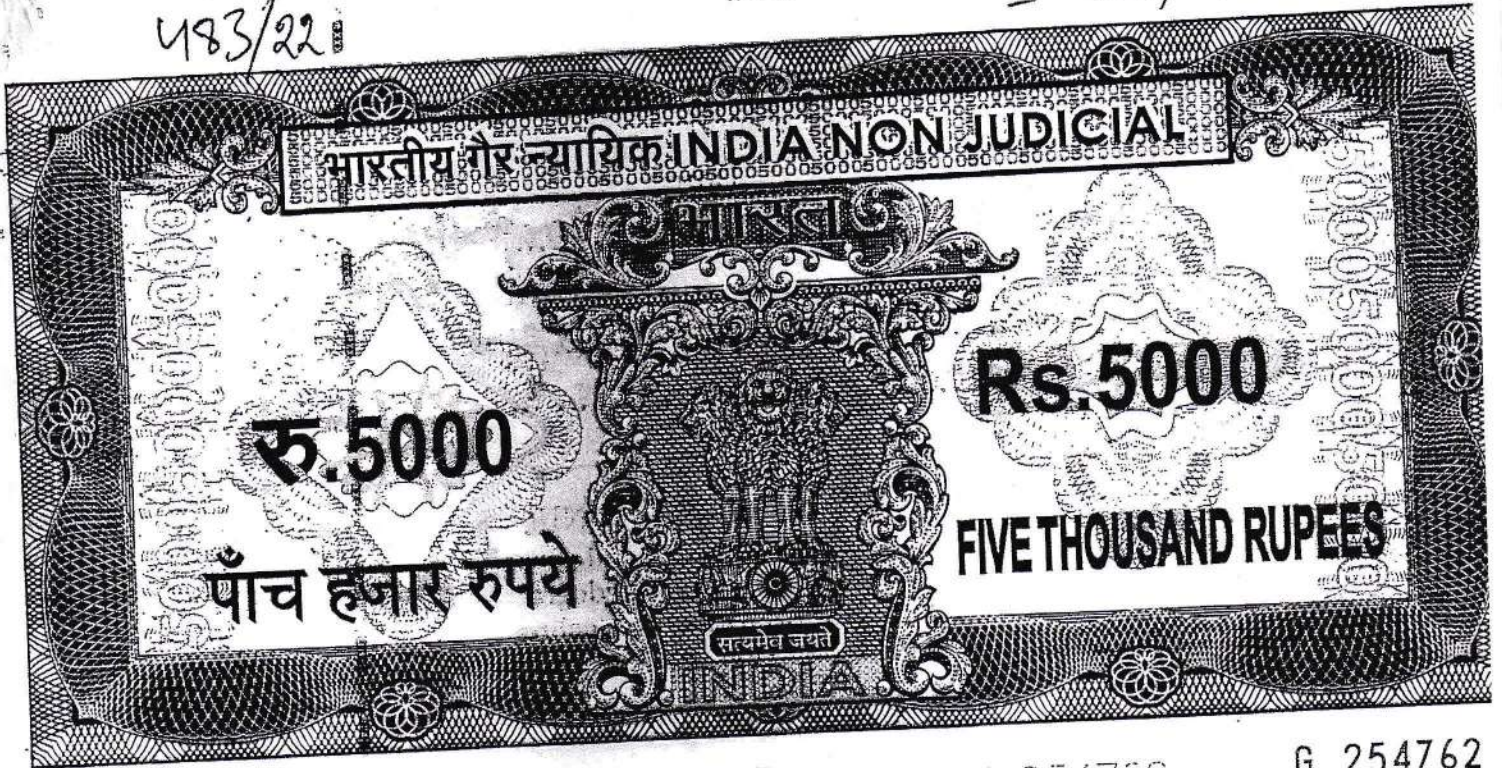


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Page No. 1

Ajay Ghosh

VASUNDHARA PROPERTIES

Signature of a person, possibly a partner.

DEED OF AGREEMENT FOR DEVELOPMENT

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

Adl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

17 JAN 2022

N. J. Stamp

SL. No. 42 Date 04/01/22

Sold to Vashundhara Properties

of Tyoti Nagar, Shiliguri

Value 5000/- Rupees Five thousand only



Janki

JAYABRATA BANIK

Govt. Stamp Vender

A.D.S.R. Office Bagdogra

L/No- 539-R.M/Darjeeling

Year 2007



to

Addl. District Sub-Registrar
Jalpaiguri

17 JAN 2022

AJAY GHOSH

VASHUNDHARA PROPERTIES

partner

THIS DEED OF AGREEMENT IS MADE ON THIS THE 17th DAY OF JANUARY TWO THOUSAND TWENTY TWO AT SILIGURI.

