

I. 2648/2021

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

18.3.21
2-56385/21

BASUNDHARA
Partner
Basundhara

BASUNDHARA
Partner
Ramesh Pawl.

Dev Bahadur Chatterji

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS 18th DAY OF MARCH, TWO THOUSAND TWENTY ONE

BETWEEN



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

Contd.....P/2

[Signature]
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

18 MAR 2021

Dipankar Saha
Partner

Prasenjit Paul
Partner

Dil Bahadur Chhetri

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THIS INDENTURE IS MADE ON THIS 18th DAY OF MARCH,
TWO THOUSAND TWENTY ONE

B E T W E E N

"**BASUNDHARA**" [PAN : AANFB0091K] a Government Registered Partnership Firm, represented its partners namely [1] **SRI DIPANKAR SAHA**, [PAN : BCKPS8030H] [AADHAR : 459572540332] Son of Sri Sankar Saha, & [2] **SRI PRASENJIT PAUL**, [PAN : BDVPP0608L] [AADHAR : 524983250012] Son of Late Parimal Paul, both are Hindu by Religion, Indian by Nationality, Business by Occupation respectively, resident of Ghogomali High School Road, Ghogomali, P.O. Ghogomali, Pin No. 734006, P.S. Bhaktinagar, District Jalpaiguri, (W.B.) - hereinafter called the **DEVELOPER/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to its representatives, executors, partners, administrators and assigns) of the **ONE PART.**

A N D

SRI DILBAHADUR CHHETRI @ DIL BAHADUR CHHATRI, [PAN : AOCPC9803R] [AADHAR : 980101815966] Son of Late Mangal Chhetri @ Mangal Singh Chatri, Hindu by Religion, Indian by Nationality, Business by Occupation, residing at Ashrampara, P.O. & P.S. Siliguri, District Darjeeling presently residing at Shastri Nagar, Ward No. 41, (SMC), P.O. Sevoke Road, P.S. Bhaktinagar, Pin No. 734001, District Jalpaiguri (W.B.) - hereinafter called the **OWNER/SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, legal representatives, executors, administrators and assigns) of the **SECOND PART.**

WHEREAS present owner namely Sri Dilbahadur Chhetri @ Dil Bahadur Chhatri, Son of Late Mangal Chhetri @ Mangal Singh Chatri, acquired the land measuring 10 Katha, recorded in R.S. Khatian No. 701/7, appertaining to R.S. Plot Nos. 675, 573 & 631, Situated within Mouza Dabgram, J.L. No. 02, R.S. Sheet No. 8 (Previously Sheet No. 7), Pargana Baikunthapur, Police Station Rajganj now Bhaktinagar, District Jalpaiguri, by virtue of a registered Deed of Sale being No. I-432 for the year of 1990 recorded in Book No. I Volume No. 5 Pages from 183 to 190 and the same was registered at the office of the District Sub-Registrar Jalpaiguri, executed by Sri Prayag Raj Modi, Son of Sri Sagar Mal Modi.

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BAJUNDIARA
Rajendra Kumar
Partner

BAJUNDIARA
Prasanti Paw.
Partner

Dill Bahadur Chatur

had mutated his name at the office of the B.L. & L.R.O. Rajganj in respect of his said landed property and therefore a new khatian has been issued in his favour vide L.R. Khatian No. 158, being L.R. Plot No. 250, Situated within Mouza Dabgram, J.L. No. 02, Sheet No. 8 (R.S.) & 44 (L.R.), Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri, since then the said landed property in his khas actual physical possession having permanent heritable transferable right therein free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Second Party hereof for construction of a Multi-Storied Building over the land measuring 6 Katha 8 Chhatak out of his total Land measuring 10 Katha, fully described in the Schedule "A" below.

A N D

AND WHEREAS the owner of the land has decided to develop his said land by making a Multi-Storied Building as per the plan to be approved/sanctioned by the appropriate authority on the said "A" scheduled land.

A N D

WHEREAS now in order to develop the Land measuring 6 Katha 8 Chhatak, little bit more or less by way of constructing a Multi-Storied Building therein, the Second Party hereof took a decision to that effect, but even after taking such decision for constructing the building, the Second Party has also realized about his paucity of fund, skill and expertise knowledge to construct the aforesaid building on the land. As such the Second Party was in search of a Developer for the development of the "A" Schedule land, according to a plan, which would be approved by the appropriate sanctioning authority.

