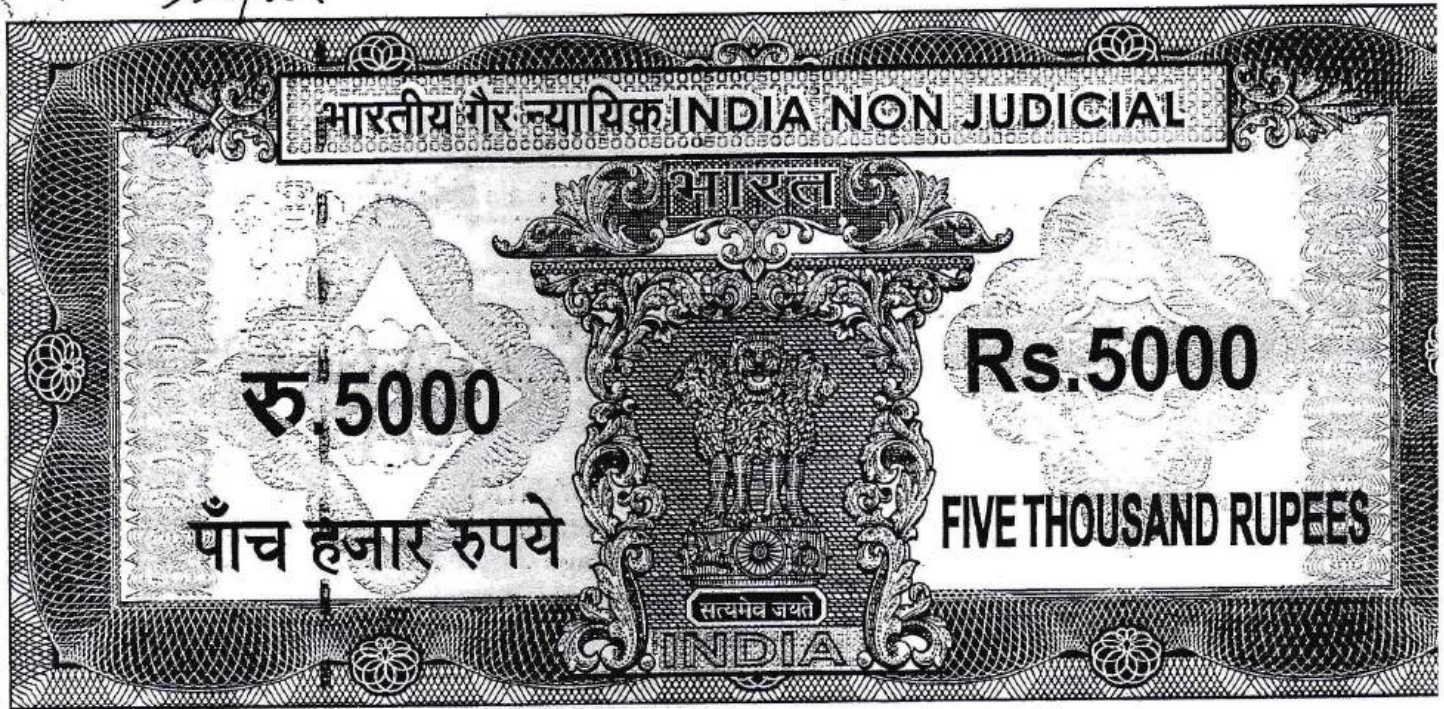


336/22

::1::

I. 333/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 254757

G 25475

11-01-22
2-89/56/22



Page No. 1

স্বাক্ষর
11-01-22

DEED OF AGREEMENT FOR DEVELOPMENT

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,
Bankt Nagar, Jalpaiguri

11 JAN 2022

N. J. Stamp

SL. No.....37.....Date.....04/01/22

Sold to.....Vashundhara Properties

of.....Jyoti Nagar, Siliguri.....

Value.....5000/- Rupees Five Thousand only



J Sark

JAYABRATA BANK
Govt. Stamp Vender
A.D.S.R. Office Bagdogra
L/No- 539-R.M/Darjeeling
Year 2007



K

Adl. District Sub-Registrar
Shanti Nagar, Jalpaiguri

11 JAN 2022

Rohit
No 9/10/14/15/21

VASHUNDHARA PROPERTIES

Partner

Rohit

THIS DEED OF AGREEMENT IS MADE ON THIS THE 11th DAY
OF JANUARY TWO THOUSAND TWENTY TWO AT SILIGURI.