BETWEEN

SRI AJAY GHOSH, son of Late Jatindra Nath Ghosh, Hindu by religion, Indian by Citizen, resident of 2nd Mile Jyoti Nagar, P.O. Siliguri, P.S. – Bhaktinagar, Dist. Jalpaiguri, Pin 734001 in the State of West Bengal – hereinafter referred to as the “FIRST PARTY/OWNER” (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, administrators, legal representatives and assigns) of the FIRST PART. PAN- BVEPG3200Q.

AND

“VASHUNDHARA PROPERTIES”, a Partnership Firm, represented by one of its partners SRI DIPAYAN BISWAS, son of Sri Dilip Kumar Biswas, having its registered office at 2nd Mile, Jyoti Nagar, Siliguri, P.O. Siliguri, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin 734001 in the State of West Bengal - hereinafter called the “DEVELOPER/ SECOND PARTY” (Which expression shall mean and include unless excluded by or repugnant to the context its executors, successors, legal representatives, administrators and assigns) of the SECOND PART. PAN – AAGFV2118Q.

Ajay Ghosh
Ajay Ghosh

(Handwritten signature)

WHEREAS the First Party Sri Ajay Ghosh, son of Late Jatindra Nath Ghosh is the absolute owner-in-possession of the land measuring 4 Katha or 0.066 Acre, appertaining to Plot No. 177, recorded under Khatian No. 82, situated within Mouza - Dabgram, J.L. No. 2, Sheet No. 8, Pargana - Baikunthapur, within the jurisdiction of Police Station - Bhaktinagar, in the District of Jalpaiguri by virtue of a Deed of Sale, executed by Sri Sudhir Chandra Singh, son of Laykanta Singh on 26-10-1998 and the same was registered in the office of the Dist. Sub-Registrar at Jalpaiguri, recorded in Book. I, Being No. 4698 for the year 1998 and he is possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever and his name has duly been recorded in the Record-Of-Right with respect to his aforesaid land in the office of the B.L. & L.R.O. at Rajganj Block and subsequently a separate khatian has been finally published in his name bearing Khatian No. 55, appertaining to Plot No. 33, Sheet No. 42 of Mouza - Dabgram.

AND

WHEREAS the First Party desirous to construct a P+4 or P + 5 storied building (whichever is suitable) on his said land measuring 4 Katha or 0.066 Acre as describe in Schedule "A" consisting of residential flats/shop/ apartments/garage/ car parking space etc. according to the drawing plans and specifications to be sanctioned by the Siliguri Municipal Corporation and/or any other appropriate authorities according to law but he is not being in a position to put his contemplation and scheme into action due to devoid of technical knowledge and shortage of fund and has approached the Second Party/Developer to promote/ develop the said property by constructing a P+4 or P + 5 storied building (whichever is suitable) building on his said land measuring 4 Katha or 0.066 Acre and the Developer shall take initiative to sanction the building plan from Siliguri Municipal Corporation by investing their money.

AND

Ajay Ghosh

20/11/16

WHEREAS the Second Party finding the offer of the First Party is reasonable and relying on the aforesaid facts accepted the offer of the First Party to build the said P+4 or P + 5 storied building (whichever is suitable) building within a stipulated period in terms of this agreement by investing their fund in all expenses of construction of the proposed building to be borne by the Developer.

AND

WHEREAS the Second Party/Developer has offered the First Party to allot two flats, one measuring 840 Sq. ft. (approx) at the First Floor back side including proportionate share of staircase & lift area and with 20% super built up area and another measuring 840 Sq. ft. (approx) at the Third Floor front side including proportionate share of staircase & lift area and with 20% super built up area and one garage/shop measuring 120 Sq. ft. approx to the front side and one car parking space at back side at the Ground Floor in the said proposed P+4 or P +5 storied building including undivided proportionate share of the below schedule "A" land and the Second party shall also pay the amount of Rs. 16,00,000/- (Rupees Sixteen lakh) only for the development of the land which is specifically mentioned in the Schedule - "A" below and the said amount of Rs. 16,00,000/- (Rupees Sixteen lakh) only would be paid by the following terms: -

1. Rs. 2,00,000/- (Rupees Two lakh) only will pay at time of execution of this agreement.
2. Rs. 4,00,000/- (Rupees Four lakh) only will paid after the sanctioned of the building plan.
3. Balance payment will be paid part by part as discussed with the First party by mutual understanding.

