

S-611/2023

I-614/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 947324

১০/১০/২৩
৩৬১৩২৭/২৩

1) Subordinate Under

2) Nandini Ghosh
Nandini Guha Ghosh

3) M Quatee Guha

4) Departmental

Arun Jaisankar

DEVELOPMENT AGREEMENT



Verified that the document is admitted for registration. The Signature Sheet and Endorsement Sheets attached to this document are the part of this document.

[Signature]
Additional District Sub-Registrar
JALPAIGURI

Contd....p/2

10 FEB 2023

ESDS 837-01

0000



Sl. No. 74374 Date 16/01/2023

Rs. 5000/-

Issued to Jayanta Dhan Sother's
Address Siliguri

SUSHIL KR. GUHA
STAMP VENDOR
Licence No. 5176-77
Jalpaiguri Court



u/c
Addl. District Sub-Registrar
Jalpaiguri

10 FEB 2023

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This Deed of Agreement is made on this the 10th day of February, 2023 at Jalpaiguri

BETWEEN

i) SMT. NABANITA GUHA (PAN: ADCPG1684M) W/o. Late Jyoti Bhushan Guha ii) SMT. NANDINI GUHA (GHOSH) (PAN: APOPG0143B) D/o. Late Jyoti Bhushan Guha & iii) SMT. MANALEE GUHA (PAN: AVKPG1158Q) D/o. Late Jyoti Bhushan Guha, all are Hindu by faith, Indian by Nationality, Business by occupation, residents of Club Road, Opp: SBI Main Branch, P.S. Kotowali, P.O. & Dist. Jalpaiguri hereinafter jointly called the LAND LORDS/ FIRST PARTY (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, legal representatives, executors, administrators and assigns) of the "ONE PART".

AND

SRI JAYANTA DHAR (PAN: ADLPD2103R) S/o Late Arun Chandra Dhar & SRI ANANDA GHOSH (PAN: AFIPG3181K) S/o. Late Nitai Ghosh, both are Hindu by faith, Indian by Nationality, Business by occupation, resident of No.i) College Para, P.O. & P.S. Siliguri in the district of Darjeeling & No.ii) Samajpara, Jalpaiguri Ward No.5, P.S. Kotwali, P.O. & Dist. Jalpaiguri hereinafter jointly called the 'DEVELOPERS/SECOND PARTY' (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors legal representatives, executors, administrators and assigns) of the 'OTHER PART'..

WHEREAS one Sri Jyoti Bhushan Guha S/o. Late Fani Bhushan Guha of Jalpaiguri Town, Jalpaiguri was the absolute owners of a land measuring 0.40 (zero point four zero) acre; recorded in C.S. Khatian No.3269 (three two six nine) RS.3659 (three six five nine), comprised in part of C.S. Plot No.552 (five five two) R.S. 1037 (one zero three seven) & 1038 (one zero three eight), Mouza-Kharia, C.S. Sheet No.11 (one one) R.S. Sheet No. 33 (Ka) {Three Three (Ka)}, Pargana-Baikunthapur, J.L No. 07, P.S. Kotwali, P.O. & Dist. Jalpaiguri received by way of gift from Sri Motilal Biswas S/o. Ram Chandra Biswas of Club Road, Jalpaiguri vide Gift Deed No.I-4873 dt.17/08/1979 registered at the office of the D.S.R. Jalpaiguri recorded in Book No.1, Volume No.78, Pages 47 to 51, being No.4873 for the year 1973 having sole marketable and transferable right, title and interest thereon free from all encumbrances whatsoever and thereafter recorded in his name in L.R. Settlement under Khatian No. 12, Sheet No. 102, Plot No. 11.

AND WHEREAS the abovename owner Sri Jyoti Bhushan Guha expired on 20/02/2022 at his residence leaving behind him the three legal heirs viz; i) Smt. Nabanita Guha ii) daughter Smt. Nandini Guha & iii) daughter Smt. Manalee Guha, the present owners, who inherited their husband's and father's land having undivided 1/3rd share of each as per Hindu Succession Act, 1956 and thereafter they duly mutated their names in the ROR vide LR. Khatian No.54 (five four), 55 (five five) & 56 (five six) respectively at the office of the BLLRO Sadar, Jalpaiguri having sole marketable and transferable right, title and interest thereon free from all encumbrances whatsoever.

