREAS upon the aforesaid representation of the Owners and subject to verification of the title of the Owners concerning the said land, the Developer has agreed to develop the said landed property by constructing a multistoried residential building on the said land in accordance with the sanctioned building plan on the terms and conditions hereinafter appearing.

Shamshu Basak

Sudat Basak

SHIN SHI (BARTER)

Suryaji-Basak

MAA TARA BUILDERS

Pranab Sekh.
Partner

AND WHEREAS in order to avoid all future disputes and differences 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 and it is agreed and declared by and between the parties hereto, as follows:

ARTICLE - 1

OBJECT

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

ARTICLE - II

TITLE AND INDEMNITY BY THE OWNERS

- 1] The first party/Owners hereby declare that they have good right and title in the said land of Schedule "A" below and has full power to enter into this Agreement for Development.
- 2] The first party/Owners declare that the said property of schedule "A" is free from all encumbrances and charges or claims whatsoever and the entire property is in exclusive possession of the first party/Owners and the first party/Owners hereby undertake to indemnify the Developer from and against any such encumbrances, charges or claims whatsoever arise in future.
- 3] The first part/Owners also undertake that the Developer shall be entitled to construct and complete the building upon the land of Schedule "A" as agreed between the parties hereto, to enter into an agreement/s with intending transferee/s and/or purchaser/s for the flat, Garage, Space etc.

Ghanshu Baskar

Sulal Baskar

Shri Baskar (Partner)

Sunjit Baskar

MAA TARA BUILDERS

Pranab Saha,
Partner

and proportionate undivided share of land to the developer's allocation, to receive money from them or any of them. The first party/Owners or her successors undertakes to indemnify the Developer from and against all losses and damages and costs, charges, expenses, suffered or incurred as a result of any breach of this undertaking

- 4] Upon the execution of these presents, the first party/Owners shall deliver to the Developer all original copies of documents of title and other necessary papers relating to the said land of Schedule "A" and also pay all dues i.e Khazna, Corporate Tax if any.

ARTICLE - III

TITLE & INDEMNITY BY THE DEVELOPER

- 1] The Developer will be solely and fully responsible for proper and legal construction of the said project in the said land of Schedule "A" in accordance with the sanctioned Building Plan to be passed by the competent Authority.
- 2] The Developer shall deliver to the party/Owners all necessary copies of documents and papers relating to this Agreement.
- 3] The Developer shall keep the first party/Owners indemnified from and against all actions, suits, proceedings, costs, charges and expenses because of any wrongful or illegal construction or Deviation of the sanctioned plan or non-compliance of any Rules regarding the Building construction or arising out of negligence and error of the Developer and/or its men or Agents.
- 4] The Developer shall pay Rs.7,00,000/- (Rupees Seven Lakh) only to the Owner at the time of execution of this agreement and another Rs.10,00,000/- (Rupees Ten Lakh) only at the time of vacating of house and another sum of Rs.13,00,000/- (Rupees Thirteen Lakh) only at the completion of the project.
- 5] The Developer shall pay a sum of Rs.15,000/- (Rupees Fifteen Thousand) only per month to the Owners hereof from the day when the vacant possession of the land is handed over to the Developer by the owners till the completion of the project.

Shamblu Borsak

Sulad Borsak
Sulad Borsak (Partner)