AND

WHEREAS the First Party on being satisfied by the said offer made by the Second Party/Developer has accepted the same and have agreed that except the flat offer to them the rest of the flats/garage etc shall belong to the Developer to be disposed off as desired by the Developer.

Atay Ghosh

Atay Ghosh

AND

WHEREAS the 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 in the Government and title to the property is remaining free from all encumbrances and the First Party have good marketable and indefeasible title to the same.

AND

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

Building shall mean the R.C.C. brick built P+4 or P + 5 storied building (whichever is suitable) residential building including ground floor to be constructed on the said plot of land in the below schedule, according to the Drawing Plans and specifications approved and signed by the First Party or his constituted attorney and to be sanctioned by the Siliguri Municipal Corporation and any other authority and constructed in conformity therewith.

Architect/Engineer shall mean person appointed or nominated by the Second Party for the purpose of Supervision of the works of the said P+4 or P + 5 storied building (whichever is suitable) building and all the remunerations of such Architect/Engineer shall be borne by the Second Party.

Building plan shall mean drawing plan and specification for the construction of the said building on the said plot of land marked as "A" in the below schedule to be sanctioned by the Siliguri Municipal Corporation and any other authority and /or renewal or amendments thereto and/or modification thereof made or caused to be made by the Developer or after approval of the First Party and/or any other Govt. authority.

Common area and facilities shall mean items mentioned in Section 3(D) of the West Bengal Apartments Ownership Act, 1972.

Boys Kof

Boys Kof

Common expanses shall mean the proportionate share of all grounds rent, property maintenance charge and dues and outgoing paid by the First Party and other purchasers/owners of other flats All other common expenses within the meaning of the West Bengal Apartments Ownership Act, 1972 in respect of their flats/garage etc as may be determined jointly by the owner and the Developer until an Association of Flat owners be formed by the First Party and transferees/purchasers/owners of all other flats in the said building.

Transfer with its grammatical variations and cognate expressions shall mean transfer by way of Sale of flats and space excepting the First Party allocation to be transferred by the Developer for consideration to the intending transferee/ transferees/purchasers in the said building.

Transferee/purchaser shall mean purchaser to whom any flat/garage in the said building may be transferred or sold for consideration.

That the said plot of land shall mean all that piece or parcel of land particularly mentioned in the schedule "A" herein below.

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

- 1) That in pursuance of this agreement the Land Owners/ First Party hereby grant an exclusive right to the Developer to build a P+4 or P + 5 storied building (whichever is suitable)residential building containing self contained flats.
- 2) That the Developer upon execution of this agreement agrees allot two flats, one measuring 840 Sq. ft. (approx) at the First Floor back side including proportionate share of staircase & lift area and with 20% super built up area and another measuring 840 Sq. ft. (approx) at the Third Floor front side including proportionate share of staircase & lift area and with 20% super built up area and one garage/shop measuring 120 Sq. ft. approx to the front side and one car parking space at back side at the Ground Floor in the said proposed P+4 or P +5 storied building including undivided proportionate share of the below schedule "A" land and the Second party shall also pay the amount of Rs. 16,00,000/- (Rupees Sixteen lakh) only for the development of the land, which shall be completed in all respects in accordance with the

Ms. G. Ghosh

Ms. Ghosh

sanctioned plan free of costs/charges/ encumbrances on the said land as mentioned in the schedule "A" herein below to be developed by the Developer within 24 (twenty four) months from the date of sanction of building plan from the Siliguri Municipal Corporation as well as vacation and handing over the below schedule - "A" land unto and in favor of the Second Party.

- 3) That if in the case of drawing the building plan by the architect according the prevailing building rules that being necessary to have the plan sanctioned and approved by the authorities, the measurement of the flat area of First Party's allocation as above in clause (2) exceeds than the area specified, in that event the First Party shall pay for such extra/excess area to the Second Party at the rate prevailing in the market therefore and for the less measurement the First Party will be paid for such less area by the amount reasonable and prevailing in the market therefore by the Second Party.
- 4) 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 signed and by the First Party or his constituted attorney 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 construction and to sell and transfer the said flats and/or garage (excluding the First Party allocation) to the intending purchaser and/or purchasers by the developer and to obtain necessary advance from such purchaser and/or purchasers of its 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 its own risk and responsibilities.
- 5) That the Developer shall bear and pay all such charges like extension of floors plan on the existing sanctioned plan as shall be required, all applications and other necessary specification in connection with the construction of the said building shall be signed by the Vendors/First Party or his constituted attorney and but at the costs and expenses in all respects of the developer who shall bear all fees, charges and expenses to be paid or deposited.