Contd....P/3

1. Nabanita Guha

2. Nandini Ghosh
Nandini Guha Ghosh

3. Manalee Guha

4. Jayanta Dhar

Arun Chandra Dhar

=//3//=

1 Subodh Kumar

2 (Nandini Ghosh)
Nandini Ghosh Ghosh

3 Maqualee Ghosh

4. [Signature]

[Signature]

AND WHEREAS the abobvename land owners/first party have desire to construct a Commercial cum Residential Multistoried building on the below schedule land but they are not financially sound to construct building and also have no knowledge about the construction works and as such have decided to construct a Commercial cum Residential multistoried building on their below schedule land through a Developer and having knowledge about the construction, First party/land owners have made a proposal to the second party/developer to construct a multistoried building on the their below schedule land at the cost of the Developers.

AND WHERAS the developer considering such offer made by the first party/land owners and agreed to construct the building under certain terms and conditions and to avoid all future disputes dissension, misunderstanding, unpleasure both parties are agreeing to reduce into writing the terms and conditions which are as follows:-

NOW THIS INDENTURE WITNESSETH as follows: -

1. THAT the first party/land owners declare that the below schedule land is free from all encumbrances and charges whatsoever and it is saleable.
2. THAT the first party/land owners shall handover the below schedule land to the developer for construction of the proposed building.
3. THAT the first party/land owners shall handover the below schedule land infavour of the developer and shall also co-operate with the developer and shall put their signatures on all necessary papers and documents as may be necessary within thirty days from the date of execution of this agreement and the developer/second party may store any building materials and shall be entitled to depute any chowkidar or any other person/employee to safe guard their materials.
4. THAT before handing over the possession, the first party/landowners shall clear all Municipal Taxes, Ground rent in respect of the below schedule land electric bills up to date of the handing over the physical possession to, unto and infavour of the developer/second party.
5. THAT after execution of this agreement if any suit be arise in respect of the title of the below schedule land and/or in respect of possession of the below schedule land then the first party/land owners shall bear all cost of litigation.

Contd.....P/4

1. Subrata Ghosh
2. (Nandini Ghosh)
Nandini Gaha Ghosh
3. Manatee Gaha
4. Jyanta Dhar
Anand Jha Ghosh

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6. THAT after Completion of the building the first party/land owners shall get the following portion that is called the "**OWNERS ALLOCATION**" the rest will be the "**DEVELOPER'S ALLOCATION**" AREA.

OWNER'S ALLOCATION/AREA;

In the said PROPOSED Commercial cum Residential Multistoried building, the first party/land owners shall get the followings:

- i) 2(two) flats at 1st floor, measuring 1000 sq.ft. each approx, -(inclusive of super built up area) approximately.
- ii) 2(two) parking space at ground floor measuring 120 sq.ft. each approx,
- iii) Total a sum of Rs.1,23,39,000/- (Rupees one corer twenty three lacs thirty nine thousand only).
 - a) Rs.85,39,000/- (Rupees eighty five lacs thirty nine thousand only) through RTGS.
 - b) Rs.30,00,000/- (Rupees thirty lacs only) through RTGS
 - c) Rs.8,00,000/- (Rupee eight lacs only) within in 6(six) months, through RTGS.

- 7. The proposed building shall be constructed as according to Building Plan sanctioned by Appropriated Authority. The first party/land owners shall cooperate earnestly with developer as well as appropriate authority every time.
- 8. THAT the developer/second party shall have full right to sell the proposed constructed areas in whatever forms or shape (except owner's allocation) to any Intending Purchaser/s as per plan which will be approved by the appropriate authority and the land owners and first party will willing put their signature's when & where necessary at the time of registration to intending purchasers(except owner's allocation areas).
- 9. THAT the first party/land owners shall execute a General Power of Attorney in favour of the developer/second party for smooth running of Construction work and till the completion of construction work the first party/land owners shall not revoke the said General Power of Attorney.
- 10. THAT the first party/land owners shall not be entitled to claim any right, title or interest on the developer area except owners allocation of this agreement.