BETWEEN

SRI JAGADISH CHANDRA SAHA, son of Late Gosaidas Saha, 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- HCHPS1804J.

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.

— 1/20/18
Sri Jagadish Chandra Saha
(S)

REGISTERED PROPERTY
Anand Partner

WHEREAS the First Party Sri Jagadish Chandra Saha, son of Gosaidas Saha was the absolute owner-in-possession of the land measuring 2 Katha 4 Chhataks, 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 on 04-12-1987 and the same was registered in the office of the Addl. Dist. Sub-Registrar at Jalpaiguri, recorded in Book. I, Being No. 5181 for the year 1987 and also by virtue of a Deed of Sale, executed on 07-04-1989 and the same was registered in the office of the Dist. Sub-Registrar at Jalpaiguri, recorded in Book. I, Being No. 2017 for the year 1989 and also by virtue of a Deed of Gift, executed on 22-07-2008 and the same was registered in the office of the Dist. Sub-Registrar at Jalpaiguri, recorded in Book. I, Being No. 2465 for the year 2008 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 thereafter he transferred his part of land and keeping the balance area of land measuring 1 Katha 12 Chhataks in his khas, actual and physical possession 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. 71, appertaining to Plot No. 34, 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 1 Katha 12 Chhataks 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 1 Katha 12 Chhataks and the Developer shall take initiative to sanction the building plan from Siliguri Municipal Corporation by investing their money.

State for registration

Signature

AND

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 one flat measuring 1500 Sq. ft. (approx) at the First Floor, which including proportionate share of staircase with lift area with, 20% super built up area, and one covered garage/shop measuring 140 to 150 sq. ft. at front side and a car Parking Space to the 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 below schedule "A" land and the Second party shall also pay the amount of Rs. 10,00,000/- (Rupees Ten lakh) only for the development of the land which is specifically mentioned in the Schedule – "A" below, and the said amount of Rs. 10,00,000/- (Rupees ten lakh) only shall pay by the second party to the First party after the agreement till the month of April, 2022 .

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.

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.

SRINIVAS
K. G. S. S. S. S.

SRINIVAS

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 storied 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 + four storied 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.

Common expenses 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.

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 Silliguri 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.

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.

27

Signature

make for reference

Signature

- 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.
- 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.

Make For Self Use

Developer

- 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.
- 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

—
P. 10
10/10/10
10/10/10

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 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.

DATE: 19/06/2025

Signature

- 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.
- 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 .

1/10/2019

1/10/2019

- 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.

STATE FOR REGISTRATION

Handwritten signature or mark.

- 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 Ajay Ghosh 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 house rent will be paid @9000/- per month by the second party to the first party from the next month of the agreement upto the handed over the land owners said flat .

SCHEDULE - "A"

ALL THAT PIECE OR PARCEL of vacant land measuring 1 Katha 12 Chhataks, 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.), 71 (L.R.), included in part of Plot No. 177 (R.S.), 34 (L.R.), situated within Mouza - DABGRAM, J.L. No. 2, Sheet No. 8 (R.S.), 42 (L.R.), situated at Jyoti Nagar, under 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:-

- By the North : 28 Feet Wide Road;
- By the South : Land of Ajay Ghosh;
- By the East : Land of Abhiranjan Saha;
- By the West : Land of Ajay Ghosh

3/24/2019 10:14:52

Handwritten mark

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

ALL THAT piece or parcel of one flat measuring 1500 Sq. ft. (approx) to the front side at the First Floor which will be suitable, including proportionate share of staircase & lift area and with 20% super built up area and one garage/shop measuring 140 to 150 Sq. ft. at the front side and a car Parking Space to the 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

Blank by the owner

20/11/14

(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.

Handwritten signature/initials

Handwritten signature/initials

- 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).

qure for 10/11/2020

10/11/2020

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

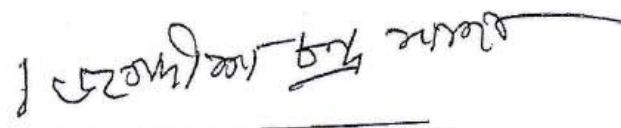
SCHEDULE - 'D'
(DESCRIPTION OF THE COMMON ARE AND THE COMMON USERS)

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 Singh
S/o Samir Singh
New mian pally
P.O. P.S. - Siliguri
Dist- Darjeeling
Pin- 734001.