Ray Ghosh



- 6) That the Land Owners/ First Party shall execute and register one or more conveyance in favour of the prospective allottees or nominees of the Developer in respect of proportionate share in the land of the said premises as and when required by the Developer after completion of the building and/or authorize the Developer through a registered General Power of Attorney to execute and register the same lawfully.
- 7) That the Land Owner shall not assign or transfer the project construction to any other Developer. Contractor or person without the consent of the developer and such assignments or transfer shall amount to the cancellation of the present agreement.
- 8) That the Developer may in the name of the First Party and at its own cost and expenses in so far as may be necessary to apply for and obtain quotas entitlements allocations of Cement and Steel, Iron solely for the purpose and for the construction of the said building similarly it may apply for and obtain temporary and/or 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 building, provided always that all costs and expenses shall be borne and payable by the Developer and the Vendors shall not be liable for the same.
- 9) That the common areas, facilities, stair ways, stair case, landings, terraces or ultimate roofs and corridors to be constructed in the said building shall be for the common use of the First Party or his assigns and/or transferees and other transferees of the other flats for ingress to and egress from the respective flats to the main road and for beneficial use and enjoyment of the flats / apartment.
- 10) That the First Party shall clear up ground rent, Municipal Tax and other out goings payable in respect of the said plot of land up to the date of these presents. During the continuance of the agreement the developer shall pay the same until the completion of all the flats.

Abay Gish

Abay Gish

- 11) That the First Party shall convey at the cost of the Developer or purchaser or purchasers the proportionate share of the said plot of land to the purchaser of other flats i.e. excluding the First Party allocation of the building as mentioned in the Schedule – “B” herein below.
- 12) That the First Party shall be a member of any Association for flat owners that may be found 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 declared that he has good right and full power and absolute authority to enter into this agreement with the Developer and the owner hereby undertake to indemnify and keep indemnified the Developer from and against any and all third party claims, actions and demands whatsoever in respect of the schedule “A” 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 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 out goings from the date of these presents, to engage, appoint or nominee at its sole risk, responsibility and cost of Architect, contractors, sub-contractor or labour for carrying out and proceed with the construction of the said building and other common spaces according to the approved drawings 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 implements and to hires and engage suppliers, labours and to pay and meet with their remuneration fees and salaries.
- 15) That the First Party are not liable for any accident of any worker or any suit or claim or to construct and complete the said building as per Indian standard specifications signed and duly sanctioned by the Siliguri Municipal Corporation and in conformity with the said details of construction.

Atty Ghosh

Atty Ghosh

- 16) That the developer shall complete in all respects the construction of the said P+4 storied building according to the drawing plan and specification and in conformity with the details of construction with 24 (twenty four) months from the date of sanction of building plan from the Siliguri Municipal Corporation and deliver the vacant possession of the First Party allocation of the building to the First Party unless prevented from so doing by act of God such as natural calamities or any unforeseen circumstances beyond the control of the Developer/Second Party.
- 17) That the Developer shall reserves its rights to make any minor change excluding the First Party allocation provided such change is consented by the Purchaser or purchasers.
- 18) That the Developer undertakes to keep the owner indemnified from and against all third party claims and actions arising out of any act or omission of the part of the Developer in or relating to the construction of the said building.
- 19) 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 other documents may be necessary to be signed or made by their for and in connection with the construction of the said building for which no specific provisions has been made therein. The First Party undertakes to sign and execute all such legally required for that purpose.
- 20) That the First Party and the Developer have entered into this agreement purely on a principal to principal and nothing stated herein shall be deemed to be construed as partnership between the developer and the First Party or as joint venture between them the developer shall not be entitled to assign this agreement to any other person or company.
- 21) That apart from the "Owners Allocation", the remaining area of the proposed P+4 or P + 5 storied building (whichever is suitable) building shall belong to the Second Party/Developer and the Second Party shall

Ajay Ghash

Ajay Ghash

be at liberty to sale the same together with proportionate share of the below schedule land to the intending purchaser/s at such price as the developer may think proper or reasonable and at his absolute discretion.