1. Subodh Ghosh
 2. (Nandini Ghosh)
 Nandini Ghosh Ghosh
 3. Manatee Ghosh
 4. Joykanti Ghosh
 Anand Jaisankar

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11. THAT the first party/land owners shall always be ready to execute any Deed of Agreement or Deed of Conveyance for the developer's area as and when required by the developer/second party and the first party /land owners shall remain physically present in the office of the concern Registrar at the time of execution of the Deed of Sale/Conveyance with respect to the developer's area on the date as may be fixed by the second party/developer without any delay on grounds whatsoever though a separate registered GPA is handed over to the Developer for selling their own share.
12. THAT the Developer/second party shall have every right to enter into an agreement with the intending purchaser/s and shall also right to take consideration money from the intending purchaser/s and retain the same for adjustment of the construction of the owner's area and for payment of consideration money of the below schedule land save and except the proportionate share of the land as related the owner's allocation.
13. That the Developer/Second Party shall complete the Building and handover the owner's area to the First Party/Land owners within 2(two) years after the sanction of building plan, provided that the Second Party shall not be liable or answerable if there is any strike, labour troubles, transport troubles which beyond the control of the Developer and such period of 2(two) years after the sanction of building plan, shall be counted from the date of handing over physical possession of the below scheduled land. That all capital gains, Income tax shall be born by the second party/developer for construction and selling of the developer's area. ~~It is to be mentioned here that the monthly Rent Rs. 7000/- (Rupees seven thousand only) per month shall be paid to the first party.~~
14. That the Second party shall take new electric connection or restore their existing electric connection at their own cost from the WBSEDCL. Jalpaiguri.
15. THAT if the developer/second party failed or neglected to complete the building and failed to handover the owner's allocation within the stipulated period as mention in clause-13 of this Agreement(subject to fulfillment of other conditions as mentioned in the said clause) then the developer/second party shall pay adequate compensation per month to the first party/land owners till the completion or handing over the possession of owner's allocation.

Anand Jaisankar

1. *[Handwritten signature]*

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2. *(Nandini Ghosh)*
Nandini Ghosh Ghosh

3. *Mandee Ghosh*

4. *[Handwritten signature]*

[Handwritten signature]

Provided that if the first party/land owners neglect or cause delay in executing the documents/Deed of Conveyance in favour of the intending the purchaser's as direction of the second party/developer, the first party/land owners shall also be liable to pay adequate compensation to the intending purchaser's.

16. THAT the parties of the indenture may rescind, alter add or delete any condition of the agreement on their mutual consent.
17. THAT the flat which will be allotted to the first party/land owners as per clause-6 and specification of owner's flat.
18. THAT the second party may advertise in the media for sale of the constructed area in the said complex at its cost.
19. THAT the Developer may take Project Finance from any bank/financial institution against the below schedule property and the Landowners shall have no objection in this regard.
20. THAT during the continuance of this agreement if any dispute arises in between the parties that may be settled through discussion in between the parties.
21. THAT the first party/landowners further declare that neither any suit case or proceeding is pending in any Court of India nor the said property is attached under any process of Law.
22. THAT the first party/land owners shall pay all rents, Public demands and all concerned B.L. & L.R.O. or to any other local authority and the first party/land owners shall leave nor arrear of such dues or rent , taxes or any encumbrances payable to any authority at the time of execution of sale deed.
23. THAT the first party/land owners declare that they have not entered in to any agreement for sale and have not sold/transferred any part of the below schedule property or any part thereof to any other person or persons.
24. THAT the first party/land owners also declare that the title of the below schedule property is free, clear, marketable and also free from all encumbrance and charges whatsoever.

