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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Ashim Ghoshal

Bhika Ghoshal

পূর্ব  
স্বাক্ষরিত  
স্বাক্ষরিত

VATSIN REAL ESTATE PVT. LTD.

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DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

Meenakshi Ghoshal  
DIRECTOR

# DEVELOPMENT AGREEMENT

THIS AGREEMENT IS MADE ON THIS THE 15<sup>th</sup> DAY OF JULY

TWO THOUSAND AND TWENTY

BETWEEN

Contd....P/2

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION.  
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED  
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

1st. District Sub-Registrar,  
Sikhar-II at Barhoga

15 JUL 2020

Ashim Ghoshal

NON JUDICIAL STAMP

Sl. No. 270 Dated 14/7/2020

Sold To Vatsin Real Estate Pvt. Ltd.

Address..... Sg.....

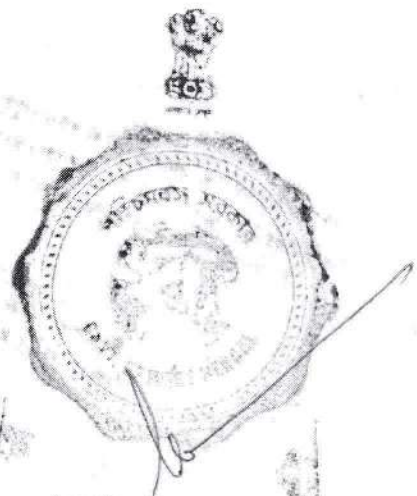
Stamp Value of Rs. 5000/Ruppes Five thousand

R. Chakraborty  
(RVA CHAKR)

Stamp Vendor

Licence No. 347/FM

A.U.S.R. Office, Bagdogra  
Darjeeling





*Ashim Ghoshal*<sup>2</sup>

*Bhito Ghoshal*  
*Mahals*  
*Jayanta Ghoshal*

VATSIN REAL ESTATE PVT. LTD.

*14/01/2017 24/02/2017 21/01/2017*

DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

*Meenakshi Agarwal*  
DIRECTOR

- 1) SRI ASHIM GHOSHAL, (PAN No. AXGPG7739K)
- 2) SRI BAITO GHOSAL @ BHITO GHOSHAL @ JAYANTA GHOSHAL, (PAN No. ATKPG4055E)

Both Sons of Late Jiban Krishna Ghoshal, Hindu by faith, Indian by Nationality, business by occupation, resident of Upendra Bhawan, Upper Bagdogra, Post Office and Police Station - Bagdogra, Pin- 734014, Dist. Darjeeling (West Bengal), India – hereinafter collectively called the **OWNERS** (which term or expression shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, executors, administrators and assigns) of the **FIRST PART.**

A N D

VATSIN REAL ESTATE PRIVATE LIMITED, (PAN No. AAFCV7324N), a Private Limited Company, incorporated under the companies Act, 2013 bearing certificate of incorporation Number : U70100WB2016PTC218298 of 2016-2017, having its present registered Office at 3rd Floor, Asmi Kunj, Jatin Das Sarani, Ashrampara, Near Jewel Athletic, Club, Siliguri, Post Office and Police Station - Siliguri, Pin-734001, Dist. Darjeeling, in the State of West Bengal, India, represented in these present by two of its Directors 1) SRI BINOD PRASAD JAISWAL (son of Sri Ram Chandra Jaiswal) and 2) SMT. MEENAKSHI AGARWAL (wife of Sri Sujit Kumar Agarwal), both Hindus by religion, Indian by nationality, business by occupation, Indians by citizen, one resident of Prafulla Nagar, Champasari, Post Office - Champasari and Police Station – Pradhan Nagar, Pin-734001, Dist. Darjeeling (West Bengal), India and other resident of Asmi Kunj, Jatin Das Sarani, Ashrampara, Post Office - and Police Station – Siliguri, Pin-734001, Dist. Darjeeling (West Bengal), India --- hereinafter referred to as the **DEVELOPER/SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context be demand to include its directors, successors-in-office, representatives, administrators and assigns) of the **OTHER PART.**

*Ar. K. ...*





Ashim Ghoshal

Bhito Ghoshal  
Jayanta Ghoshal

VATSIN REAL ESTATE PVT. LTD.

*[Signature]*  
DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

*[Signature]*  
DIRECTOR

in the Schedule hereunder written and hereinafter referred to as "the said premises".

- C. For the purpose of an integrated development of the said premises, the Owners have decided to amalgamate their plots and develop the said premises by constructing two multistoried building/s thereon, but not having sufficient and adequate funds, resources and expertise in the sphere of construction, they have approached the Developer herein to develop the said premises by constructing two multistoried building/s thereon, to which the Developer has agreed on the terms and conditions stated hereunder.
- D. The said premises is free from all encumbrances, charges, liens, lispendens, attachments, trusts whatsoever or howsoever.
- E. All costs, charges and expenses in connection with the preparation of the Plan or Plans for construction of the building/s at the said premises, getting the same approved and/or sanctioned by the S.M.C and for completing the construction of the building/s at the said premises in accordance with the said plan or plans with or without any modification, shall be borne and met by the Developer.
- F. The Owners have agreed to grant an exclusive right of development of the said premises in favour of the Developer, which they hereby do, for the consideration and on the terms and conditions stated hereinafter. However, the Developer shall be at liberty to appoint contractors, if required, for the development of the premises.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

#### ARTICLE 1- DEFINITIONS

In this Agreement, unless otherwise specifically mentioned.

- 1.1 Owners shall mean the said 1) SRI ASHIM GHOSHAL and 2) SRI BAITO GHOSAL @ BHITO GHOSHAL @ JAYANTA GHOSHAL, Both Sons of Late Jiban Krishna Ghosal, the aforesaid persons not only as Owners but also as having whatsoever right, title or interest that they or any person claiming under,

Asim Ghoshal

Bhish Ghoshal,  
Ajay Ghoshal,

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20/10/2017  
DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

Meenakshi Ghoshal  
DIRECTOR

through or in trust for them may have had or has as Executor, Legatee, Trustee, Beneficiary or otherwise in respect of the Premises described in the First Schedule hereunder written including their heirs, legal representatives, executors and assigns.

- 1.2 **Developer** shall mean said 'VATSIN REAL ESTATE PRIVATE LIMITED', its executors, representatives, administrators and assigns including its Directors at all materials times.
- 1.3 **Premises** shall mean ALL THAT the entirety of the premises more fully and particularly described in the First Schedule hereunder written.
- 1.4 **Building/s** shall mean the proposed two building/s to be constructed at the said premises with the maximum Floor Area Ratio (FAR) available or permissible under the Rules and Regulations of the Naxalbari Block or Panchayat for the time being prevailing as per the plan or plans to be sanctioned by the Naxalbari Block or Panchayat.
- 1.5 **Unit** shall mean the constructed area and/or spaces in the building/s intended to be built and/or constructed capable of being occupied and enjoyed separately as a distinct entity in the building/s to be constructed at the said premises.
- 1.6 **Super built-up area** shall mean the total constructed area which will include, water tanks, reservoirs, together with the width of the walls and such other areas used for accommodating common services to the building/s to be constructed at the said Premises.
- 1.7 **Architect** shall mean any person or other association of persons, whether incorporated or not, whom the Developer may appoint from time to time as the Architect of the building/s to be constructed at the said premises.
- 1.8 **The Plan** shall mean the plan or plans, elevation, designs, drawings and specifications of the building/s as shall be sanctioned by the Naxalbari Block or Panchayat including modification or variation thereof which may be made from time to time.



Ashim Ghoshal

Rohit Ghoshal

Adv. S.

Jogendra Ghoshal

VATSIN REAL ESTATE PVT. LTD.