Sunjit Borsak

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MAA TARA BUILDERS

Pranab Sehra
Partner

ARTICLE - IV

DEVELOPMENT RIGHT

- 1] The first party/Owners grant exclusive right to the developer to develop the said property in such manner as the Developer deem fit and proper but in consistence of the provisions contained herein and in accordance with the sanctioned plan and the specification of SJDA/Gram Panchayat /Corporation/ Plan Sanctioning Authority.
- 2] The first party/Owners shall from time to time and at any time submit and/or join with the Developer in submitting the Building Plan and/or revise the Building Plan and shall sign all such papers, documents etc. required to be signed. Developer shall be able to change the Building Plan as shall be required by the SJDA/Gram Panchayat/ Corporation/Plan Sanctioning Authority as aforesaid to comply with the aforesaid permission, clearance or approval to be submitted in the name of the First Party/Owners and at the cost of the Developer.
- 3] That first party/Owners shall execute a General Power of Attorney/s in favour of the Developer and/or in the name of partner/s of the firm of the Developer, as suggested by them, authorizing the Developer to carry out all sort of Development works of the said premises and/or to construct the building according to sanctioned Plan including the Drawing of the Plan and to sign the said plan for and on behalf of the first party/Owners and also to obtain necessary sanction from the SJDA/Gram Panchayat/ Corporation/Plan Sanctioning Authority and also empowering the Developer to enter into agreement with the intending purchaser/s, execute necessary sale deed and receive consideration against the sale of flat and parking space/s etc. out of **Developers allocation** and the said General Power of Attorney shall remain in force until and unless the Project of Building as aforesaid is completed and different flats and parking spaces etc. are disposed and/or transferred to and in favour of different purchaser/s, and/or person/s.

Shamshu Borsak

Sulal Borsak
Sulal Borsak (Sulal)

Suryjit - Borsak

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MAA TARA BUILDERS

Pranab Saha,
Partner

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

ARTICLE - V

BUILDING AND CONSTRUCTION

Upon the construction of the Building, the Developer under the strength of the General Power of Attorney shall be entitled to convey, transfer & sale different flats or premises, parking space etc. except Owners' allocation to the intending purchaser/s together with the proportionate undivided share of interest in the land within the area of the Developer's allocation as per Sanctioned Plan. It being distinctly understood by and between the parties hereto that while execution and registering such Deed or Document of Transfer the first party/Owners will not accept or claim any consideration whatsoever.

ARTICLE - VI

CONSIDERATION

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

①

Shamshul Basak

Suleh Basak

Surjit Basak

Surjit Basak

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MAA TARA BUILDERS
Pranab Sen
Partner

ARTICLE - VII

AUTHORITIES

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

ARTICLE - VIII

DEFAULT

The Developer shall hand over the Owners's allocation as within 30 months from the date of sanction of building plan and except exigencies arising out of circumstances beyond the Developer's control such as natural calamities, earth quake, flood, civil riot etc.

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

ARTICLE - IX

RULES & REGULATIONS

- 1] The developer shall abide by all Laws, Bye-laws, Rules and Regulations of the Government, Local Bodies and Authorities and shall attend to answer and be answerable for any deviation, violation and for breach of any of the said Laws, Bye-laws, Rules and Regulations etc.
- 2] Not to do any act, deed or thing, for which the parties hereto may be exposed to any penal consequences.
- 3] Not to do any act or action which would hamper the right of the respective parties.

2

Shomble Basak
Sulad Basak
Srijit Basak
Srijit Basak

MAA TARA BUILDERS

Pranab Sen
Partner

ARTICLE - X

TAXES

All rates including electric bill charges, taxes and out goings in respect of the said premises shall be the liability of the Owners upto the date of delivery of possession to the developer. Thereafter, the developer will bear the said rates and electricity charges, taxes etc. upto the date of delivery of possession to the Owners and other transferees of the said building in the said premises and from the date of delivery of possession to the Owners and the transferees, who shall be liable for such taxes and charges according to the proportionate area of the respective flats and parking space till Mutation and thereafter. The Income tax, GST etc. TDS as may be applicable on the part of the portion of the respective parties shall be borne by the each party themselves. The developer shall not be liable to pay any taxes of any nature on the portion of the owner's allocation.

ARTICLE - XI

MISCELLANEOUS

- 1] Any notice to be given by either party to the other party shall be without prejudice to any other mode of service is deemed to have been delivered or served if delivered by hand or by registered post at the addresses mentioned herein.
- 2] The developer will also has the control and right to commercially exploit the developer's allocation as mentioned in schedule- 'C' and to sell, transfer and convey other flats and parking/spaces within its allocation on such terms and conditions as the developer think fit and proper.
- 3] The Owners will have only the exclusive right to the Flats and portions allotted to them as owner's allocation as mentioned in schedule - 'B' free from all costs and charges.