Contd.....P/7

1. Subenjoy Ghosh

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2. Nandini Ghosh

3. Manalee Ghosh

4. Joyanta Das

Aruno Jy Ghosh

25. THAT the Agreement satisfy the Section 3 of the Indian Majority Act,1875.
26. THAT the matters not specifically stipulated in these presents or incase of any dispute or any question hereinafter at any time between the developer and the land owners or the other occupier of the building shall be referred for arbitration under the Arbitration and Conciliation Act,1996 and in case their decision is not acceptable they shall have the right to move to Court at Jalpaiguri.

SCHEDULE OF LAND- "A"

(which the proposed Commercial cum Residential Multistoried Building to be Constructed)

All that piece or parcel of raiyati homested land measuring **0.40(zero point four zero)** acre recorded in **C.S. Khatian No.3269**(three two six nine) **RS. 3659**(three six five nine), corresponding to **LR.54**(five four), **LR.55**(five five) & **LR.56**(five six), comprised in part of **C.S. Plot No. 552**(five five two) **R.S. 1037**(one zero three seven) Area **0.34(zero point three four)** Acre & 1038(one zero three eight) Area **0.06(zero point zero six)** Acre, corresponding to **LR.11**(one one), **Mouza-Kharia, C.S. Sheet No.11(one one), R.S. Sheet No.33(Ka){Three Three (Ka)}** corresponding to **LR.102**(one zero two), Pargana-Baikunthapur, J.L No. 07, P.S. Kotwali, P.O. & Dist. Jalpaiguri, Holding No. 163 & 164, Jalpaiguri Municipality Ward No. 8, and the said land is butted & bounded as follows:-

North : Govt. Girls High School.
South : 40 Feet Wide Municipal Road .
East : Sunny Apartment.
West : Krishi Bhawan.

Road : Club House Road (Gandhi More to King saheb Ghat)

SCHEDULE -B

(Common areas and facilities of the building)

1. Stair case and landings on all floors.
2. Lift.
3. All the electrical fittings of the stair case and landing with common meter.
4. All the drains, sewerage, rain water, pipes
5. All the bore wells, water pumps and common running water, pipe lines.
6. All the pathways and gardens
7. All vacant space in the Schedule-A mentioned land.

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8. Entire Top room of the Building.
9. Maintenance of Generator, if installed
10. All the payments to be made to Chowkidars, Night Watchman and Sweepers.

Copy of Site Plan of the Land hereby agreement enclosed herewith this agreement Deed and shall form part of these presents.

IN WITNESSETH WHEREOF THE PARTIES HAVE HEREUNTO SET & SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THIS AGREEMENT ON THE DAY, MONTH & YEAR FIRST ABOVE MENTIONED.

WITNESSES

1. Sankar Saha (BUSINESS)

S/O - Lt Santosh Saha
Sebagmun. Jalpaiguri

2. Bishwanjit Sankar
S/O sri Baidyanath Sankar
NETaji Park
Jalpaiguri

EXECUTANT

1. Subanjan Saha

2. Nandini Guha Ghosh

3. Manatee Guha.

(Signature of the owners)

4. Jyanta Dhar

5. Anand Jy Ghosh



(Signature of the Developers)

Drafted, readover & explained
by me and typed in my office.

