

HIMALI ENTERPRISE

Unit No. 16 3rd Floor Goyal Plaza, P.O. Siliguri,
Dist. Darjeeling - 734001

Mob: 7001542525
9800880783

Ref No. HE/01/25

Date: 20/06/2025

To

The President/Secretary,
Ambadhura Himali Welfare Society
Himali Residency,
Ambadhura Salbari,
West Bengal.

Subject : Handover of Possession, Common Areas, Documents, and Assets of Himali Residency as per WBRERA.

Dear Sir/Madam,

With due respect, We, Himali Enterprise, the promoter/Developer of the residential Project "Himali Residency" are pleased to formally hand over the project to the registered housing Society in compliance with the provisions of West Bengal Real Estate Regulatory Authority(WBRERA) and the Real Estate (Regulation and Development) Act, 2016.

Project Details :-

Project Name : Himali Residency.

Promoter Name : Himali Enterprise.

WBRERA Registration No.: WBRERA /DAR/2023/000322.

Project Address : Ambadhura, Salbari, P.O. Salbari, P.S. Pradhan Nagar, Distt. Darjeeling (West Bengal-PIN-734002).

Date of Completion certificate : 25/06/2024

Date of Occupancy Certificate : 15/07/2024

Date of Hand over : 20/06/2025

We hereby handover the following :-

- Legal and technical documents (List enclosed as annexure-A)
- Completion certificate dated 25/06/2024 issued by Engineer Dulal Chandra Neogi(Licensed Building Surveyor ,Class-I.
- Occupancy Certificate vide No.04/occupancy/MPS dated 15/07/2024 issued by the Office of the Matigara Panchayat Samiti ,P.O. Kadamtala, Distt. Darjeeling, West Bengal-PIN 734011.
- Fire Safety NOC vide Memo No.FSR/0125186220500117 dated 28/06/2024.
- Lift License Vide No. NLOL/2024/03630, dated 16/12/2024.

Physical Possession :-

- Lift
- Water Supply System
- Electrical installations
- Fire Safety Equipment
- Boundary walls , common driveways , parking areas ,gardens, stairs,Tarrace , open spaces , Common Washrooms etc.

Contd..P/2

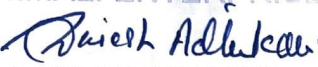
(02)

Declaration :

We affirmed that all construction work have been carried out as per the approved plans, slandered, and norms. We are committed to assist in case of any structural damage to the building for a period of five year from the date of completion certificate , as mandated by RERA.

We wish the Society the very best in managing and maintaining the project, and assure you of our continued support wherever required.

Warm Regards,

HIMALI ENTERPRISE

For HIMALI ENTERPRISE
Partner

(Name, Designation, Contact Details)
Seal & Signature

Acknowledgement by the Society / Association:

We hereby acknowledge receipt of the above – mentioned document, physical possession of the common areas.

For: AMBADHURA HIMALI WELFARE SOCIETY


President
A.H.W.S
Ambadhura
Authorized Signatory
(Name, Designation)
Seal & Signature


Secretary
A.H.W.S
Ambadhura


Treasurer
A.H.W.S
Ambadhura

Member - T



HIMALI ENTERPRISE

Bhanu Path, Salbari Bazar, P.O- Salbari,
Dist.Darjeeling-734002
Email: himalient006@gmail.com

Mob: 7001542525
9800880783

Ref No.....

Date: 28/6/2025

ANNEXURE-A

LIST OF DOCUMENTS HANDED OVER TO AMBADHURA HIMALI WELFARE SOCIETY.

Sl.No.	Name of Document	Doc No. if any	Total leaves/pages	Remarks
1.	Fire plan original		01	
2.	Fire safety certificate		01	
3.	Fire safety recommendation		01	
4.	Panchayat tax receipt	2024-2025-2021-22,2022-23,2023-24	04	
5.	Land tax receipt -dtd	4/6/2024	01	
6.	Land conversion	(i)4823/2021 (ii)4730/BLLRO/MTG/21-dtd.24/8/21	01	
7.	STDA (FORM -(III) Demand development	2118/PLNG/SJDA	01	
8.	LUCC Memo No.	7996/SJDA -1/02/2022	03	
9.	Khatian No.	4381	01	
10.	Khatian No.	3576	01	
11.	Khatian No.	3577	01	
12.	Khatian No.	3575	01	
13.	Khatian No.	3376	01	
14.	Soil Testing Report	01 Booklet	14	
15.	Demand for Development	Memo No.167/Plan/MPS, dated 10/02/23	01	
16.	Matigara Panchayat Samity Order	No.151/MPS/Planning, dated 24/02/2023	01	
17.	Project vetting booklet issued by Jadavpur University	-	60	
18.	Sale Deed	No.I-2543/2014, dated 28/03/2014	12	
19.	Sale Deed	No.I-2134/2021, dated 15/03/2021	26	
20.	Sale Deed	No.I-1114/2007 dated 23/05/2007	12	
21.	Sale Deed	No.I-1113/2007, dated 23/05/2007	11	
22.	Sale Deed	No.I-1115/2007, dated 23/05/2007	11	
23.	Certified Copy Deed	No.I-1112/2007	08	
24.	Occupancy Certificate(OC)	Memo No.04/occupancy/MPS Dated 15/07/2024	01	
25.	Building Completion Certificate	Issued dated 25/06/2024	01	

26. Building Plan

Handed over by :-

Taken over by :-

HIMALI ENTERPRISE

Prakash Adhikari
Partner

Treasurer
A.H.W.S
Ambadhura

Secretary
A.H.W.S
Ambadhura

President
A.H.W.S
Ambadhura

Member-I

Member-II

AMBADHURA HIMALI WELFARE SOCIETY

Himali Residency, Ambadhura, Salbari

P.O. Salbari, P.S. Pradhan Nagar, Dist: Darjeeling, West Bengal, Pin-734002

Registration No:- S0057231

Ph: 9436633372 | 8945908308 | 8389936841

Ref No:.....

Date: 25/06/2025

Parking allotment

We the member of Ambadhura Himali Welfare Society, residents of Himali Residency, Salbari assembled at the Garage Premises of the Building on 20/06/2025 and allotted / demarcated the Parking spaces to the residents in presence of Shri Dinesh Adhikari an authorized person/partner of M/s Himali Enterprise as per the details mentioned against each :-

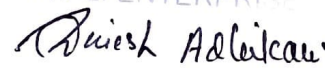
SL.No.	Name	Flat No.	Parking No.	Type of Parking
01.	Shri Nanda Prasad Upadhyay and Smt. Kalpana Upadhyay	T-1	P-04	Inside Building
02.	Smt. Geetanjali Pradhan and Shri Puran Pradhan	S-1	P-3	Inside Building
03.	Mr. Gitendra Thapa	F-1	P-7	In front of Building
04.	Mr. Arjun Chhetri	F-2	P-06	In front of Building
05.	Mr. Birendra Sharma	T-2	P-05	In front of Building
06.	Smt. Yangji Bhutia	G-2	P-01/02	Inside Building


Treasurer
A.H.W.S
Ambadhura


Secretary
A.H.W.S
Ambadhura


President
A.H.W.S
Ambadhura

Witness :-

HIMALI ENTERPRISE

Dinesh Adhikari