- 22) That if this agreement fails to materialized due to the unlawful interference of the First Party or due to any encumbrances in respect of the below schedule land and then the First Party shall be liable to return the entire expenses that the Second party already invested and consideration money already paid with interest @ 24% per annum to the Second party immediately and if the Second Party shall not completed the said construction within the stipulated period of 24 (twenty four) months then the Second Party shall compensate to the First Party.
- 23) That the Developer/Second Party shall be entitled to take advances from the intending purchaser after the execution of this agreement by executing a agreement for ale with the intending purchaser/s and the First Party shall have no objection in this regard and shall also make necessary signatures in the respective agreement for sale and/or authorize the Developer or one of the partner of the Developer through a registered General Power of Attorney to execute and register the same lawfully.
- 24) That all original documents relating to the below schedule land shall be with the Developer/Second party till the completion of the registration of all the developer allocation area.
- 25) That the Second Party shall be at liberty to amalgamate the below schedule land with the adjacent plot of land and the First Party shall not raise any objection in this regard.
- 26) That Income Tax and any others Govt. tax liability for the Developer's allocation of the proposed building shall be borne by the Developer/Second party and if any Income Tax and GST was imposed upon the owner's allocation area then its shall be borne by the First Party on owner's allocation area and in no such circumstances the First Party shall have any liability for any income tax or other tax imposed on the Developer allocation area.

Agay Ghosh

Agay Ghosh

- 27) That during the construction of the said building, if any changes in specification demanded by the First Party only in his allocation, then the Second Party shall be charge extra cost for doing the same.
- 28) That any dispute or difference which may arise between the parties or their nominee or representatives, with regard to the construction, meaning and effect of this Agreement or any part thereof, or respecting the construction or any others matters relating to the construction shall be referred to Arbitration and the decision of the sole Arbitrator, if the parties in dispute so agree, otherwise to two or more arbitrators, according to the parties of this Agreement one to be nominated by each party or their representatives and in case of difference of opinion between them by the umpire selected by them at the commencement of the reference and this clause shall be deemed to be a submission within the meaning of the Arbitration and conciliation Act.1996, including its statutory modification and re-enactment.
- 29) That since commencement of the construction work of the building on the below scheduled land till completion thereof the Parties of the First Part shall not cause any sort of obstruction (except if necessary of their flat) or other impediment nor shall do anything which may amount to obstruction or impediment or hindrance in the matter proceeding with or completing the construction work.
- 30) That the party of the Second Part shall complete the construction of the agreed P+4 or P + 5 storied building (whichever is suitable) building within a period of 24 (twenty four) months since the day of its having the plan sanctioned and approved by the appropriate authority to be applied therefore in the name of the First Party, in hand.

Provided always that if for any reason beyond the control of the Second Party and/or if for any reason not resulted because of any negligence, failure and lack of diligence, the construction work is hindered in that event the said period of completion of the construction of the said P+4 or P + 5 storied building (whichever is suitable) building being 24 (twenty four) months shall be considered and deemed for all purposes and intent, extended by the period by which the construction would be hindered.

Ajay Ghosh

Ajay Ghosh

- 31) It is fixed between the parties that, this agreement will valid as well as the project will done if this land will be amalgamated at least with the adjacent land of Jagadish Chandra Saha or any land owner of just beside this land, if he will agree to join with this project at future otherwise this agreement shall invalid.
- 32) That in case of death of any of the Party to this agreement, the terms and conditions of this agreement shall not be changed or any addition, modification or deletion as per provided by law.
- 33) It will fixed between the parties that the Second Party shall pay the house rent @ Rs. 6000/- per month to the first party from the next month of the agreement upto the handed over the land owners allocation's flat .

SCHEDULE - "A"

ALL THAT PIECE OR PARCEL of vacant land measuring 4 Katha or 0.066 Acre, at an annual rent payable to the Govt. of West Bengal now represented by the B.L. & L.R.O. Rajganj, recorded in Khatian No. 82 (R.S.), 55 (L.R.), included in part of Plot No. 177 (R.S.), 33 (L.R.), situated within Mouza - DABGRAM, J.L. No. 2, Sheet No. 8 (R.S.), 42 (L.R.), within the limits of Siliguri Municipal Corporation Ward No. 41, within the jurisdiction of Police Station Bhaktinagar, Addl. Dist. Registry Office at Bhaktinagar, Sub-Division and District Jalpaiguri, in the State of West Bengal and the said property is butted and bounded as follows:- Jyoti Nagan Road

- By the North : 28 Feet Wide Road;
By the South : Land of Sudhir Ghosh;
By the East : Land of Jagadish Chandra Saha;
By the West : Land of Late Narayan Sen.

Ajay Ghosh

SAUNDHARA PROPERTIES
Partner
Ajay Ghosh

Ajay Ghosh

Ajay Ghosh

SCHEDULE - "B"
(Allocation of the First Party / Owners)

ALL THAT piece or parcel of two flats, one measuring 840 Sq. ft. (approx) at the First Floor back side including proportionate share of staircase & lift area and with 20% super built up area and another measuring 840 Sq. ft. (approx) at the Third Floor front side including proportionate share of staircase & lift area and with 20% super built up area and one garage/shop measuring 120 Sq. ft. approx to the front side and one car parking space at back side at the Ground Floor in the said proposed P+4 or P +5 storied building (whichever is suitable) building including undivided proportionate share of the schedule "A" land" land together with proportionate share of land and all other common areas and facilities attached to the said building.