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DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

Meenakshi Ghoshal  
DIRECTOR

- 1.9 Saleable Area** shall mean the space or spaces in the proposed building/s available for independent use and occupation after making due provisions of common facilities and the space required therefor.
- 1.10 Owners' Allocation** shall be a share equivalent to 42% of the total constructed area to be allotted in a separate isolated four storied building to be constructed at the said land by the Developer as per plan or plans to be sanctioned by the Naxalbari Block or Panchayat or any other sanctioning authorities including the common facilities, together with all amenities to be allocated to the Owners as consideration for permitting the Developer to develop the said land and residentially exploit the same.
- 1.11 Developer's Allocation** shall mean the remaining share that is equivalent to 58% of the total constructed area to be allotted in a separate isolated new building/s to be constructed at the said land by the Developer as per plan or plans to be sanctioned by the Naxalbari Block or Panchayat or any other sanctioning authorities which shall absolutely belong to the Developer.
- 1.12 Transfer** with its grammatical variations and cognate expression shall include transfer by delivery of possession and by any other means adopted for effecting what is understood as a transfer of space in a multi-storied building/s to purchasers thereof although the same may not amount to a transfer in law.
- 1.13 Transferee** shall mean a person, persons, firm, limited company, association of persons to whom any space and/or unit in the building/s to be constructed at the said premises, has been transferred.
- 1.14 Words** importing singular shall include plural and vice versa.
- 1.15 Words** importing any gender shall include all the other genders, i.e., masculine, feminine and neuter genders.

#### ARTICLE II -- COMMENCEMENT

- 2.0** This Agreement shall be deemed to have commenced on and with effect from the date of its execution.

Ashim Ghoshal

Bhish Ghoshal

Ashim

Debanu Ghoshal

VATSIN REAL ESTATE PVT. LTD.

20/12/2011

DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

Meenakshi Ghoshal  
DIRECTOR

### ARTICLE III – OWNERS' RIGHTS & REPRESENTATIONS

3.1 The Owners are absolutely seized and possessed or otherwise well and sufficiently entitled to all that the entirety of the said premises, more fully and particularly described in the First Schedule hereunder written.

3.2 Excepting the Owners, no other person or persons has/have any claim or interest and or demand over and in respect of the said premises and/or any portion thereof.

3.3 The said premises is free from all encumbrances, lien, lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.

3.4 There is no subsisting agreement for sale and/or development of the said premises with any other party or parties by the Owners or any person claiming under them.

3.5 It is agreed and understood by and between the parties hereto that the Owners shall sign all such forms and papers as would be required by the Developer for the purpose of obtaining such clearance certificates for transfer of the undivided proportionate share of land pertaining to the area falling under the Developer's Allocation at the cost of the Developer.

3.6 All panchayat rates and taxes, land revenue/khajna payments, electricity consumption charges and other outgoings related to the said premises have been cleared by the Owners and if any amount is found due hereafter as accruing before the Date of this Agreement, the same shall be cleared/paid by the Owners and the Developers shall not be liable to pay the same or any part thereof.

### ARTICLE IV – DEVELOPER'S RIGHTS

4.1 The Owners hereby grant, subject to the provisions contained herein, exclusive right to the Developer to build upon and to residentially exploit the said Premises upon the below schedule land and constructing the proposed two building/s at the said premises in accordance with the plan or plans to be sanctioned by the Naxalbari Block or Panchayat with or without any modification and/or amendment and/or amendment thereto made or caused to be made by the parties hereto.

4.2 All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate



*Ashim Ghoshal*

*Bhish Ghoshal*  
*Ashis Ghoshal*  
*Jugesh Ghoshal*

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*2017 421/121/2017/10*

DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

*Meenabhi Ghoshal*  
DIRECTOR

authorities shall be prepared by the Developer at its own cost and shall be signed by the Owners and/or the Developer (through duly authorized representative in that behalf) and submitted by the Developer at the Developer's own costs and expenses for sanction. All costs, charges and expenses required to be paid or deposited for submission of such plan or plans to the Naxalbari Block or Panchayat and other authorities shall be borne and met by the Developer PROVIDED HOWEVER that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposits made by the Developer in connection therewith.

4.3 Nothing in these presents shall be construed as demise or any assignment creating any charge or conveyance in law by the Owners of the said premises or any part thereof to the Developer or as creating any right, title or interest in respect thereof of the Developer other than an exclusive and irrevocable license to the Developer to residentially exploit the same in terms hereof and to deal with the Developer's allocation in the proposed building/s to be developed at the said premises in the manner hereinbefore and hereinafter stated.

**ARTICLE V - CONSIDERATION**

5.0 In consideration of the acceptance by the Owners pursuant to the offer made by the Developer as embodied herein to construct the proposed building/s in the manner herein contained this agreement is being entered into the parties hereto.

**ARTICLE VI - PROCEDURE**

6.1 The Owners shall handover all relevant documents to the Developer except the title deed in original on the date of signing of this agreement. The Owners shall handover to the Developer a certified copy of the title deeds and a photocopy thereof signed by the owners certifying the same to be a true copy of the original. The Owners shall be bound to produce/handover the original title deed whenever so asked for and/or required by the Developer from time to time. After completion of the proposed new building and handing over the Owners' Allocation, the Owners shall bound to handover all the original title deeds of the said premises to the Developer likewise the

Ashim Ghoshal

Bhish Ghoshal

Aliya Ghoshal

VATSIN REAL ESTATE PVT. LTD.

10/01/2018

DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

Meenabali Ghoshal  
DIRECTOR

Developer shall also be bound to produce the original title deeds from time to time as per the requirement of the Owners.

6.2 The Owners shall grant a General Power of Attorney in favour of the Developer firm or any one or more of its directors as per the desire of the Developer for obtaining necessary permissions and/or sanctions from different authorities in connection with the development of the proposed building/s at the said premises and also for pursuing and following up the matter with the Naxalbari Block or Panchayat and other statutory authorities and for all other matter concerning or related to the project of development which shall remain in force until completion of the project finally.

6.3 The developer shall be entitled to enter into agreement for sale and transfer by its own name with any transferee for their sale purpose and to receive and collect all monies and it is hereto expressly agreed by and between the parties hereof that for the purpose of entering into such agreement it shall not be obligatory on the part of the developer to obtain any further consent of the owner and this agreement by itself shall be treated as owners consent provided the developer shall comply with all other obligations of the developer to the owners under this agreement. It is further agreed that the owners shall sign, execute and register a proper General Power of Attorney in favor of the nominee of the Developer so that the proper Deed of Conveyance or any transfer deed may be signed, executed and registered in favor of the intending customers/purchasers who have purchased the area/space/unit in the said proposed multistoried building/s/s and the second party alone shall be able to execute and registered proper sale deed to and in favour of those intending buyers, as per its choice without the consent of the Owners and the said Owners shall not claim any constructed portion or any profit, arising out of sale consideration from the said 'Developer's Allocation'.

6.4 The Owners shall vacate the said premises and hand over the physical possession thereof to the Developer for the purpose of facilitating the development/construction thereat simultaneously with the signing of this agreement.

Handwritten mark



Ashim Ghoshal

Blit Ghoshal

Atoms

Jogendra Ghoshal

VATSIN REAL ESTATE PVT. LTD.

Date: 17/11/2017

DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

Neeraj Ghoshal  
DIRECTOR**ARTICLE VII – SPACE ALLOCATION**

7.1 Upon finalization of the plan for construction of the proposed building/s at the said premises, the Parties hereto shall earmark the Owners' Allocation as stated hereinabove, subject to the modifications and variations as may be permitted by the Naxalbari Block or Panchayat, and the balance of the constructed area shall go to the share of the Developer in consideration of its having undertaken the construction of the proposed building/s at its own cost. Moreover as per the requirement, the Owners and the Developer shall mutually identify and demarcate their respective Owners' Allocation and Developer's Allocation on approval of the building plan and for the demarcation purpose the parties hereto shall enter into a supplementary agreement in respect of the description of their allocated shares in the proposed new building/s.