SIGNATURE OF THE FIRST PARTY

2) Ankur Dey
S/o Ajit Kumar Dey
Lake Town
Siliguri.

SIGNATURE OF THE SECOND
PARTY / DEVELOPER

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

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

3. Dipankar Saha
S/o - Jagadish Saha
Jyoti nagar, Sevoke road,
Siliguri-01

भारत सरकार भारत गणराज्य
GOVT. OF INDIA
भारत सरकार भारत गणराज्य
GOVT. OF INDIA

INCOME TAX DEPARTMENT
JAGADISH SAHA
GOSAL DAS SAHA
 01/03/1955
 Permanent Account Number
HCHPS1804J

Signature: *Jagdish Saha*

10102019

Jagdish Saha

भारत सरकार / भारत गणराज्य
GOVT. OF INDIA
भारत सरकार भारत गणराज्य
GOVT. OF INDIA

INCOME TAX DEPARTMENT
JAGADISH SAHA
GOSAL DAS SAHA
 01/03/1955
 Permanent Account Number
HCHPS1804J

Signature: *Jagdish Saha*

10102019

ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
 WB/03/02/1/099412

পরিচয় পত্র
IDENTITY CARD



নির্বাচকের নাম
Elector's Name Jagadish Saha

পিতার নাম
Father's Name Gosaldas Saha

লিঙ্গ
Sex M

১.১.২০০৬ এর বয়স
Age as on 1.1.2006 53

জগদীশ সর্দার

Address:
 Jyotinagar Bhaktinagar Jalpalguri 734318

[Handwritten Signature]

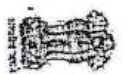
নির্বাচন নিয়ন্ত্রক অফিসার
Facs nile: Signature
Electorals Registration Officer

বিধানসভা নির্বাচন কেন্দ্র: ২ - রাজগঞ্জ (উপশিলা) জাতি
Assembly Constituency: 2 - Rajganj (SC)

জেলা: জলপাইগুড়ি
District: Jalpalguri

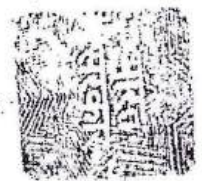
তারিখ: ০৮.১১.২০০৬
Date: 08.11.2006

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VASHUNDHARA PROPERTIES



01/04/2005
Permanent Account Number

AAGFV21180

07032007

Arjun


 ভারতের নির্বাচন কমিশন
 ELECTION COMMISSION OF INDIA
 পরিচয় পত্র
 IDENTITY CARD
 MHX3527702

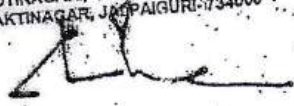



নির্বাচকের নাম : দীপায়ন বিশ্বাস
 Elector's Name : Dipayan Bishwas
 পিতার নাম : দিলীপ বিশ্বাস
 Father's Name : Dilip Bishwas
 লিঙ্গ/Sex : পুং/M
 জন্ম তারিখ : 19/09/1976
 Date of Birth : 19/09/1976

MHX3527702

ঠিকানা:
 জ্যোতিনগর, পশ্চিমবঙ্গ বিটি: কর্পোরেশন, অক্তিবাড়, জলপাইগুড়ি- 734008

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



Date: 12/05/2015.

19-ভাষাশ্রম-সংশোধিত নির্বাচন সেক্টর নির্বাচন নিবন্ধন
 আধিকারিকের স্বাক্ষর অনুমতি
 Facsimile Signature of the Electoral
 Registration Officer for
 19-Dabgram-Fulbari Constituency

বিকল্প পরিবেশন হলো: যেকোনো নির্বাচন সেক্টর নির্বাচন সেক্টর বা অন্য
 সেক্টর সফল পরিবেশন পরেই করা হবে। নির্বাচন সেক্টর
 পরিচালকের সফলতা উল্লেখ করুন।