SCHEDULE - "C"
(Works Specification)

1. FOUNDATION : R.C.C. foundation with super structure; with second best quality of steel and best quality of cement like as(Dalmia, ACC, or equivalent available in market)
2. BRICK WORK : 5" thick Brick Work;
3. PLASTERIN : Inside and outside sand cement mortar plaster:
4. FLOORING : (a) Living & dining room will be finished with 24" X 24" Tiles.
(b) Bed Rooms & Balcony will be finished with 24" X 24" Tiles;
(c) Kitchen Floor will be finished with floor tiles;
(d) Oven slab will be made of Marble and finished with glazed tiles upto height of lintal level from oven slab.

450497 KofA

Aluminum

(e) Toilet will be finished with rough finished tiles and wall upto lintal height will be finished with glazed tiles.

5. DOORS : All door frame will be made of Sal Wood height and breath as per plan and main door will be made of decorative flush door and other door/s shutter made of BWR plane flush door with fitting and paint;
6. WINDOWS : (a) Windows frame will be made of Aluminum sliding shutter with Grill fitted out side .
7. COLOUR : (a) Inside Wall – putty
(b) Out side Wall – Weather Coat Paint;
(c) Door & Window grill – primer & Synthetic paint;
(d) Door fittings: Aluminum;
(e) Window fittings: Aluminum.
8. ELECTRICAL WORKS : All electric wiring will be concealed with Switch fitted boards (Excluding lamp & Fittings).
Electric connection shall be taken from the electricity board by the First Party at his own cost in his said flat.
9. ELECTRICAL POINTS (a) Bed Rooms – 3 Light points, 1 Fan points, One 5 Amp. Socket.
(b) Dining cum Drawing Room - 2 Light points, 1/2 Fan points, two 6 Amp.

Ajay Ghosh

- Socket, One 15 Amp. Socket , etc.
- (c) Kitchen - 1 Light point, 1 Exhaust Fan point, aqua guard, 16A socket, etc.
- (d) Common Toilet - 1 Light point, 1 Exhaust Fan point and 1 Geezer Point.
- (e) Attached Toilets - 1 Light point, 1 Exhaust Fan point. and 1 Geezer Point
- (f) Balcony - 1 Light point.

9. PLUMBING :
- (a) Toilet & Kitchen water line fittings-ISI approved Companies.
 - (b) Outside water line) PVC & UPVC
 - (c) Inside water line – CPVC/P.V.C. Pipe ISI approved;
 - (d) Inside water line will be concealed;
 - (e) One Porcelain basin (18" X 12") shall be provided in Dining space.
 - (f) Wall mixture shall be provided in both Toilet.
 - (g) Geezer point, over head shower, hand fose, PVC cistern and shall be provided in both Toilet .
 - (h) One Stainless Steel Sink (20" X 17") shall be provided in Kitchen.
 - (i) One Shower and Angel Cock shall be provided in Common Toilet.

10. SANITARY WORKS :
- (a) Sanitary main line – PVC pipe;
 - (b) Sanitary on Gas Line – PVC pipe;
 - (c) All sanitary fittings, like "T" bend, syphone, (with system) – White coloured (System will be PVC made).

Ajay Ghosh

Ajay Ghosh

(d) Indian Type Pan/European type commode as choice and P.V.C. Cistern shall be provided in Toilet.

SCHEDULE - 'D'
(DESCRIPTION OF THE COMMON ARE AND THE COMMON USERS)

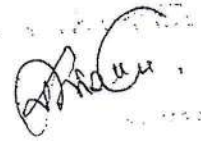
1. Proportionate shares in the Schedule-'A' land;
2. Stair-case and stair-case landing;
3. All the electrical fittings in the stair case and landing;
4. Entire top roof of the building;
5. Septic Tanks and sock-well;
6. Boundary wall and main gate;
7. Separate Water Tank, Water Pump, Water resource and Common plumbing items;
8. All vacant space of the Schedule-'A' land excepting car parking space/garage;
9. Reservoir and overhead water tank.
10. All the drains, sewage and rain water pipes, outside water lines and outside sanitary pipe lines, outside walls of the building;
11. Other electrical equipments, fixtures and fittings which are necessary for passage to the user and other occupants of the Unit in common and such other common facilities;
12. All the payments to be made to Chowkidars, Night Watchman and sweepers;

IN WITNESSES WHEREOF THE PARTY TO THIS AGREEMENT,
DO SETS AND SUBSCRIBED THEIR RESPECTIVE HAND ON THE
DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1) Subash Singha
S/o Samir Singha
New mian paug
P.O.S.P. - Siliguri
Dist - Darjeeling
Pin - 734001.