7.2 The Developer shall on completion of the proposed building/s, put the Owners in undisputed possession of the Owners allocation together with all rights in common in the common portions and common facilities.

7.3 Subject as aforesaid, the common portion in the outside of both the proposed building or building/s shall belong to the Owners and Developer in proportion to their sharing ratios/allocation herein mentioned.

7.4 The Owners shall be entitled to own, enjoy, possess, transfer or otherwise deal with the Owners allocation in the proposed building/s at their will, subject to the conditions laid down elsewhere in this agreement.

7.5 In so far as necessary, all dealings by the Developer in respect of construction and completion of the proposed building/s shall be in the name of the Owners for which purpose the Owners undertakes to give in favour of any one or more of the directors of the Developer firm or in favour of the Developer, Power(s) of Attorney in a form and manner reasonably required by the Developer.

**ARTICLE VIII – BUILDING/S**

8.1 The Developer shall at its own costs, construct erect and complete the proposed building/s at the said premises in accordance with the sanctioned plan with good and standard materials as may be specified by its Architects from time to time. The

*Ashim Choudhary*

*Bhish Ghoshal*  
*Alim*  
*Jogank Ghoshal*

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*Pratik Choudhary*

DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

*Meenabhi Aggarwal*  
DIRECTOR

proposed building/s shall be of residential type, and having elevation and features permissible under the rules and regulation applicable to the said premises as may be approved by the Naxalbari Block or Panchayat.

8.2 Subject as aforesaid, the decision of the Developer regarding the quality of the materials and the specification shall be final and binding upon the parties hereto.

8.3 The Developer shall install and erect in the said proposed building/s, at its own costs, pumps, tube-well, water storage tanks and other facilities as are required to be provided in a multi-storied building/s having self-contained units and constructed for sale of constructed areas therein on Ownership basis and as mutually agreed to.

8.4 The Developer shall be authorized in the name of the Owners so far as is necessary, to apply for and obtain allocations of building/s materials allocable to the Owners for the construction of the building/s and to similarly apply for and obtain temporary and permanent connections of water, electricity power, drainage, sewerage to the proposed building/s and other inputs and facilities required for the construction and enjoyment of the building/s for which purpose the Owners shall execute in favour of the Developer firm or one or more of its directors Power(s) of attorney and other authorities as shall be required by the Developer. All costs charges and expenses thereof shall be borne and met by the Developer.

8.5 The Developer shall at it's own costs and expenses, construct and complete the said proposed building/s and various units, therein in accordance with the building/s sanctioned plan/s and any amendment thereto or modification thereof made or caused to be made by the Developer.

8.6 All costs, charges and expenses, including architect's fees during the construction of the building/s at the said premises shall be borne by the Developer and the Owners shall bear no responsibility in this context.

**ARTICLE IX – COMMON FACILITIES**

9.1 The Developer shall pay and bear all panchayat taxes, insurance premiums and other statutory outgoings as would be levied by the Government or any statutory authorities in respect of the said premises accruing as and from the date of handing



Ashim Ghoshal

Bhude Ghoshal

Plon's Ghoshal  
Jyotika Ghoshal

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17/12/2019

DIRECTOR

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Meenakshi Ghoshal  
DIRECTOR

and vacant possession by the Owners to the Developer, till the date of the Owners receiving the Owners Allocation as stated herein in the proposed building/s and thereafter the Developer and/or it's nominee or transferees shall bear such taxes, fees, etc. in respect of the Developer's Allocation only.

9.2 As soon as the proposed building/s is completed, then the Developer shall give notice to the Owners requiring the Owners to take possession of the Owners Allocation in the building/s and after 15 (fifteen) days from the date of service of such a notice and at all times thereafter, the Owners shall be exclusively responsible for payment of all panchayat and property taxes, rates, duties, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the said Owners Allocation, the said rates to be apportioned pro-rata with reference to the saleable space in the building/s if the same are levied on the building/s as a whole.

9.3 The Owners and the Developer shall punctually and regularly pay for their respective allocations the said rates to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and the Developer and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them, as the case may be, consequent upon a default by the Owners or the Developer in this behalf.

9.4 As and from the date of service of notice of possession, the Owners shall also be responsible to pay and bear and shall forthwith pay on demand to the Developer the proportionate service charges in respect of the proposed building/s which will be fixed and/or determined mutually from time to time for the common facilities in the proposed building/s payable in respect of the Owners Allocation. The said charges include proportionate share of premium for the insurance of the building/s, water, fire and scavenging charges and taxes, light, sanitation, maintenance, operation, renovation, replacement, repair and renewal charges and management of the common facilities, renovation, replacement, repair and maintenance charge and expenses for

*Ashim Ghoshal*

*Bhish Ghoshal*  
*Almas*  
*Jyoti Ghoshal*

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DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

*Meenakshi Agrawal*  
 DIRECTOR

the building/s and of all common wiring pipes, electrical and mechanical equipment switch-gear, transformers, generators, pumps, motors and other electrical and mechanical installations, appliances, and equipment, stairways, corridors, halls, passageways, pathways and other common facilities whatsoever as may be mutually agreed upon from time to time PROVIDED THAT if additional insurance premium is required to be paid for the insurance of the building/s by virtue of any particular use and or in the accommodation with the Owners Allocation or any part thereof or any additional maintenance or repair is required for the Owners Allocation by virtue thereof, the Owners shall be exclusively liable to pay and bear the additional premium and or maintenance or repair charges, as the case may be. The Owners and Developer and or its nominees or purchasers shall create a common fund by way of making initial lump sum contributions and monthly contributions thereafter for the purpose of meeting the common expenses and maintenance charge and costs until a proper body or association of the occupiers of the proposed building/s is formed. The amount of the lump sum contribution and the monthly contribution shall be initially decided upon by the Owners and the Developer mutually.

9.5 If any separate transformer is required to be installed for the proposed building/s, the cost of installation of the same including all incidental expenses shall be borne by the occupants of the proposed building/s equally. The Developer shall be entitled to recover expenses, if any, that may be borne by it in this regard from the occupiers.

9.6 Any transfer of any part of the Owners Allocation in the proposed building/s shall be subject to the other provisions hereof and the Owners shall thereafter be responsible in respect of the space transferred, to pay only in the event the Owners transferee(s) does/do not pay the said rates and service charges for the common facilities. It is made clear that the Owners shall be responsible for payment of all panchayat and property taxes and other outgoings and impositions in respect of the portions allocated to the Owners to the authorities concerned.



Ashim Gumberal

Rohit Ghoshal  
Rohit Ghoshal

VATSIN REAL ESTATE PVT. LTD.

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DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

Meenabhi Ghoshal  
DIRECTOR

10.7 The Owners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said proposed building/s at the said premises.

#### ARTICLE X – COMMON RESTRICTIONS

- 10.1 The Owners Allocation in the proposed building/s at the said premises shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the proposed building/s intended for the common benefits of all occupiers of the proposed building/s which shall include the following.
- 10.2 The Owners/Developer shall not use or permit to use the Owners Allocation/Developer's Allocation in the proposed building/s or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupiers of the proposed building/s.
- 10.3 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent of the other and the architect in writing in this behalf.
- 10.4 The Developer and the Owners shall abide by all laws, bye-laws, rules and regulations of the Government, Local Bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye-laws, rules and regulations.
- 10.5 The respective allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc, in each of their respective allocations in the proposed building/s in good working condition and repair and in particular so as not to cause any damage to the proposed building/s or any other space or accommodation therein and shall keep other occupiers of the building/s indemnified from and against the consequences of any breach. The respective allottees shall always permit the repair and maintenance works of the building/s in

Asim Goshal

Bhite Goshal  
 Also  
 Jaganta Goshal

VATSIN REAL ESTATE PVT. LTD.