A N D

WHEREAS the First Party hereof, who are running their business of land development and construction within the Siliguri and its vicinity, after knowing the aforesaid intention of the Second Party/Land owner, had approached him to deliver the actual and physical possession of the said land measuring 6 Katha 8 Chhatak, more fully described in the schedule "A" herein below unto their favour to develop the same as per sanction plan, to be approved by the competent authority and also at the cost, to be borne by them on the land with its expertise knowledge, skill and to that extent both the parties to overcome all sorts of

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Dipankar Chatterjee

Partner

LAGUNGHARA

Prasenjit Paul

Dil Bahadur Chatter

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into writing all their mutually agreed terms and condition upon which they have arrived at in a written format.

AND WHEREAS the Second Party further declares that the below scheduled land is not acquisitioned/requisitioned either by the Central Government or State Government and no part of the same are under alignment or have been vested in the Government and title of the property is remains free from all encumbrances and the Landlord/Second Party have good marketable and indefeasible title to the same.

AND WHEREAS to avoid all ambiguity regarding the measuring of certain words and phrases used in the presents, are define as follows:-

- i. "Building" shall mean the R.C.C./ Brick Built, having a Multi-Storied Building to be constructed on the below "A" schedule plot of land, owned by the Second Party, according to the drawing, plans/specifications to be sanctioned by the Siliguri Municipal Corporation and/or any other authority and constructed in conformity therewith.
- ii. "Architect/Engineer" shall mean person of firm appointed or nominated by the land-developer as Architect/Engineer for the supervising of the construction of the multi-storied building.
- iii. "Building Plan" shall mean drawing plan and specification for the construction of the buildings on the plot of land described in below "A" schedule land, to be sanctioned by the Siliguri Municipal Corporation and/or renewal of the same, caused to be made by the Siliguri Municipal Corporation and other authority.
- iv. "Common area and facilities" shall mean items mentioned in Section 3(D) of the West Bengal Apartment Ownership Act, 1972. "Common expenses" shall mean the proportionate share of all grounds rent. Property maintenance charges and dues and outgoing paid by the Second Party and other purchasers/owners of the other constructed area of the buildings: All other common expenses within the meaning of the West Bengal Apartment Ownership Act, 1972 in respect of their flats/apartments and garage, as may be determined jointly by the owner and the other purchasers of the buildings.
- v. "Transferee/Purchaser" shall mean purchasers to whom any flat/apartment and garage in the buildings any be transferred or sold for consideration.

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Partner

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Basundhara

Partner

Basundhara

- vi. "The said plot of land" shall mean all that piece or parcel of land particularly mentioned in the Schedule "A" below.

NOW THE AGREEMENT WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES UNDER THE TERMS AND FOLLOWS:-

1. That the Second Party wills all responsibility and assertion hereby declares that the piece of land, described in the schedule "A" below is free from all liens, charges and encumbrances whatsoever and its title is saleable and marketable one.
2. That as per mutual settlement in between the parties herein below arrived at the Second Party shall allow the First Party/Developer to construct residential building/construction, according to the sanction plan, on the below "A" schedule plot of land, now owned by the Second Party and for the purpose of construction, the Second Party shall hand over the actual, khas and physical possession of the below "A" schedule land to the first party immediately, after obtaining the plan for the proposed building from the concerned sanctioning authority and building shall be carried out at the cost, design and architectural performance of the first party only.
3. That before starting the construction of the below scheduled land, the Second Party shall also clear all pending municipal taxes, ground rent etc. in respect of the below "A" schedule property. After execution of this agreement and during the continuance of the construction of the proposed Multi-Storied Building, if the Government, Semi-government institution or any private individual initiate/file any suit in respect of any dispute or matter concerning the below "A" schedule land and/or for any acts of god, the construction is being delayed, in that event the period of such delay shall be excluded for completion of such constructions.
4. However, soon after completion of the project, The First Party/Developer shall hand over Finished Entire Second Floor with proportionate share of staircase area and Two Finished Residential Flat at Third Floor (i) being No. "A" measuring more or less 878 Sq. Ft. (Front Side/North West Portion) (ii) being No. "C" measuring more or less 561 Sq. Ft. (Back Side/North East Portion) with proportionate share of staircase plus super-built up area, and one Finished Residential Flat at Fourth Floor being No. "B" measuring more or less 798 Sq. Ft. (Front Side/West South Portion) with proportionate share of Staircase plus super-built up area and Parking Space 50% at the Ground Floor of (South Portion) of the