In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

12/05/2015





JCS
12/11/20

Finger Prints of JAGADISH CHANDRA SAHA

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

JCS

Signature





Finger Prints of DIPAYAN BISWAS

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

PROPERTY

Dipayan Biswas

Signature



Major Information of the Deed



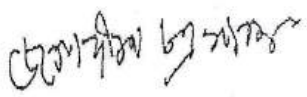
Deed No :	I-0711-00333/2022	Date of Registration	11/01/2022
Query No / Year	0711-2000087156/2022	Office where deed is registered	
Query Date	10/01/2022 2:09:51 PM	0711-2000087156/2022	
Applicant Name, Address & Other Details	Tapash Nandi Lake Town, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, PIN - 734007, Mobile No. : 9434151274, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 26,46,001/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 10,021/- (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:- 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	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-177	RS-82	Bastu	Bastu	1 Katha 12 Chatak	10,00,000/-	26,46,001/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
Grand Total :					2.8875Dec	10,00,000 /-	26,46,001 /-	

Land Lord Details :










SI No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Jagadish Saha, (Alias: Mr Jagadish Chandra Saha) (Presentant) Son of Gosaidas Saha Executed by: Self, Date of Execution: 11/01/2022 , Admitted by: Self, Date of Admission: 11/01/2022 ,Place : Office			
		11/01/2022	LTI 11/01/2022	11/01/2022

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.:: HCxxxxxx4J, Aadhaar No: 40xxxxxxx5346, Status :Individual, Executed by: Self, Date of Execution: 11/01/2022
 , Admitted by: Self, Date of Admission: 11/01/2022 ,Place : Office

Developer Details :

Sl 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 :

Sl No	Name,Address,Photo,Finger print and Signature								
1	Name Photo Finger Print Signature								
1	<table border="1"> <tr> <td> Mr Dipayan Biswas Son of Dilip Kumar Biswas Date of Execution - 11/01/2022, , Admitted by: Self, Date of Admission: 11/01/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Jan 11 2022 1:28PM</td> <td>LTI 11/01/2022</td> <td>11/01/2022</td> </tr> </table> <p>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: 31xxxxxxx3432 Status : Representative, Representative of : Vashundhara Properties (as partner)</p>	Mr Dipayan Biswas Son of Dilip Kumar Biswas Date of Execution - 11/01/2022, , Admitted by: Self, Date of Admission: 11/01/2022, Place of Admission of Execution: Office					Jan 11 2022 1:28PM	LTI 11/01/2022	11/01/2022
Mr Dipayan Biswas Son of Dilip Kumar Biswas Date of Execution - 11/01/2022, , Admitted by: Self, Date of Admission: 11/01/2022, Place of Admission of Execution: Office									
	Jan 11 2022 1:28PM	LTI 11/01/2022	11/01/2022						

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			
	11/01/2022	11/01/2022	11/01/2022

Identifier Of Mr Jagadish Saha, Mr Dipayan Biswas

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Jagadish Saha	Vashundhara Properties-2.8875 Dec

Endorsement For Deed Number : I - 071100333 / 2022

On 11-01-2022

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 13:06 hrs on 11-01-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Mr Jagadish Saha Alias Mr Jagadish Chandra Saha, 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 26,46,001/-

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

Execution is admitted on 11/01/2022 by Mr Jagadish Saha, Alias Mr Jagadish Chandra Saha, Son of Gosaidas Saha, Jyoti Nagar, P.O: Siliguri, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Others

Identified 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 11-01-2022 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

Identified 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 10,021/- (B = Rs 10,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/01/2022 10:41AM with Govt. Ref. No: 192021220160114221 on 11-01-2022, Amount Rs: 10,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2723490430 on 11-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 21/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 37, Amount: Rs.5,000/-, Date of Purchase: 04/01/2022, Vendor name: Jayabrata Banik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/01/2022 10:41AM with Govt. Ref. No: 192021220160114221 on 11-01-2022, Amount Rs: 21/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2723490430 on 11-01-2022, Head of Account 0030-02-103-003-02

Tulsi 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 19851 to 19879

being No 071100333 for the year 2022.



Digitally signed by TULSI LAMA
Date: 2022.01.28 12:39:18 +05:30
Reason: Digital Signing of Deed.

Tulsi Lama

(Tulsi Lama) 2022/01/28 12:39:18 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)