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 DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

Meenabhi  
 DIRECTOR

and the flats in particular including electrical, plumbing and other works in the best interest of all concerned.

The parties hereto shall not do or cause or permit to be done any act or thing which may render void or voidable any insurance of the proposed building/s or any part thereof and shall keep each other and other occupiers of the said building/s harmless and indemnified from and against the consequences of any breach.

No goods or other items/materials shall be kept by the Owners or by the Developer for display or otherwise in the staircase/landings/corridors/passages or other places for the common use in the proposed building/s and no hindrance shall be caused in any manner in the free movement in the staircase/ landings/ corridors/ passages and other places for common use in the proposed building/s and in case any such hindrance is caused, the Developer or the Owners, as the case may be, shall be entitled to remove the same at the risk and cost of the others.

Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the proposed building/s or in the compounds corridors or any other portion or portions of the proposed building/s.

#### ARTICLE XI – OWNERS' OBLIGATIONS

11.1 The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the proposed building/s at the said premises by the Developer or by their acts, commissions or omissions do anything so as to delay and/or render the construction thereof impossible.

11.2 The Owners hereby agree and covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, and/or disposing of any part of its allocated space in the proposed building/s as per this agreement.

11.3 The Owners hereby agree and covenant with the Developer not to let out, mortgage, and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction and the Owners hereby also undertake not to mortgage the said premises and/or the construction being made



Ashim Ghoshal

Bhite Ghoshal

Hase

Jagannath Ghoshal

VATSIN REAL ESTATE PVT. LTD.

12/12/2020

DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

Meenakshi Ghoshal  
DIRECTOR

or any portion thereof or handover the title deeds and/or lease/let out the said  
or any portion thereof.

The Owners hereby agree and covenant with the Developer that the GST charges  
and other taxes implemented and Electric Meter Installation and Transformer  
infrastructure cost of the Owners' allocation shall be borne by the Owners.

#### ARTICLE XII – DEVELOPER'S OBLIGATIONS

12.1 The Developer hereby agrees and covenants with the Owners to complete the  
construction of the Owners' Allocation in the proposed building/s at the said premises  
in terms of the sanctioned plan/s within a period of 24 months (twenty four) months  
from the date of obtaining the sanctioned Plan from the Naxalbari Block or Panchayat  
subject to the obtaining of vacant possession of the said premises from the Owners for  
the purpose of development and the Owners performing the obligations cast upon  
them. Such period shall however exclude any delay due to Corona-virus (COVID-19)  
disease Pandemic which is at present spreading everywhere or any natural calamities  
which does not occasion due to any fault or negligence on the part of the Developer in  
the course of construction.

12.2 The Developer hereby agrees and covenants with the Owners not to do any act,  
deed or thing whereby the Owners are prevented from enjoying, selling, assigning  
and or disposing of any of the Owners' Allocation in the proposed building/s at the  
said premises, subject to the terms and conditions herein contained.

12.3 Subject to the Owners performing their obligations under this Agreement, if the  
Developer fails to complete the construction of the Owners' allocation of the  
building/s at the said premises within the time specified in Clause 12.1 hereinabove in  
that event the Developer shall be afforded a further period of six months to complete  
such construction, but no further extension shall be allowed. If, however, the  
Developer is unable to complete the construction of the proposed building/s at the said  
premises within the extended period, then the Owners shall be entitled to collect Rent  
@ Rs. 10,000/- (Rupees Ten Thousand) only per month for six months only from the  
Developer after the expiry of the said extended period until the completion of the

Ashim Ghoshal

Blair Ghoshal

Blair

Joyanti Ghoshal

VATSIN REAL ESTATE PVT. LTD.

10/12/2018

DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

Neeraj Ghoshal  
DIRECTOR

proposed new building. If, however, after providing six months of rent, the Developer is still unable to complete the proposed new building at the said premises then the Developer shall compensate the Owners upto the extent of the damages/losses suffered by the Owners as a consequence thereof.

12.4 Tax liabilities such as income tax, wealth tax and other liabilities in the nature of provident fund contributions, E.S.I. etc., as statutorily leviable in respect of the construction activity of the Developer's share in the allocation shall be borne by the Developer and any capital gains impositions, or any TDS against the consideration amount received against Owners' Allocation shall be borne by the Owners.

#### ARTICLE XIII – OWNERS' INDEMNITY

13.1 The Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbance, provided that the Developer performs and fulfills all the terms and conditions herein contained and on its part to be observed and performed. If the proposed construction is in any manner hindered, hampered, impeded, delayed or obstructed by the willful default or act of the Owners, the Owners undertakes to indemnify the Developer upto the extent of the damages/losses suffered by the Developer as a consequence thereof.

13.2 The Owners hereby undertake to keep the Developer indemnified against all third party claims and actions against the said premises and/or the said proposed building/s to be constructed at the said premises or any portion of the said proposed building/s.

#### ARTICLE XIV – DEVELOPER'S INDEMNITY

14.1 The Developer hereby undertakes to keep the Owners indemnified against all third party claims and actions arising out of any sort of breach of the Developer in or relating to or arising out of the construction of the said building/s at the said premises.

14.2 The Developer hereby undertakes to keep the Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises.



*Ashim Guwahal*

*Bhite Ghoshal,*

*Alam*

*Deborah Ghoshal,*

VATSIN REAL ESTATE PVT. LTD.

*2017/01/17/2192701/01*

DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

*Neeraj Ghoshal*  
DIRECTOR

ARTICLE XV – MISCELLANEOUS

15.1 The Owners and the Developer have entered into this Agreement purely as a ~~contract~~ and nothing contained herein shall be deemed to be construed as a ~~Partnership~~ between the Developer and the Owners or as a joint venture between the ~~parties~~ hereto in any manner nor shall the parties hereto constitute as an Association ~~of Persons~~. None of the parties shall be entitled to challenge the legality and/or ~~validity~~ or enforceability of this agreement on the ground of it being inadequately ~~stamped~~ and if the same is required to be stamped / impounded at any time hereafter ~~the charges~~ thereof shall be equally borne by the parties herein.

15.2 It is understood that from time to time to facilitate the construction of the ~~proposed~~ building/s at the said premises by the Developer, various deeds, matters and ~~things~~ not herein specified may be required to be done by the Developer and for ~~which~~ the Developer may need the authority of the Owners and various applications ~~and~~ other documents may be required to be signed or made by the Owners relating to ~~which~~ specific provisions may not have been made herein and the Owners hereby ~~undertake~~ to do all such acts, deeds, matters and things that may be reasonably ~~required~~ to be done in the matter and the Owners shall execute any such additional ~~Power(s)~~ of Attorney and/or authority as may be required by the Developer for the ~~purpose~~ and the Owners also undertake to sign and execute all such additional ~~applications~~ and other documents as the case may be, provided that all such acts, ~~deeds~~, matters and things do not in any way infringe the right of the Owners and/or go ~~against~~ the spirit of this Agreement.

15.3 Any notice required to be given by the Developer shall without prejudice to any ~~other~~ mode of service available, be deemed to have been served on the Owners, if ~~delivered~~ by hand and duly acknowledged or sent by pre-paid Registered Post with ~~acknowledgement~~ due and shall likewise be deemed to have been served on the ~~Developer~~ if delivered by hand or sent by pre-paid Registered post with ~~acknowledgement~~ due to the office of the Developer.

*Handwritten marks*

*Ashim Ghoshal*

*Debi Ghoshal,  
Dhruv Ghoshal,  
Sreyanta Ghoshal.*

VATSIN REAL ESTATE PVT. LTD.