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Partner

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BASUNIHARA

Basunihara

Partner

Dr. Babachan Chatterji

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JASUNDHARA

Rajendra Kumar

Partner

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JASUNDHARA

Rajendra Kumar

Partner

Dil Bahadur Chatur

building after deduction of Landing, Staircase & Driveway area of the building, of the proposed G + Four Storied Building, herein below described in schedule "B" below to the Second Party/Owner (i.e. the owner's allocation), in consideration of developing the land, which shall be treated, and considered as the **OWNER'S ALLOCATION**, more particularly described in the schedule "B" below, and all the remaining constructed area of the building shall be treated and considered as the developer's allocation, more particularly described in the schedule "C" below.

5. The First party shall have every liberty to handover the different constructed area from Developer's allocation to different intending purchaser(s) against valuable consideration and the Second Party shall be bound to execute proper sale deed to and in favour of those intending buyers, as per the choice of the first party/developer and the said Second Party shall not claim any constructed portion or any profit, arising out of sale consideration from the said Developer's allocation. It is further noted that if any intending buyers intendeds to have registered its Deed of Agreement for purchasing any constructed area of the building, out of the Developer's allocation, then also the Second Party shall be bound to execute proper indenture and shall place the same for its due registration to the concern registering authority.
6. That it is be noted that with the execution of this deed of agreement, the Second Party shall also execute a Development Power of Attorney in favour of the First Party/Developer and the same would be binding and shall be in effect for constructing the present "A" schedule land, as well as vesting right to transfer to the different intending Buyer(s) **OF THE AREA, MEANT FOR AND OUT OF THE "C" SCHEDULE ALLOCATION** i.e; the developer's area within the meaning of the Transfer of Properties Act, 1862. By the said Development Power of Attorney, the Second Party shall also empower the First Party to negotiate with the intending purchaser to sell and to sell, as aforesaid of different constructed area of the building from those intending purchaser(s) by acknowledgement thereof.
7. That during continuance of the construction, the Second Party shall not assign or transfer the construction-project, either wholly or in part to any developer, contractors or person without the consent of the First Party.

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Prasunil Paul
Partner

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Prasunil Paul
Partner

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Prasunil Paul
Partner

be responsible for the consumption charges of the facilities or amenities. And the Second Party will bear the 50% cost of transformer to be installed of the proposed constructed building.

9. That the owner shall obtain electric connection from the W.B.S.E.D.C.L. in his name for Owner's allocations at his own costs.
10. That for the smooth construction, the First Party shall have every liberty to appoint engineer, architect or supervisor for the constructional works of the land at its cost.
11. That the parties hereof have entered into this agreement purely on principal to principal and nothing stated herein shall be deemed to be constructed as the joint venture or partnership of the parties.
12. That it is specifically mentioned here that soon with the execution of this agreement, the Second Party co-operate the First Party for the smooth construction of the building, for approval of the sanction plan by executing all necessary papers to that respect, as would be time to time required said Multi-Storied Building along with proportionate undivided share in the land measuring 6 Katha 8 Chhatak, described in Schedule - "A" above.
13. That the First Party/Developer shall pay a sum of Rs. 10,000/- (Rupees Ten Thousand) only per month to the First Party towards house rent till the owner's allocation be handed over including fully habitable decent position of the flats by the First Party/Developer.
13. That in case of death of any of the parties to this Agreement, the terms and conditions of this Agreement shall not be changed or any addition, modification or deletion as provided by law.

SPECIFICATION OF THE FLATS

- i. All wall 5" thick brick wall with sand cement mortar.
- ii. Foundation: R. C. C. foundation with super structure.
- iii. Plastering: Outside and insider plaster with sand cement mortar.

A. Doors: Main Door (4" x 2½ ") will be made by Sal wood and shutter will be made by wood (single leaf).

B. Other doors frame will be made by Sal wood (4" x 2½ ") and

BASUNDHARA
Dipankar K. Saha
Partner

BASUNDHARA
Prasanna Paul
Partner

Dil Bahadur Chatri

termite) and toilets door frame and shutter will be made by readymade good quality PVC.