Shomab Basak
Subal Basak
Sumanjit Basak (Sister)
Sumanjit Basak

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MAA TARA BUILDERS
Pranab Sekh
Partner

- 4] That in consideration of the right and authority given to the developer by the Owners, the developer will construct flats for the Owners as per the specification contained in Schedule - B below.
- 5] That whatever structures and buildings are to be constructed on the land described in the Schedule - A below including the owner's allocation including flats must be constructed with standard materials and according to the sanctioned Plan and Specifications annexed.
- 6] The first part/Owners has also agreed with the developer that they shall have no claim or right in the premises of the project, except owner's allocation, and the developer shall have the absolute authority to transfer, sell and convey the properties in the premises and building to be constructed on the said land on the strength of Power of Attorney or Attorneys executed by the first party/Owners to and in favour of the Developer.
- 7] That the heirs and successors of the respective parties shall have bound to follow this Agreement in future.
- 8] That the transformer expenses for electric line shall be paid equally by intending purchaser, Owners or developers.
The Owners shall have no responsibilities for the proposed project/construction except to deliver vacant possession of land and sign on relevant papers and documents as and when required by the Builder.
- 9] The builder prepared plan of the Multi-Storied Building and got it sanctioned and shall construct, erect and complete the owner's allocation in the Building first of all with common facilities, amenities on the land and building in accordance with the sanctioned plan with good and standard materials as specified in Schedule at his own costs within 30(Thirty)Months from the date of sanction of plan Unless prevented by natural calamities like, flood, earth-quake, riots and legal dispute and the period of construction however shall be extended by mutual consent by both the parties.

①

Shomil Borsak

Sulad Borsak

શિવમ રાજી બોસ (સહકર્તા)

Sonijit-Borsak

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MAA TARA BUILDERS

Ramesh S. he.
Partner

- 10] The Builder shall have the right to display Signboard on the land inviting the intending or prospective buyers of flats.
- 11] The Builder after completion of construction of the of owner's Allocation first of all providing with all the amenities such as water supply, electricity, etc. which are essential for comfortable living and without doing so the Builder shall neither handover possession of the flats to the buyers or intending purchasers nor execute and register Sale Deed in their favor. The Builder before putting the Owners in possession of their flats must obtain and handover the same to the limit 18(Eighteen) months, the period will be enhanced by mutual consent by the parties.
- 12] The Builder shall pay all taxes, rents and other dues if any, in respect of the Multi-Storied Building thereon till possession is handover to the Owners and Purchaser of Flats. From the date of possession the Owners and the Purchasers of flat shall pay their respective share of tax, rent, and other dues if any to the relevant authorities after they get their names mutated in respect of their own flat/flats proportionately.
- 13] The Owners shall have the right to verify or get verified by their men/agents(authorized technical person)if construction is carried on as per specification in the Schedule with good and standard materials. In case it is found that there is deviation in respect of the specification and objection being raised further construction shall not be carried without resolving the dispute failing which the Owners shall be entitled to take action for stopping construction works.
- 14] The Builder shall construct the said Multi-Storied Building in accordance with Sanctioned Plan and terms of the agreement. The Owners if desire in respect of their flats any change, addition,

Shamshu Basak

Sulal Basak
Sulal Basak (RETR)

Suryil-Basak

MAA TARA BUILDERS

Ramesh Saha
Partner

alteration and renovation may get it done on payment of different costs of price of materials required for this purpose, provided such change is not legally barred by the competent authority, which may demand by the Builder. The cost materials shall be given in cash to the Builder by the Owners either in advance or after completion of such work as settled by the parties.