*2019/11/30/2019*

DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

*Meenabhi Anand*  
DIRECTOR

15.4 It is clearly understood and agreed by and between the Owners and the Developer that if any act, deed or thing is required to be done or undertaking at any time hereafter for complying with the provisions of The Real Estate (Regulation and Development) Act, 2016 or West Bengal Housing Industry Regulation Act, 2017, it shall be jointly responsibility of the Owners and Developer to observe, fulfill, perform and carry out the duties, responsibilities and obligations cast upon them by the said Act and Rules framed thereunder from time to time and for such purpose the Owners and the Developer shall co-operate with each other at all materials times hereafter.

15.5 The Developer and the Owners shall mutually frame a scheme for the management and administration of the said building/s at the said premises and/or common part thereof. The Developer and the Owners hereby agree to abide by all the Rules and Regulations of such Management/ Society/ Association/ Holding Organization and hereby give their consent to abide by the same.

15.6 As and from the date of completion of the proposed building/s, the Developer and or its transferees and the Owners and/or their transferees shall each be liable to pay and bear proportionate charges on account of all taxes payable in respect of their allocations.

15.8 The entire roof / terrace of the Owners' Allocation in the separate building shall belong to the Owners and the entire roof/terrace of the Developer's Allocation in the separate building shall belong to the Developer.

15.9 The proposed building/s to be constructed on the said premises shall be named as "MONORAMA JIBAN" as desired by the Owners in consultation with the Developer.

#### ARTICLE XVI – FORCE MAJEURE

16.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of the Force Majeure and shall be suspended from the obligation during the duration of the Force Majeure.



Ashim Ghoshal

20

Bhis Ghoshal,  
Ajay Ghoshal,  
Joyanta Ghoshal,

VATSIN REAL ESTATE PVT. LTD.

DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

DIRECTOR

Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion and or any other act or commission beyond the control of the parties

### ARTICLE XVII - JURISDICTION

The Courts at Siliguri alone shall have jurisdiction to entertain, try and determine all suits and proceedings arising out of these presents between the parties

### THE FIRST SCHEDULE ABOVE REFERRED TO DESCRIPTION OF THE PREMISES

All that piece or parcel of homestead land measuring **0.35 Acres** more or less more or less recorded in R.S Khatian No: **89** corresponding to L.R Khatian No. 3651, 3652, comprised in R.S Plot No. **333/740** corresponding to L.R Plot No. 918, R.S J.L No. 89 corresponding to L.R J.L No. 93, situated within Pargana-**Patharghata**, Mouza - **Uttar Bagdogra**, Touzi No. 91, Additional District Sub-Registrar Siliguri-II, at Bagdogra, Dist. Darjeeling, Pin-734014, Post Office- Bagdogra, within Gram Panchayat Area, Police Station-Bagdogra, Upper Bagdogra, in the state of West Bengal. (Present classification and use of land: Bastu; Proposed use of land: Bastu)

### The said premises is presently butted and bounded as follows:-

- By the North : By Land of D. Karmakar & Others;
- By the South : By Land of Hari Paul & Others and 18 Ft' Wide Road;
- By the East : By Land of Dayamoy Chakraborty and 18 Ft' Wide Road;
- By the West : By Land of J.K Roy & Others and 7 Ft' wide Private Passage.

*Ashim Ghoshal*

*Bhish Ghoshal*

*Palan  
Loganbi Ghoshal*

VATSIN REAL ESTATE PVT. LTD.

*Dr. Arun Kumar*

DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

*Meenabhi Ghoshal*

DIRECTOR

**SPECIFICATIONS IN RESPECT OF THE FLATS OF THE BUILDING**

**(To be allotted to the Owners)**

1. Hall Kitchen and Bathroom: Tiles (price not exceeding Rs 40/- per sq ft)
2. Kitchen slab Granite : Price not exceeding Rs 90/- Per Sq Ft.
3. Bathroom wall: Covered with tiles upto 6 feet height.
4. Flooring of other rooms: Tiles (2 X 2 - in size) and Hall Tile (4 X 2- in size);
5. Main door of flat: Hard Wood door duly polished or Flush Doors with Maika Pasting.
6. Interior doors of flat: 32 mm Flush Doors; with Laminate pasting on both side.
7. Bathroom doors: Plastic Doors.
8. Windows shall have Iron Grill & Balcony shall have half steel/iron grill as per the designs;
9. Doors shall have wooden frame (Chowkath); 5 X 2.5 Size Saal wood or UPVC Door Frame
10. Windows: Aluminium fabricated windows.
11. Modular Switches and Sockets (MK Ivory)/Hevalls/Logus/Philips/Goldmedal series or any other brand as per market availability.
12. Finolex/Mescab/Anchor/Gloster/Hevalls Wires as per market availability.
13. Bathroom taps of Jaquar/somany Series or any equivalent brand.
14. Exterior of the building/s to be painted by ICI/Nerolac/Asian.
15. Walls: Brick built, cement plastered walls with coat of JK putty in interior.
16. Electrical points in all rooms with concealed wiring of ISI quality materials.

Other works at the cost of Owners.



*Ashim Ghoshal*

*Paritosh Ghoshal*  
*Aban*  
*Debjyoti Ghoshal*

VATSIN REAL ESTATE PVT. LTD.

*20/01/2017 12:17:27 PM*

DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

*Neeraj K. Ghoshal*  
DIRECTOR

**SPECIFICATION IN RESPECT OF BUILDING/S**

**(To be constructed in First Schedule land).**

1. Standard specifications as aforesaid.
2. Layout of flats as per approved plan and special requirements at extra cost.
3. Boring 4 INCHES-- for common use.
4. Main gate and sub-gate: Decorated.
5. Staircase: Marble slabs with STEEL railings.
6. Lift with ADC Facility;
7. Water tank: Three tanks of 2000 liters. Each in fixed location above top terrace/roof.
8. Electricity meter: Common to be installed by developer. Separate to be installed by subsequent allottees/purchasers at own cost at specified portion.
9. Steel rods: ISI/Super/SBMB/Durgapur.
10. Cement : Lafarge/Double Bull/Birla/Dalmia/JSW or any other equivalent brand as per market availability
11. Sand and Stone : Balasan or as per market availability.
12. All flats measurement inclusive of 20% share of super structure.
13. Finishing of boundary walls on all four sides.
14. The name of the building/s "MONORAMA JIBAN" in stainless steel letters of English script to be fixed in frontal face of building/s.

*Adh.*

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe their respective hands and seals to these presents on the day month and year first above written.

WITNESSES:

1. Sisir Kr Ghoshal  
S/o L Jibam Krishna Ghoshal  
Upanendra Bhawan  
P.O. Bgs - Bagdogra.  
Dt. Darjeeling  
Pin 734014

1. Ashim Anomal

2. Bhite Ghoshal  
Renu Ghoshal

\_\_\_\_\_  
The Owners

2. Sami Kumar Ghoshal  
S/o Late. Jibam Krishna Ghoshal  
Upanendra Bhawan  
P.O. Bagdogra  
Dt. Darjeeling  
Pin. 734014

VATSIN REAL ESTATE PVT. LTD.

Arindam Mitra

DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

Meenabali Ghoshal

DIRECTOR

\_\_\_\_\_  
Directors: For VATSIN REAL ESTATE PVT. LTD.

The Developer

Drafted typed and explained by me in my office:

Arindam Mitra

ARINDAM MITRA







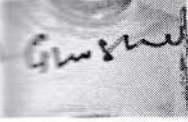
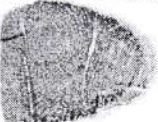




Advocate, Siliguri.

Enrolment No. WB/345/1989



LAND OWNERS













1. SRI ASHIM GHOSAL

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

*Ashim Ghosal*

SIGNATURE

2. SRI BAITO GHOSAL @ JAYANTA GHOSHAL

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					












*Baito Ghosal.  
alias  
Jayanta Ghosal.*

SIGNATURE

DEVELOPER

FOR VATSIN REAL ESTATE PRIVATE LIMITED

1. SRI BINOD PRASAD JAISWAL












PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

VATSIN REAL ESTATE PVT. LTD.