- iv. Windows: Aluminum window with glass.
- v. Flooring: All floors except toilet will be finished by 2 x 2 vitrified branded tiles with 4" skirting. And in toilets floor will be finished by Tiles/marble with 4" skirting.
- vi. Doors fittings: Main door - Wooden.
- vii. Kitchen: Top of the gas slab will be finished by black granite and above the gas oven slab upto 4 fit height finished by 10" x 15" tiles and a steel sink, one bib cock and one aqua guard point.
- viii. Toilets: Two toilets will be provided in every flat and inside wall will be finished by tiles upto 6' height, one white colour commode and another one white colour Indian type pan, two bib cock, 1 shower and one cistern (sleek) in each toilet.
- ix. Plumbing: Inside water lines will be CPVC/UPVC pipe concealed and outside water lines will be surface with PVC pipe connected with common PVC water tank.
- x. Electric work: All electrical wiring including invertors points will be concealed with necessary modular switch (ISI Mark) and wire will be fitted (ISI Mark).
- xi. The owners shall have the right to use all common right amenities, and facilities jointly with all other occupants including the developer's allocated area of common water reservoir, over-head tank, water pump, stair cases, landing pathway, drainage, septic tank, roof, vacant area of the entire land etc. as per sanction plan.
- xii. All extra work and transformer cost will be done at the cost the owners/Second Party/ies as per Architect instruction and the payment for such extra work shall be made by the Owners/Second Party/ies in advance.

SCHEDULE "A"
(DESCRIPTION OF THE LAND)

ALL THAT PIECE OR PARCEL of Bastu Land measuring 6 Katha recorded in R.S. Khatian No. 701/7, corresponding to L.F. Corresponding t

BASUNDHARA
Dipankar Singh
Partner

BASUNDHARA
Prasenjit Paul
Partner

Dul Bahadur Chatterji

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L.R. Plot No. 250, Situated within Mouza Dabgram, J.L. No. 02, Sheet No. 8 (R.S.) & 44 (L.R.), Pargana Baikunthapur, Situated at Sastri Nagar Road, Within the jurisdiction of Siliguri Municipal Corporation Area Ward No. 41, Bearing Holding No. 314/1428, Police Station Bhaktinagar, Registry office at the Additional District Sub-Registrar Bhaktinagar, District Jalpaiguri, in the State of West Bengal.

The aforesaid land is butted and bounded as follows: -

- North : 14 Ft. Wide S.M.C. Road;
- South : 16 Ft. Wide Road;
- East : Land & House of Sri R. P. Singh;
- West : 30 Ft. Wide Anchal Road.

SCHEDULE "B"
(ALLOCATION OF THE SECOND PARTY/OWNER)

ALL THAT PIECE OR PARCEL of Finished Entire Second Floor with proportionate share of Staircase area and Two Finished Residential Flat at Third Floor (i) being No. "A" measuring more or less 878 Sq. Ft. (Front Side/North West Portion) (ii) being No. "C" measuring more or less 561 Sq. Ft. (Back Side/North East Portion) with proportionate share of staircase plus super-built up area, and one Finished Residential Flat at Fourth Floor being No. "B" measuring more or less 798 Sq. Ft. (Front Side/West South Portion) with proportionate share of Staircase plus super-built up area and Parking Space 50% at the Ground Floor of (South Portion) of the building after deduction of Landing, Staircase & Driveway area of the building, of the proposed G + Four Storied Building to be completed in all respects in accordance with the 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 as consideration for the development of land measuring 6 Katha 8 Chhatak of land which is more specifically mentioned in the Schedule-"A" herein below.

SCHEDULE "C"
(ALLOCATION OF THE FIRST PARTY/DEVELOPER)

ALL THAT the entire building to be constructed on the above schedule "A" land, except the owner's allocation, described in the schedule "B" above.

IN WITNESS WHEREOF, the parties of this agreement ent.

Finance Act 2012 (w.e.f. 01.04.2012) and the do hereby set and subscribe their hands on the day, month and year as mentioned above.

WITNESSES:-

1. Subho Suteadha

S/O: Biswanath Suteadha

Add: Ashighar, Puerba -
Chayan para,
Dabgram (P),
Talpaiguri

Pin: 734006

P.O. Uchogomali

P.S. Bhaktinagar

2.

isoutam Chhetri

S/O Dil Bahadur Chhetri

Sastri Nagar

Talpaiguri

Basundhara Prasenjit P
Partner

Partner

BASUNDHARA
Prasenjit P
Partner

Signature of the First Party/Developer.