- 15] In case the Builder at first complete construction of the portion of allocation of the Owners and put them in possession thereof as per terms and conditions mentioned earlier the Owners shall not prevent the Builder from carrying out construction of his portion of allotment unless noise and pollution become extremely unbearable.
- 16] The roof of the constructed of the Multi-Storied Building shall remain for common use of the Owners and flat purchasers.
- 17] The Builder shall execute Sale Deed in respect of his/her/their flats and the Owners shall also be Vendor's Party to the Sale Deed at the time of registration provided the construction of the said Multi - Storied Building is made legally and terms and conditions of this Agreement are complied with. The Owners shall not remain liable to the Purchasers in any matters mentioned in the Sale Deed excepting saleable title of the land of the said Multi-Storied Building.
- 18] The Owners and the Builder shall have proportionate right, title and interest proportionate to their respective allocation of share in the land as well as all constructions, amenities made and provided in the premises whereon the said Multi-Storied Building stands.
- 19] All Owners of Multi-Storied Building shall enjoy common right of pumping water, electricity, passage, and stair -case overhead tank and for enjoyment of common services and amenities. They shall from the

Shomble Basak

Sulek Basak
(Sole Proprietor)

Sunjit Basak

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MAA TARA BUILDERS

Pranab Saha
Partner

Multi-Storied Building owner's Association or Body or Owners Association in any other name for maintenance and cost of maintenance will be borne by the Owners proportionately. This provision shall contain in the Deed of Sale of the Purchasers of the flat.

- 20] The layout design/construction/materials of the building may be altered if required for cause of betterment and/or statutory obligation with the prior permission of the Owners in writing.
- 21] If any reason whatsoever the Builder cannot carry out execution of this agreement, he may not appoint another Builder for the purpose of discharge of his obligation with prior written permission of the Owners entering into an agreement. The Owners will also have the right to change the Builder/file is found to neglect or causing unnecessary delay for construction of the said Multi- Storied Building with prior notice and in that case the Builder will be entitled compensation.
- 22] The Owners shall execute a General Power of attorney in favor of the Builder for the purpose of selling of the Builder Allocation. The clause relating to sale and sale proceeds in the said Power of Attorney shall not be operative after execution of his agreement.
- 23] The dispute between the Owners of the land and the Builder if arises for any matter shall be resolved amicably by particle negotiation and if necessary help of a common well wisher may be availed of before going to the Court of Law.
- 24] In case of violation of terms and conditions of this agreement either of the parties shall have the right to rescind this agreement and claim/compensation and remedy against other.

Sudul Basak

Sudul Basak
Sudul Basak (Partner)

Sudul Basak

MAA TARA BUILDERS

Sudul Basak
Partner

- 25] That the common rights and facilities are enjoyable by the Owners and Builder or his Purchaser of the Flats. None will be entitled to sell common rights and Facilities.
- 26] That the Developers agreement shall be executed only after all the relevant documents related to development is completed by the parties.

SCHEDULE OF LAND "A" ABOVE REFERRED TO

All that piece or parcel of Homestead vacant land measuring 08 Decimal, appertaining and forming part of R.S Plot No. 348, & LR Plot No. 344 & 345 recorded in R.S Khatian No. 334, Mouza - Dabgram, RS Sheet No.12 & LR Sheet No. 65, J.L. No.2, Ward No.39 under SMC area, Holding No. 1682 & 1683 Pargana- Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri, Situated at Surya Shikha Sarani.

The said land is butted and bounded as follows:

- On the North : House of Pradyut Paul.
 On the South : House of Dilip Das & 17 ft. Road.
 On the East : Vacant land of Dilip Paul.
 On the West : 9'6" ft. Road.

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

1. Total three flat at Second Floor (including super buildup area).
2. One Open Car parking at ground floor

Shomlu Basak

Sudal Basak

সুদাল বসাক (স্বাক্ষর)

সুদাল-বসাক

MAA TARA BUILDERS

Pranab Saha.
Partner

**SCHEDULE "C" ABOVE REFERRED TO
DEVELOPER'S ALLOCATION**

ALL THAT remaining share of Building consisting of several flats and parking spaces and other areas to be constructed on the Schedule - 'A' land by the Developer according to the sanctioned building plan of the Siliguri Municipal Corporation, together with undivided proportionate share of land and common parts of the building.