*Sri Binod Prasad Jaiswal*  
DIRECTOR

\_\_\_\_\_  
SIGNATURE

2. SMT. MEENAKSHI AGARWAL

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

*Meenakshi Agarwal*  
DIRECTOR

\_\_\_\_\_  
SIGNATURE



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ASHIM GHOSHAL

JIBAN KRISHNA GHOSHAL

06/03/1960

Permanent Account Number

AXGPG7739K

*Ashim Ghoshal*

Signature



30.12.2010

*Ashim Ghoshal*

  
 ভারতের নির্বাচন কমিশন  
 পরিচয় পত্র  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 WB/04/026/222031



নির্বাচকের নাম : অসীম ঘোষাল  
 Elector's Name : Ashim Ghoshal  
 পিতার নাম : জীবন কৃষ্ণ ঘোষাল  
 Father's Name : Jiban Krishna Ghoshal  
 লিঙ্গ/Scx : পুং M  
 জন্ম তারিখ : XX/XX/1958  
 Date of Birth : XX/XX/1958

WB/04/026/222031

ঠিকানা:  
 ১ নং বাগডোগরা মাইনরোড (উত্তরাংশ ২ নং বাগডোগরা),  
 উত্তর বাগডোগরা, বাগডোগরা, দার্জিলিং, ৭৩৪০১৪

Address:  
 1 NO. BAGADOGARA MAINROAD  
 (UTTARANGSH 2 NO. BAGADOGARA),  
 UTTAR BAGDOGRA, BAGDOGRA,  
 DARJEELING, 734014

Date: 28/03/2011

25-অতিথিগত: সন্থাধিকারী (কর্তৃপক্ষী) নির্বাচন কমিশনের  
 নির্বাচক নিবন্ধন অধিকারিকের স্বাক্ষরে অনুমোদিত  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 25-Matigara-Naxalbari (SC) Constituency

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 roll  
 with same number.

*Ashim Ghoshal*





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/04/026/222031



নির্বাচকের নাম : অসীম ঘোষাল  
Elector's Name : Ashim Ghoshal  
পিতার নাম : জীবন কৃষ্ণ ঘোষাল  
Father's Name : Jiban Krishna Ghoshal  
লিঙ্গ/Sex : পুং/ M  
জন্ম তারিখ : XX/XX/1958  
Date of Birth

WB/04/026/222031

ঠিকানা:  
১ নং বাগডোগরা মেইনরোড (উত্তরাংশ ২ নং বাগডোগরা),  
উত্তর বাগডোগরা, বাগডোগরা, দার্জিলিং, 734014

Address:  
1 NO. BAGADOGARA MAINROAD  
(UTTARANGSH 2 NO. BAGADOGARA),  
UTTAR BAGDOGRA, BAGDOGRA,  
DARJEELING, 734014

Date: 26/03/2011

25-মটিগারা-নাকালবারি (কপনিলী জরিফ) নির্বাচন ক্ষেত্রের  
নির্বাচন নিবন্ধন অধিকারিকের প্রাকৃতিক অস্বাক্ষরিত  
Facsimile Signature of the Electoral  
Registration Officer for  
25-Matigara-Naxalbari (SC) Constituency

বিভিন্ন পরিবর্তন হলে প্রাপ্ত বিজ্ঞপ্তি প্রাপ্তির লিখে লোকাল ও একটি  
স্বাক্ষরিত ফর্ম সঠিক পরিচয়পত্র পাঠানোর জন্য নির্দেশ দেওয়া হয়েছে।  
পরিবর্তনকারী লোকাল উত্তর 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.

*Ashim Ghoshal*

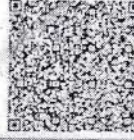


ভারত সরকার

Government of India



অশীম ঘোষাল  
Ashim Ghoshal  
পিতা : জীবন কৃষ্ণা ঘোষাল  
Father : Jiban Krishna Ghoshal  
জন্মতারিখ / DOB : 06/03/1960  
পুরুষ / Male



3435 0028 6875

আধার - সাধারণ মানুষের অধিকার



Unique Identification Authority of India

ঠিকানা:  
উপেন্দ্রভবন, - বাগডোগরা, -  
দক্ষিণ বাগডোগরা, দার্জিলিং,  
বাগডোগরা, পশ্চিম বঙ্গ, 734014

Address:  
UPENDRA BHAWAN, -  
BAGDOGRA, - Dakshin  
Bagdogra, Darjeeling, Bagdogra,  
West Bengal, 734014

3435 0028 6875

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Ashim Ghoshal



- My Account
- e-File
- e-Processing
- e-News
- Compliance
- Worklist
- Profile Settings
- Viewed Se Viewkas


Address Contact Details Additional Details

ATKPG4055E
BHITO GHOSHAL
07/01/1966
Male
Individual
C/O SHISHIR GHOSHAL, UPPER BAGDOGRA, BAGDOGRA, SILIGURI, DARJEELING, WEST BENGAL, 734012
Active
Yes


Location Details

State	WBG
City	W
Pin Code	207
House No	2
Ward	WARD 1(2) SILIGURI
Area Name	SILIGURI, WB
Email	SILIGURI.ITO1.2@INCOMETAX.GOV.IN

*Bhito Ghoshal*  
*Jayanta Ghoshal*

  
ELECTION COMMISSION OF INDIA  
ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/04/026 / 222384  
পরিচয় পত্র  
Duplicate  
প্রতিক্রম



Elector's Name Jayanta Ghoshal  
নির্বাচকের নাম জয়ন্ত ঘোষাল


Father's Name Jiwan Krishna  
পিতার নাম জীবন কৃষ্ণ

Sex M  
লিঙ্গ পুরুষ

Age as on 1.1.2000 37  
১.১.২০০০-এ বয়স ৩৭

Address  
1No. Bagdogra Naxalbari Darjeeling  
734422

ঠিকানা  
১নং বাগডোগরা নগ্নালবারি দার্জিলিং ৭৩৪৪২২



Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন আধিকারিক  
For 26-Phansidewa(ST)  
Assembly Constituency  
২৬-ফানসিদেওয়া (তপঃ উপঃ)  
বিধানসভা নির্বাচন ক্ষেত্র

Place Darjeeling  
স্থান দার্জিলিং

Date 29.09.2000  
তারিখ ২৯.০৯.২০০০

075004

*Blite Ghoshal,  
Along  
Jayanta Ghoshal,*




**भारत सरकार**  
**GOVERNMENT OF INDIA**



 Jayanta Ghoshal  
 Year of Birth: 1967  
 Male

**9394 7503 3445**








**आधार — आम आदमी का अधिकार**

*Bhijla Ghoshal,*  
*Asst.*  
*Secretary*


**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

Address: S/O Late J.K. Ghoshal, Upper Bagdogra Gram Panchayat, Darjeeling,  
 Bhujla Bani, Bagdogra, Darjiling, West Bengal, 734014

 1800 180 1847  
 help@uidai.gov.in  
 www.uidai.gov.in  
 P.O. Bhujla Bani, 734014, Darjeeling-734014

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

भारतीय लेखा संख्या कार्ड  
Permanent Account Number Card  
AAFCV7324N

www.itsms.gov.in  
VATSIN REAL ESTATE PRIVATE  
LIMITED

पंजीकरण तिथि / Date of Incorporation: 15-11-2016

VATSIN REAL ESTATE PVT. LTD.

दिनांक १४/११/१७ ०१/१२/१७/१८

DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

Heenabhi Ajmal

DIRECTOR





सत्यमेव जयते

GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

**Certificate of Incorporation**

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 and rule 18 the Companies (Incorporation) Rules, 2014]

I hereby certify that VATSIN REAL ESTATE PRIVATE LIMITED is incorporated on this Fifteenth day of November Two thousand sixteen under the Companies Act, 2013 and that the company is limited by shares.