Dil Bahadur Chateri

Signature of the Second Party/Land Owner.

Drafted as per the instruction of the Executants, readover and explained to the parties by me and printed in my chamber:












Chinmay Sarkar

(CHINMAY SARKAR)

Advocate, Siliguri












Enrolment No. WB/523/2003.

(FINGER PRINT)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					












Dipankar Basu

DASUNDHARA
Dipankar Basu
Partee
(SIGNATURE)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Ramesh Kumar

DASUNDHARA
Ramesh Kumar
(SIGNATURE)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Dil Bahadur Chatterji

Dil Bahadur Chatterji
(SIGNATURE)

आयकर विभाग

INCOME TAX DEPARTMENT

DILBAHADUR CHHETRI

MANGAL CHHETRI

26/01/1940

AOCP9803R

Dil Bahadur Chhetri

भारत सरकार

GOVT. OF INDIA



15062011

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबरस,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045

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

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Dil Bahadur Chhetri



सत्यमेव जयते
भारत सरकार



आधार

भारतीय विशिष्ट परिचय प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

चलिकाङ्कित अई डि / Enrollment No. : 1215/10076/50013

06/04/2014

To
Dil Bahadur Chhetri
दिल बाहादुर चेट्टी
SHASTRI NAGAR
SILIGURI
SEVOKE ROAD
WARD NO 41
Siliguri (m. corp.)
Sevoke Road, Jalpaiguri
West Bengal - 734001



KL862260078FT

86226007



आपনার आधार সংখ্যা / Your Aadhaar No. :

9801 0181 5966

आधार - साधारण मानुषेर अधिकार



भारत सरकार

Government of India



दिल बाहादुर चेट्टी
Dil Bahadur Chhetri
पिता : मंगल चेट्टी
Father: Mangal Chhetri

जन्मदिनांक/DOB: 01/01/1940
पुरुष / Male

9801 0181 5966



आधार - साधारण मानुषेर अधिकार

Dil Bahadur Chhetri

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRASENJIT PAUL

PARIMAL PAUL

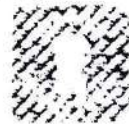
25/01/1984

Permanent Account Number

BDVPP0608L

Prasensit Paul

Signature



09062016

Prasensit Paul



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1215/10109/00900

21/06/2014

To
Prasenjit Paul
প্রসেনজিৎ পাল
GHOGOMALI HIGH SCHOOL ROAD
GHOGOMALI
WARD NO 37
Siliguri (M. Corp.)
Ghugumali, Jalpaiguri
West Bengal - 734006



KL943236842FT
94323684



আপনার আধার সংখ্যা / Your Aadhaar No. :

5249 8325 0012

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

প্রসেনজিৎ পাল
Prasenjit Paul
পিতা : পরিমল পাল
Father : Parimal Paul



জন্মতারিখ / DOB: 25/01/1984
পুরুষ / Male

5249 8325 0012



আধার - সাধারণ মানুষের অধিকার

Prasenjit Paul.



ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

MHX3099371



Elector's Name Prasenjit Pal

নির্বাচকের নাম প্রসেনজিৎ পাল

Father's Name Parimal Pal

পিতার নাম পরিমল পাল

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2006 21

১.১.২০০৬ এ বয়স ২১

Address:
Niranjan Nagar Colony(Angshik) 37 Bhaktinagar
Jalpaiguri 734406

ঠিকানা:
নিরঞ্জন নগর কলোনি(আংশিক) ৩৭ ভক্তিনগর জলপাইগুড়ি ৭৩৪৪০৬

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক
Assembly Constituency: 21-Rajganj (SC)
সভা নির্বাচন কেন্দ্র: ২১-রাজগঞ্জ (সংশ্লিষ্ট জাতি)
District: Jalpaiguri
জেলা: জলপাইগুড়ি
Date: 28.03.2006
তারিখ: ২৮.০৩.২০০৬

0880410

Prasenjit Paul

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DIPANKAR SAHA

SANKAR SAHA

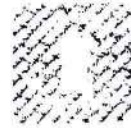
19/09/1980

Permanent Account Number

BCKPS8030H

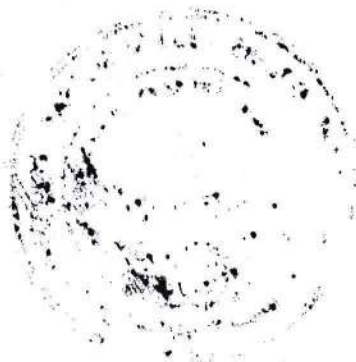
Dipankar Saha

Signature



22082016

Dipankar Saha



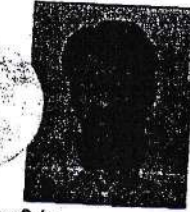
ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