SPECIFICATION OF CONSTRUCTION OF FLAT

- 1) RCC Construction R.C.C Super structure to be constructed as per the sanctioned plan of the S.M.C and specifications suggested by the Architect; the super structure shall comprise of :
 - a) R.C.C. Foundation- TMT Bar / Sail/ELEGENT/SHAM STEEL
 - b) R.C.C. Columns;
 - c) R.C.C. Beam;
 - d) R.C.C Roof;
 - e) Earthquake resistant structure as per S.M.C. plane.
- 2) Masonry Work
 - a) Perimeter Walls:
The outside walls shall be constructed and laid as per the sanctioned plan of the S.M.C but generally would be 125 mm thick. The wall would be constructed using first class bricks, cement and sand mortar of appropriate mix.
 - b) Internal Wall:
the internal walls which generally is also the partition walls would be 125 mm as per drawing and design thick would be constructed using first class brick, cement and sand mortar f appropriate mix.
- 3) Flooring
 - a) all bathroom will have marble or floor tiles over the floors while the dado on the walls will be finished with glazed tiles upto height of lintel/door

Shamsher Bousak
 Sudat Bousak
 (Sudat Bousak)
 Suresh Bousak

MAA TARA BUILDERS
 Suresh Bousak
 Partner

frame level from floor.

b) Rest of floor will be finished with Tiles

c) stairs and lobbies of each floor shall also be finished with marble

Main door will be Flush doors and rests of the doors are of commercial flush door made by block board with fitting & fixture with oil paint finish.

The standard aluminum windows with 4 mm plane Glass.

Main door with Sal wooden fitting with wooden palla.

4) Windows

5) Doors

6) Electrical

a) Electrical conductors will be concealed with P.V.C conduit and wire will be approved gauze and make.

i) MCB of approved brand(ISI Mark)

ii) All switches and socket etc of approved brand (ISI Mark) (Anchor/Havell's).

7) Plumbing

a) The water lines will be concealed alongwith approved brand (ISI Mark) fittings

b) The fittings and fixtures that shall be provided in each toilet (ISI Mark)

8) Dining

One Porcelain white basin 16'x 20' size with necessary fitting fixings.

9) Kitchen

A) One sink along with tap will be provided

b) Cooking platform will be provided with Granite 2-0' high glazed wall tiles from the cooking slab.

10) Water Source

N WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HAND THIS DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :

1) Ardendu Bikesh Das
S/o Late Subodh Ch. Das
1 No Tara Sankar Road
Deshbandu Para, Siliguri
734004

2) Rupesh Das.
S/o. R. Das.
Khalpara
Siliguri

Shombar Basak
Sulal Basak
অম্বর শম্বর (বাসক)
Surajit-Basak

SIGNATURE OF OWNERS

MAA TARA BUILDERS
Pranab Saha.
Partner

SIGNATURE OF DEVELOPER

Drafted & printed in my office &
read over and explained to the party
by me as per instruction of the party

(AJAY KUMAR MITRUKA)
Advocate, Siliguri.
Enrol, No. WB/797/2006

Rules 44A of Indian Registration Act, 1908
Claimant sheet signature



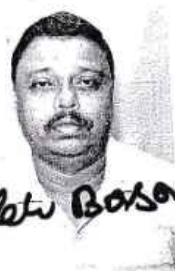
Pranesh Saha

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

MAA TARA BUILDERS

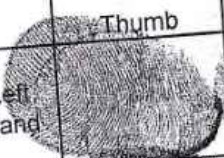
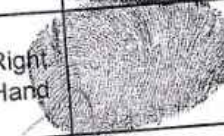
Pranesh Saha

Signature with date **Partner**

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

Shomabati Basak

Shomabati Basak
Signature with date

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

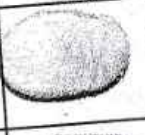
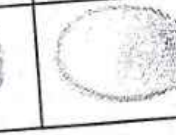
Sulekha Basak

Sulekha Basak
Signature with date

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

Anjali Kumar

Anjali Kumar (सहायक)
Signature with date

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

Smriti Basak

Smriti Basak
Signature with date

Signature of Identifier

Signature of R.O.