The CIN of the company is U70100WB2016PTC218298.

Given under my hand at Manesar this Fifteenth day of November Two thousand sixteen .

DS MINISTRY OF  
CORPORATE  
AFFAIRS 01

MANGAL RAM MEENA

Deputy Registrar of Companies

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on [www.mca.gov.in](http://www.mca.gov.in)

Mailing Address as per record available in Registrar of Companies office:

VATSIN REAL ESTATE PRIVATE LIMITED

3RD FLOOR, ASMI KUNJ, JATIN DAS SARANI, ASHRAMPARA, N/R  
JEWEL ATHLETIC CLUB, SILIGURI, Darjeeling, West Bengal, India, 734001

VATSIN REAL ESTATE PVT. LTD.

DIRECTOR

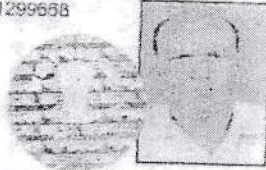
VATSIN REAL ESTATE PVT. LTD.

DIRECTOR



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

XEQ1299668



নির্বাচকের নাম : বিনোদ প্রসাদ  
Elector's Name : Binod Prasad Jaiswal  
পিতার নাম : রামচন্দ্র জয়সোয়াল  
Father's Name : Ramchandra Jaiswal  
পিতা/সেখ : পু/ M  
জন্ম তারিখ : XX/XX/1963  
Date of Birth : XX/XX/1963

বিনোদ প্রসাদ জয়সোয়াল

XEQ1299668

ঠিকানা:  
চাম্পাসারী প্রফুল্লা নগর, শিলিগুরি সিডি  
কর্পোরেশন, প্রাধাননগর, দার্জিলিং, 734003

Address:  
CHAMPASARI PRAFULLA  
NAGAR, SILIGURI (M  
CORP.), PRADHANNAGAR, DARJEELING,  
734003

Date: 25/11/2018

26-শিলিগুরি বিভাগের প্রকৌশল নির্বাচন নিয়ন্ত্রণ অধিদপ্তরে  
স্বাক্ষর অনুমতি

Facsimile Signature of the Electoral  
Registration Officer for  
28-Siliguri Constituency

নিম্নের নির্বাচন সূচী নথি প্রদান করা হয়েছে। নিচে নাম লেখুন।  
যদিও সূচী নথি পরিবর্তন করার জন্য 5000 নং সূচী  
নথি-সূচী নথি নথি নথি।  
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.

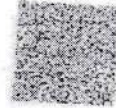
000/000



भारत सरकार  
GOVERNMENT OF INDIA



बिनोद प्रसाद जयसवाल  
Binod Prasad Jaiswal  
जन्मतिथि/ DOB: 01/01/1953  
पुरुष / MALE



3709 6947 2487

आधार-साधारण मानुष्य अधिकार

बिनोद प्रसाद जयसवाल



भारतीय विशिष्ट पहचान प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

प्रफुल्ल नगर, सिस्वडी -  
दार्जिलिंग, पश्चिम बंगाल  
पिन कोड - 734003

Address:

PRAFULLA NAGAR, SISWADI -  
Darjeeling, West Bengal  
Pin Code - 734003

3709 6947 2487

Aadhaar-Aam Admi ka Adhikar

  
 ভাৰতের নিৰ্বাচন কমিশন  
 परिचय पत्र  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 XEQ1809268




নিৰ্বাচকের নাম : মিনাক্ষী আগরওয়াল  
 Elector's Name : Meenakshi Agarwal  
 স্বামীর নাম : সুজিত কুমার  
 Husband's Name : Sujit Kumar Agarwal  
 লিঙ্গ/সেক্স : ঐ/ফ  
 জন্ম তারিখ : 20/09/1979

*Meenakshi Agarwal*

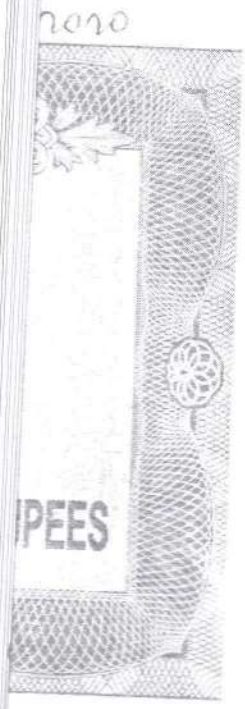
XEQ1809268  
 Form  
 The office name, telephone number, address, pincode, etc.  
 address: 734001

Address:  
 SHIB MANDIR ROAD, SILIGURI (M CORP.),  
 SILIGURI, DARJEELING- 734001



Date: 25/11/2015  
 26- Siliguri Constituency  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 26-Siliguri Constituency

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.

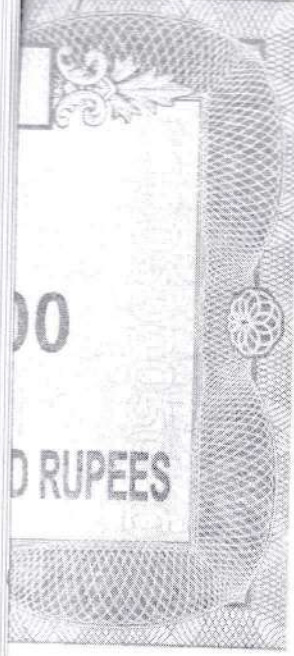


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VATSIN REAL ESTATE PVT. LTD.  
*Meenakshi Agarwal*  
 DIRECTOR



3/2020



E 894284


 भारत सरकार  
 Government of India  

 मीनाक्षी अग्रवाल  
 Meenakshi Agarwal  
 पति : सुजित अग्रवाल  
 Husband : SUJIT AGARWAL  
 जन्मदिन / DOB : 20/09/1979  
 लिंग : Female

4357 4658 0464

आधार - साधारण मानुषेअ अधिकार

*Meenakshi Agarwal*

DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

*Meenakshi Agarwal*

DIRECTOR


 भारत सरकार  
 Unique Identification Authority of India

ठिकणा: अस्मी कुंज, वि ब्लक 3अर 3डी, फ्लोर, जतिन दास सरानी बाई लेन, निमार ज्वेल क्लब, पंजाबी पारा शिलिगुरी, शिलिगुरी (मैस कोर्पो), शिलिगुरी, दार्जिलिंग, सिगुरी, पश्चिम बंग, 734001	Address: ASMI KUNJ BLOCK, B 3RD, FLOOR, JATIN DAS SARANI BY LANE, NEAR JEWEL CLUB, PUNJABI PARA SILIGURI, Siliguri ( M Corp), Siliguri, Darjeeling, Siliguri, West Bengal, 734001
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4357 4658 0464

 1800 308 1547  
 [uaid@gov.in](mailto:uaid@gov.in)  
 [www.uai.gov.in](http://www.uai.gov.in)

**भारत सरकार**  
GOVERNMENT OF INDIA

**विश्व कृष्ण घोषल**  
Sisir Kr. Ghoshal  
जन्मतिथि/ DOB: 28/06/1949  
पुरुष / MALE

4387 9053 6988

**भारतीय विशिष्ट पहचान प्राधिकरण**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**ठिकाना:** Address:  
 एस/३: स्वर्ण जे. के. S/O: Late J. K. Ghoshal,  
 घोषल, उपेन्द्र भवन, आसन Upendra Bhawan, Upper  
 बागडोगरा, मिनि बस स्टैंड Bagdogra, Near Mini Bus Stand,  
 निकट, बागडोगरा, उत्तर Bagdogra, Uttar Bagdogra,  
 बागडोगरा, दार्जिलिंग, Darjeeling,  
 पश्चिम बंग - 734014 West Bengal - 734014