GLQ2142842

পরিচয় পত্র



Elector's Name Dipankar Saha

নির্বাচকের নাম দীপঙ্কর সাহা

Father's Name Shankar

পিতার নাম শংকর

Sex M

লিঙ্গ পুং

Age as on 1.1.2001 19

১.১.২০০১-এ বয়স ১৯

Address

Rabindranagar 13 Siliguri Darjeeling
734406

ঠিকানা

রবীন্দ্রনগর ১১ শিলিগুড়ি দার্জিলিং ৭৩৪৪০৬

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 25-Siliguri

Assembly Constituency

২৫ শিলিগুড়ি

বিধানসভা নির্বাচন ক্ষেত্র

Place Darjeeling

স্থান দার্জিলিং

Date 20.02.2001

তারিখ ২০.০২.২০০১

2210883

Signature

Subho Sutradhar

1947
1800 300 1947
help@nidai.gov.in www.nidai.gov.in
P.O. Box No. 1947
Bengaluru-560 001

Address
S/O: Biswanath Sutradhar, ASHIGHAR,
PURBA CHAYAN PARA, Dabgram (P),
Jaipalguri,
West Bengal - 734006

भारत सरकार
राज्य सरकार
गणराज्य

GOVERNMENT OF INDIA

MEERA AADHAR, MERI PEHACHAN

5307 9629 5047

Subho Sutradhar
DOB: 20/08/1994
Male / MALE

भारत सरकार
राज्य सरकार
गणराज्य

GOVERNMENT OF INDIA

Major Information of the Deed

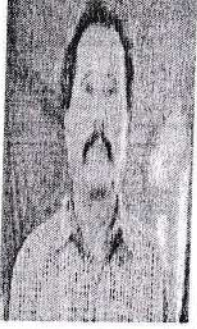

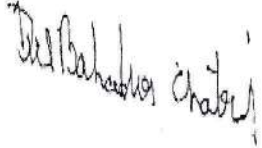
Deed No :	I-0711-02648/2021	Date of Registration	18/03/2021
Query No / Year	0711-2000563851/2021	Office where deed is registered	
Query Date	12/03/2021 3:40:43 PM	0711-2000563851/2021	
Applicant Name, Address & Other Details	CHINMAY SARKAR HAKIMPARA, SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9475024583, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,09,20,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,040/- (Article:48(g))	Rs. 35/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Ur area)		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Sastri Nagar Road, Mouza: Dabgram Shee No - 8, , Ward No: 41 JI No: 2, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-631	RS-701/7	Bastu	Bastu	6 Katha 8 Chatak		1,09,20,002/-	Width of Approa Road: 30 Ft., Adjacent to Met Road, ,Last Reference Deed No :0702-I -004: 1990
Grand Total :					10.725Dec	0 /-	109,20,002 /-	

Land Lord Details :



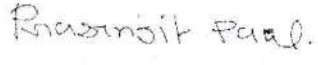
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri DILBAHADUR CHHETRI, (Alias: Shri DIL BAHADUR CHHATRI) (Presentant) Son of Late MANGAL CHHETRI Executed by: Self, Date of Execution: 18/03/2021 , Admitted by: Self, Date of Admission: 18/03/2021 ,Place : Office			
	18/03/2021	LTI 18/03/2021	18/03/2021	
SHASTRI NAGAR, SILIGURI, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Busines. Citizen of: India, PAN No.:: AOxxxxxx3R, Aadhaar No: 98xxxxxxxx5966, Status :Individual, Executed by: Self, Date of Execution: 18/03/2021 , Admitted by: Self, Date of Admission: 18/03/2021 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	BASUNDHARA Niranjn Nagar Colony, Near Ghogomali High School., P.O:- GHOGOMALI, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734006 , PAN No.:: AAxxxxxx1K,Aadhaar No Not Provided by UI Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri DIPANKAR SAHA Son of Shri Sankar Saha Date of Execution - 18/03/2021, , Admitted by: Self, Date of Admission: 18/03/2021, Place of Admission of Execution: Office			
	Mar 18 2021 11:34AM	LTI 18/03/2021	18/03/2021	
Rabindra Nagar, SILIGURI, P.O:- RABINDRA SARANI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India PAN No.:: BCxxxxxx0H, Aadhaar No: 45xxxxxxxx0332 Status : Representative, Representative of : BASUNDHARA (as PARTNER)				