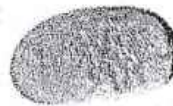
IDENTIFIER PHOTO SHEET

PHOTO



Aradhendu B. Kishor Das

Left Thumb Impression



Aradhendu B. Kishor Das.
Signature with date

Major Information of the Deed

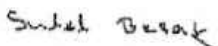
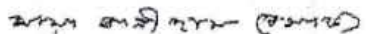
Deed No :	I-0711-03993/2023	Date of Registration	31/05/2023
Query No / Year	0711-2001357922/2023	Office where deed is registered	
Query Date	27/05/2023 12:12:18 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	AJAY MITRUKA KHALPARA, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7001380494, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]	
Set Forth value		Market Value	
Rs. 1/-		Rs. 69,81,818/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,021/- (Article:48(g))		Rs. 30,021/- (Article:E, E, E.)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

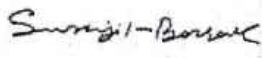
Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Surya Shikha Sarani (Word no.39), Mouza: Dabgram Sheet No - 12, JI No: 2, Pin Code : 734007

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-348	RS-334	Bastu	Bastu	8 Dec	1/-	69,81,818/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
Grand Total :					8Dec	1 /-	69,81,818 /-	

Land Lord Details :

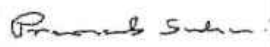
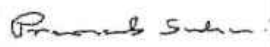
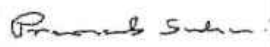
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SHAMBHU BASAK (Presentant) Son of Late GOUR PADA BASAK Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office	 31/05/2023	 LTI 31/05/2023	 31/05/2023
NAJRUL SARANI BYLANE,RABINDRA SARANI, City:- Not Specified, P.O:- SILIGURI, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx1E, Aadhaar No: 55xxxxxxxx0511, Status :Individual, Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office				
2	Mr SUBAL BASAK Son of Late GOUR PADA BASAK Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office	 31/05/2023	 LTI 31/05/2023	 31/05/2023
NAJRUL SARANI BYLANE,RABINDRA SARANI, City:- Not Specified, P.O:- SILIGURI, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx2H, Aadhaar No: 27xxxxxxxx8581, Status :Individual, Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office				
3	Mrs MAYARANI DAS, (Alias: Mr Mayarani Basak) Wife of Mr ARIN DAS Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office	 31/05/2023	 LTI 31/05/2023	 31/05/2023
NAJRUL SARANI BYLANE,RABINDRA SARANI, City:- Not Specified, P.O:- SILIGURI, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: EOxxxxxx8J, Aadhaar No: 50xxxxxxxx0412, Status :Individual, Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr SURAJIT BASAK Son of Late JIBAN KRISHNA BASAK Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office			
31/05/2023	LTI 31/05/2023	31/05/2023	
NAJRUL SARANI,BYLANE RABINDRA SARANI, City:- Not Specified, P.O:- SILIGURI, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BZxxxxxx4Q, Aadhaar No: 35xxxxxxxx2164, Status :Individual, Executed by: Self, Date of Execution: 31/05/2023 ,Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office			