Ajay Ghosh
SIGNATURE OF THE FIRST PARTY



SIGNATURE OF THE SECOND
PARTY / DEVELOPER

2)

Tanuseel Chosh
S.O. - Ajay Chosh
Jyoti nagar
2nd mile, Seroke Road
P.O. - Seroke Road
P.S. - Vaktinagar
Dist - Jalpaiguri

Drafted, read over and explained by me
and printed in my chamber.

Tapash Nandi
(Tapash Nandi)
Advocate / Siliguri
Enrolment No. WB-1030/2002

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARAY GHOSH

JOTINDRA NATH GHOSH

03/09/1958

Permanent Account Number

BVEFG3200Q

Signature



27042016

Aray Ghosh

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सोटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंथी स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नैर देग, बंगलौ चोक,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to:*

Income Tax PAN Services Unit, NSDL
5th Floor, Manthi Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deeg, Bangalou Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080 Fax: 91-20-2721 8081
e-mail: unitinfo@nsdl.com

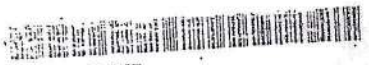


ভারত সরকার

Government of India

Application No. 1215/71465/29174

আজয় গিহশী
জন্ম তারিখ: 01/01/1955
পিতা: জ্যোতিনাথ গিহশী



9486 0152 2363



সংখ্যা / Your Aadhaar No. :

9486 0152 2363

সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

আজয় গিহশী
পিতা: জ্যোতিনাথ গিহশী
Father: Jyotirath Ghosh

জন্ম তারিখ / DOB: 01/01/1955
পুরুষ / Male

9486 0152 2363



সাধারণ মানুষের অধিকার

Ajay Ghosh



ভাষা

- আজায় পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করা যায়।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

আজায় সারা দেশে মান্য।

আজায় ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

Aadhaar is valid throughout the country.

Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
Authentication Authority of India

ঠিকানা: রামকৃষ্ণ সারনী, জ্যোতিনাথ
সেবক রোড, সিগুড়ি (কর্পোরেশন)
জলপাইগুড়ি, আন্দামা, পশ্চিম বঙ্গ

Address: RAMKRISHNA
SARANI, JYOTINAGAR,
SEVOKE ROAD, Siliguri (m.
corp.), Jalpaiguri, Sevoke
Road, West Bengal, 734001

9486 0152 2363

help@uidai.gov.in

www.uidai.gov.in

INDUSTRIAL DEVELOPMENT BANK OF INDIA

10/10/2005

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

VASHUNDHARA PROPERTIES

01/04/2005
Permanent Account Number
AAGPV2118Q

Handwritten signature





ভারতের নির্বাচন কমিশন

ELECTION COMMISSION OF INDIA
IDENTITY CARD

MHX3527702



নির্বাচকের নাম : দীপায়ন বিশ্বাস
Elector's Name : Dipayan Bishwas
পিতার নাম : দিবীপ বিশ্বাস
Father's Name : Dip Bishwas
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ : 19/09/1976
Date of Birth :

MHX3527702

ঠিকানা:
জ্যোতিনগর, সিলিগুড়ি মিট: কর্পো, ভক্তিগার,
জমপাইগড়ি-734008

Address:
JYOTINAGAR, SILIGURDI (M CORP.),
BHAKTINAGAR, JALPAIGURI-734008

Date: 12/06/2015

19-ডাবগ্রাম-ফুলবারি নির্বাচন ও সংসদ নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
19-Dabgram-Fulbari Constituency

ৱিকল্প পরিবর্তন হলে মূল চিত্রসমূহের উপর নির্ভর করে মতামত ও অন্য
নম্বর মূল সঠিক পরিচয়পত্র পাঠ্য করে সঠিক করে এই
পরিচয়পত্রের নথিটি প্রেরণ 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.