2	Name	Photo	Finger Print	Signature
	Mr PRASENJIT PAUL Son of Late Parimal Paul Date of Execution - 18/03/2021, , Admitted by: Self, Date of Admission: 18/03/2021, Place of Admission of Execution: Office			
		Mar 18 2021 11:34AM	LTI 18/03/2021	18/03/2021
Ghogomali High School Road, Ghogomali, P.O:- Ghogomali, P.S:- Bhaktinagar, Siliguri Mc, Distric Jalpaiguri, West Bengal, India, PIN - 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDxxxxxx8L, Aadhaar No: 52xxxxxxx0012 Status : Representative, Representative of : BASUNDHARA (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SUBHO SUTRADHAR Son of Shri BISWANATH SUTRADHAR ASHIGHAR, PURBA CHAYAN PARA, P.O:- GHOGOMALI, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734006			
	18/03/2021	18/03/2021	18/03/2021
Identifier Of Shri DILBAHADUR CHHETRI, Shri DIPANKAR SAHA, Mr PRASENJIT PAUL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri DILBAHADUR CHHETRI	BASUNDHARA-10.725 Dec

Endorsement For Deed Number : I - 071102648 / 2021

On 18-03-2021

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:22 hrs on 18-03-2021, at the Office of the A.D.S.R. BHAKTINAGAR by Shri DILBAHADUR CHHETRI Alias Shri DIL BAHADUR CHHATRI, 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 1,09,20,002/-

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

Execution is admitted on 18/03/2021 by Shri DILBAHADUR CHHETRI, Alias Shri DIL BAHADUR CHHATRI, Son of Late MANGAL CHHETRI, SHASTRI NAGAR, SILIGURI, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Identified by Shri SUBHO SUTRADHAR, , , Son of Shri BISWANATH SUTRADHAR, ASHIGHAR, PURBA CHAYAN PARA, P.O: GHOGOMALI, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu profession Business

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

Execution is admitted on 18-03-2021 by Shri DIPANKAR SAHA, PARTNER, BASUNDHARA (Partnership Firm), Niranjana Nagar Colony, Near Ghogomali High School,, P.O:- GHOGOMALI, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734006

Identified by Shri SUBHO SUTRADHAR, , , Son of Shri BISWANATH SUTRADHAR, ASHIGHAR, PURBA CHAYAN PARA, P.O: GHOGOMALI, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, profession Business

Execution is admitted on 18-03-2021 by Mr PRASENJIT PAUL, PARTNER, BASUNDHARA (Partnership Firm), Niranjana Nagar Colony, Near Ghogomali High School,, P.O:- GHOGOMALI, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734006

Identified by Shri SUBHO SUTRADHAR, , , Son of Shri BISWANATH SUTRADHAR, ASHIGHAR, PURBA CHAYAN PARA, P.O: GHOGOMALI, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35/- (E = Rs 35/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 35/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 17/03/2021 8:43PM with Govt. Ref. No: 192020210246209601 on 17-03-2021, Amount Rs: 35/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKP8868254 on 17-03-2021, Head of Account 0030-03-104-001-16

5

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,040/- and Stamp Duty paid by Stamp Rs 5 by online = Rs 15,040/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 080, Amount: Rs.5,000/-, Date of Purchase: 05/03/2021, Vendor name: Tal Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of Online on 17/03/2021 8:43PM with Govt. Ref. No: 192020210246209601 on 17-03-2021, Amount Rs: 15,040/-, State Bank of India (SBIN0000001), Ref. No. CKP8868254 on 17-03-2021, Head of Account 0030-02-103-003-0

Tulsi Lama

Tulsi Lama

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINARAYAN**

Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2021, Page from 74717 to 74744

being No 071102648 for the year 2021.



Digitally signed by PALDEN SHERPA
Date: 2021.03.26 15:42:09 +05:30
Reason: Digital Signing of Deed.

PS

(Palden Sherpa) 2021/03/26 03:42:09 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.