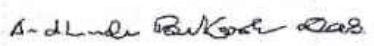
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAA TARA BUILDERS TARA SARKAR ROAD,DESHBANDHUPARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 , PAN No.: ABxxxxxx9N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr PRANAB KUMAR SAHA Son of Mr PRADIP KUMAR SAHA Date of Execution - 31/05/2023, , Admitted by: Self, Date of Admission: 31/05/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>May 31 2023 3:14PM</td> <td>LTI 31/05/2023</td> <td>31/05/2023</td> <td></td> </tr> </tbody> </table> DESHBANDHU PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA TARA BUILDERS	Name	Photo	Finger Print	Signature	Mr PRANAB KUMAR SAHA Son of Mr PRADIP KUMAR SAHA Date of Execution - 31/05/2023, , Admitted by: Self, Date of Admission: 31/05/2023, Place of Admission of Execution: Office				May 31 2023 3:14PM	LTI 31/05/2023	31/05/2023	
Name	Photo	Finger Print	Signature										
Mr PRANAB KUMAR SAHA Son of Mr PRADIP KUMAR SAHA Date of Execution - 31/05/2023, , Admitted by: Self, Date of Admission: 31/05/2023, Place of Admission of Execution: Office													
May 31 2023 3:14PM	LTI 31/05/2023	31/05/2023											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ARDHENDU BIKASH DAS Son of Mr SUBODH CHANDRA DAS DESHBANDHUPARA, City:- Not Specified, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004			
31/05/2023	31/05/2023	31/05/2023	

Identifier Of Mr SHAMBHU BASAK, Mr SUBAL BASAK, Mrs MAYARANI DAS, Mr SURAJIT BASAK, Mr PRANAB KUMAR SAHA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SHAMBHU BASAK	MAA TARA BUILDERS-2 Dec
2	Mr SUBAL BASAK	MAA TARA BUILDERS-2 Dec
3	Mrs MAYARANI DAS	MAA TARA BUILDERS-2 Dec
4	Mr SURAJIT BASAK	MAA TARA BUILDERS-2 Dec

Endorsement For Deed Number : I - 071103993 / 2023

On 31-05-2023

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 13:40 hrs on 31-05-2023, at the Office of the A.D.S.R. BHAKTINAGAR by Mr SHAMBHU BASAK , 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 69,81,818/-

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

Execution is admitted on 31/05/2023 by 1. Mr SHAMBHU BASAK, Son of Late GOUR PADA BASAK, NAJRUL SARANI BYLANE,RABINDRA SARANI, P.O: SILIGURI, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 2. Mr SUBAL BASAK, Son of Late GOUR PADA BASAK, NAJRUL SARANI BYLANE,RABINDRA SARANI, P.O: SILIGURI, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 3. Mrs MAYARANI DAS, Alias Mr Mayarani Basak, Wife of Mr ARIN DAS, NAJRUL SARANI BYLANE,RABINDRA SARANI, P.O: SILIGURI, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 4. Mr SURAJIT BASAK, Son of Late JIBAN KRISHNA BASAK, NAJRUL SARANI,BYLANE RABINDRA SARANI, P.O: SILIGURI, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business

Indetified by Mr ARDHENDU BIKASH DAS, , Son of Mr SUBODH CHANDRA DAS, DESHBANDHUPARA, P.O: SILIGURI, Thana: Siliguri, , 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 31-05-2023 by Mr PRANAB KUMAR SAHA,

Indetified by Mr ARDHENDU BIKASH DAS, , Son of Mr SUBODH CHANDRA DAS, DESHBANDHUPARA, P.O: SILIGURI, Thana: Siliguri, , 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 30,021.00/- (B = Rs 30,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 30,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/05/2023 5:23PM with Govt. Ref. No: 192023240075916848 on 30-05-2023, Amount Rs: 30,021/-, Bank: SBI EPay (SBlePay), Ref. No. 5103616571226 on 30-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

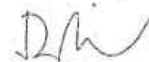
Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 923, Amount: Rs.5,000.00/-, Date of Purchase: 26/05/2023, Vendor name: Jayabrata Banik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/05/2023 5:23PM with Govt. Ref. No: 192023240075916848 on 30-05-2023, Amount Rs: 5,021/-, Bank: SBI EPay (SBlePay), Ref. No. 5103616571226 on 30-05-2023, Head of Account 0030-02-103-003-02



Biswarup Goswami
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - II

Volume number 1711-2023, Page from 84085 to 84112

being No 171122993 for the year 2023.



DM

Digitally signed by BISWARUP
GOSWAMI

Date: 2023.06.01 18:22:10 +05:30

Reason: Digital Signing of Deed.

(Biswarup Goswami) 2023/06/01 06:22:10 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)