Ajay Ghosh

Finger Prints of AJAY GHOSH

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

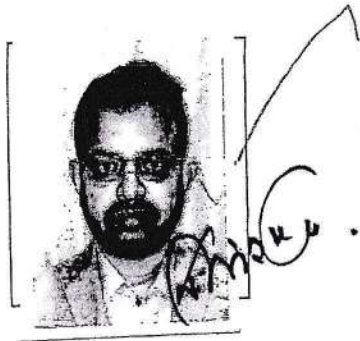
FOR THE PURPOSE OF IDENTIFICATION

DATE: _____

AJAY GHOSH

Signature





Finger Prints of DIPAYAN BISWAS

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

VASHUNDHARA PROPERTIES

Partner

Signature



Major Information of the Deed



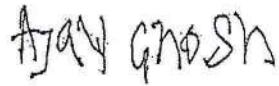
Deed No :	I-0711-00483/2022	Date of Registration	17/01/2022
Query No / Year	0711-2000087678/2022	Office where deed is registered	
Query Date	10/01/2022 2:30:18 PM	0711-2000087678/2022	
Applicant Name, Address & Other Details	Tapash Nandi Lake Town, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, PIN - 734007, Mobile No. : 9434151274, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 16,00,000/-]		
Set Forth value	Market Value		
Rs. 16,00,000/-	Rs. 60,48,001/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,001/- (Article:48(g))	Rs. 16,007/- (Article:E, B)		
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: Jyoti Nagar Road, Mouza: Dabgram Sheet.No - 8, JI No: 2, Pin Code : 734008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-177	RS-82	Bastu Bastu	4 Katha	16,00,000/-	60,48,001/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
Grand Total :				6.6Dec	16,00,000 /-	60,48,001 /-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Ajay Ghosh (Presentant) Son of Jatindra Nath Ghosh Executed by: Self, Date of Execution: 17/01/2022 , Admitted by: Self, Date of Admission: 17/01/2022 ,Place : Office	 17/01/2022	 LTI 17/01/2022	 17/01/2022
Jyoti Nagar, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BVxxxxxx0Q, Aadhaar No: 94xxxxxxxxx2363, Status :Individual, Executed by: Self, Date of Execution: 17/01/2022 , Admitted by: Self, Date of Admission: 17/01/2022 ,Place : Office				

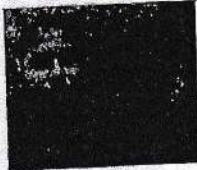

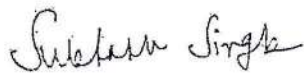
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Vashundhara Properties Jyoti Nagar, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, PAN No.:: AAXxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			Signature
	Name	Photo	Finger Print	
1	Mr Dipayan Biswas Son of Dilip Kumar Biswas Date of Execution - 17/01/2022, , Admitted by: Self, Date of Admission: 17/01/2022, Place of Admission of Execution: Office	 Jan 17 2022 12:50PM	 LTI 17/01/2022	 17/01/2022
Jyoti Nagar, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 31xxxxxxxx3432 Status : Representative, Representative of : Vashundhara Properties (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhash Singha Son of Mr Samir Singha New Milan Pally, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	 17/01/2022	 17/01/2022	 17/01/2022

Identifier Of Mr Ajay Ghosh, Mr Dipayan Biswas

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Ajay Ghosh	Vashundhara Properties-6.6 Dec

Endorsement For Deed Number : I - 071100483 / 2022

On 17-01-2022

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 12:46 hrs on 17-01-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Mr Ajay Ghosh, Executant.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 60,48,001/-

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

Execution is admitted on 17/01/2022 by Mr Ajay Ghosh, Son of Jatindra Nath Ghosh, Jyoti Nagar, P.O: Siliguri, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Others

Indetified by Mr Subhash Singha, , , Son of Mr Samir Singha, New Milan Pally, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 17-01-2022 by Mr Dipayan Biswas, partner, Vashundhara Properties (Partnership Firm), Jyoti Nagar, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Mr Subhash Singha, , , Son of Mr Samir Singha, New Milan Pally, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 16,007/- (B = Rs 16,000/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 16,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/01/2022 10:39AM with Govt. Ref. No: 192021220163446871 on 17-01-2022, Amount Rs: 16,007/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2724464616 on 17-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,001/- and Stamp Duty paid by Stamp Rs 5,000/ by online = Rs 5,001/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 42, Amount: Rs.5,000/-, Date of Purchase: 04/01/2022, Vendor name: Jayabrat Banik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/01/2022 10:39AM with Govt. Ref. No: 192021220163446871 on 17-01-2022, Amount Rs: 5,001/-, Bank IDBI Bank (IBKL0000012), Ref. No. 2724464616 on 17-01-2022, Head of Account 0030-02-103-003-02

M. Lama
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 24319 to 24347

being No 071100483 for the year 2022.



Digitally signed by TULSI LAMA
Date: 2022.01.31 17:23:41 +05:30
Reason: Digital Signing of Deed.

Tulsi Lama
(Tulsi Lama) 2022/01/31 05:23:41 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)