4387 9053 6988

*Sisir Ghoshal*



E 894284

DIRECTOR  
 VATSIN REAL ESTATE PVT. LTD.  
*Meenakshi*  
 DIRECTOR



### Major Information of the Deed



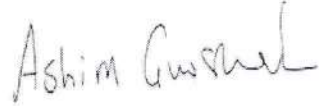
Deed No :	I-0403-02573/2020	Date of Registration	15/07/2020
Query No / Year	0403-2000805359/2020	Office where deed is registered	
Query Date	14/07/2020 4:02:29 PM	0403-2000805359/2020	
Applicant Name, Address & Other Details	DEBASISH CHAKRABORTY SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 7319069353, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 1,57,03,000/-	Rs. 1,57,03,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks			

#### Land Details :



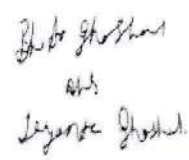
District: Darjeeling, P.S:- Bagdogra, Gram Panchayat: UPPER BAGDOGRA, Mouza: Uttar Bagdogra, JI No: 93, Pin Code : 734014

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-333/740	RS-89	Bastu	Bastu	0.35 Acre	1,57,03,000/-	1,57,03,000/-	Width of Approach Road: 18 Ft.
<b>Grand Total :</b>					35Dec	157,03,000 /-	157,03,000 /-	

#### Land Lord Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri ASHIM GHOSHAL (Presentant)</b> Son of Late JIBAN KRISHNA GHOSHAL Executed by: Self, Date of Execution: 15/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office	 <small>15/07/2020</small>	 <small>LTI 15/07/2020</small>	 <small>15/07/2020</small>
UPENDRA BHAWAN, UPPER BAGDOGRA, P.O:- BAGDOGRA, P.S:- Naxalbari, Darjeeling, District:- Darjeeling, West Bengal, India, PIN - 734014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXGPG7739K, Aadhaar No: 34xxxxxxxx6875, Status :Individual, Executed by: Self, Date of Execution: 15/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office				






2	Name	Photo	Finger Print	Signature
	<b>Shri BHITO GHOSHAL,</b> <b>(Alias: Shri JAYANTA GHOSHAL)</b> Son of Late JIBAN KRISHNA GHOSHAL Executed by: Self, Date of Execution: 15/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office			
		15/07/2020	LTI 15/07/2020	15/07/2020
<b>UPENDRA BHAWAN, UPPER BAGDOGRA, P.O:- BAGDOGRA, P.S:- Naxalbari, Darjeeling, District:- Darjeeling, West Bengal, India, PIN - 734014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATKPG4055E, Aadhaar No: 93xxxxxxxx3445, Status :Individual, Executed by: Self, Date of Execution: 15/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office</b>				




**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>VATSIN REAL ESTATE PRIVATE LIMITED</b> ASMI KUNJ, ASHRAMPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 PAN No.:: AAFCV7324N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri BINOD PRASAD JAISWAL</b> Son of Shri RAM CHANDRA JAISWAL Date of Execution - 15/07/2020, , Admitted by: Self, Date of Admission: 15/07/2020, Place of Admission of Execution: Office			
		Jul 15 2020 1:49PM	LTI 15/07/2020	15/07/2020
<b>PRAFULLA NAGAR, CHAMPASARI, P.O:- SILIGURI, P.S:- Pradhan Nagar, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 37xxxxxxxx2487 Status : Representative, Representative of : VATSIN REAL ESTATE PRIVATE LIMITED (as DIRECTOR)</b>				



2	Name	Photo	Finger Print	Signature
	<b>Smt MEENAKSHI AGARWAL</b> Wife of Shri SUJIT KUMAR AGARWAL Date of Execution - 15/07/2020, , Admitted by: Self, Date of Admission: 15/07/2020, Place of Admission of Execution: Office	 <small>Jul 15 2020 1:50PM</small>	 <small>LTI 15/07/2020</small>	 <small>15/07/2020</small>
ASHRAMPARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 43xxxxxxxx0464 Status : Representative, Representative of : VATSIN REAL ESTATE PRIVATE LIMITED (as DIRECTOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri SISIR KUMAR GHOSHAL</b> Son of Late JIBAN KRISHNA GHOSHAL UPENDRA BHAWAN, BAGDOGRA, P.O:- BAGDOGRA, P.S:- Naxalbari, Darjeeling, District:-Darjeeling, West Bengal, India, PIN - 734014	 <small>15/07/2020</small>	 <small>15/07/2020</small>	 <small>15/07/2020</small>
Identifier Of Shri ASHIM GHOSHAL, Shri BHITO GHOSHAL, Shri BINOD PRASAD JAISWAL, Smt MEENAKSHI AGARWAL			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri ASHIM GHOSHAL	VATSIN REAL ESTATE PRIVATE LIMITED-17.5 Dec
2	Shri BHITO GHOSHAL	VATSIN REAL ESTATE PRIVATE LIMITED-17.5 Dec



On 15-07-2020

**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 (c) of Indian Stamp Act 1899.

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

Presented for registration at 13:26 hrs on 15-07-2020, at the Office of the A.D.S.R. BAGDOGRA by Shri ASHIM GHOSHAL, one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 157,03,000/-

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

Execution is admitted on 15/07/2020 by 1. Shri ASHIM GHOSHAL, Son of Late JIBAN KRISHNA GHOSHAL, UPENDRA BHAWAN, UPPER BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, City/Town: DARJEELING, Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by Profession Business. 2. Shri BHITO GHOSHAL, Alias Shri JAYANTA GHOSHAL, Son of Late JIBAN KRISHNA GHOSHAL, UPENDRA BHAWAN, UPPER BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, City/Town: DARJEELING, Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by Profession Business

Identified by Shri SISIR KUMAR GHOSHAL, Son of Late JIBAN KRISHNA GHOSHAL, UPENDRA BHAWAN, BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, City/Town: DARJEELING, Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Business

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

Execution is admitted on 15-07-2020 by Shri BINOD PRASAD JAISWAL, DIRECTOR, VATSIN REAL ESTATE PRIVATE LIMITED (Private Limited Company), ASMI KUNJ, ASHRAMPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Shri SISIR KUMAR GHOSHAL, Son of Late JIBAN KRISHNA GHOSHAL, UPENDRA BHAWAN, BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, City/Town: DARJEELING, Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Business

Execution is admitted on 15-07-2020 by Smt MEENAKSHI AGARWAL, DIRECTOR, VATSIN REAL ESTATE PRIVATE LIMITED (Private Limited Company), ASMI KUNJ, ASHRAMPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Shri SISIR KUMAR GHOSHAL, Son of Late JIBAN KRISHNA GHOSHAL, UPENDRA BHAWAN, BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, City/Town: DARJEELING, Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Business

**Registration Fees**

Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees Cash Rs 0/-, by online = Rs 21/-

Mode of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB on 14/07/2020 6:31PM with Govt. Ref. No: 192020210037131791 on 14-07-2020, Amount Rs: 21/-, Bank: ICIC0000006, Ref. No. 50227968 on 14-07-2020, Head of Account 0030-03-104-001-16

Meow

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**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 35,020/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs. 10/-
  2. Stamp: Type: Impressed, Serial no 270, Amount: Rs. 5,000/-, Date of Purchase: 14/07/2020, Vendor name: R Chaki
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/07/2020 6:31PM with Govt. Ref. No: 192020210037131791 on 14-07-2020, Amount Rs: 35,020/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 50227968 on 14-07-2020, Head of Account 0030-02-103-003-02



**Suraj Lepcha**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BAGDOGRA**  
**Darjeeling, West Bengal**

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14  
10-

18

18

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2020, Page from 64782 to 64826

being No 040302573 for the year 2020.



*Suraj Lepcha*

Digitally signed by SURAJ LEPCHA  
Date: 2020.07.15 14:07:29 +05:30  
Reason: Digital Signing of Deed.

(Suraj Lepcha) 2020/07/15 02:07:29 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)