Gopal Bardhan

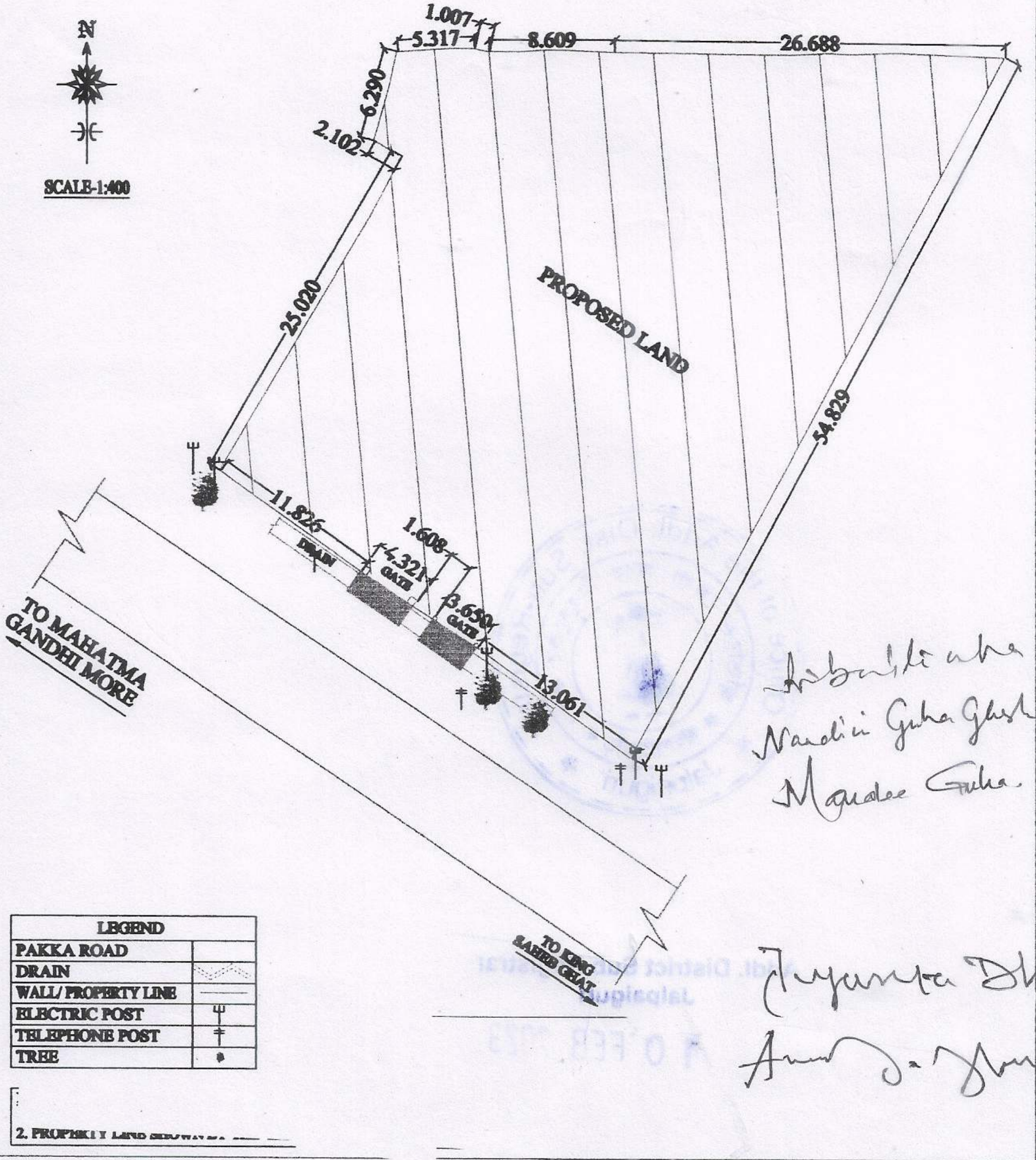
(GOPAL BARDHAN)
DEED WRITER/ JALPAIGURI
LICENCE NO. 21

IDENTIFIER OF

PHOTO	FINGER PRINT	SIGNATURE WITH DATE
		<p data-bbox="1157 946 1553 1264"><i>Saulan Sabu</i></p> <p data-bbox="1204 1299 1604 1434">10 / 02 / 2023.</p>



SCALE-1:400














LEGEND	
PAKKA ROAD	
DRAIN	
WALL/PROPERTY LINE	
ELECTRIC POST	
TELEPHONE POST	
TREE	












2. PROPOSED LAND SURVEY

Aribandi uha
Nandii Guha Ghosh
Maudee Guha

Jyanta Das
Anand Das

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









Subashini Kumar

	Left and					
	Right and					












Nandini Gupta Ghosh

	Left and					
	Right and					

Magnalika Gupta

	Left and					
	Right and					

Karanvishal

	Left and					
	Right and					

Anand Dasgupta



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230290145991

GRN Details

GRN: 192022230290145991 Payment Mode: Online Payment
GRN Date: 10/02/2023 11:37:55 Bank/Gateway: HDFC Bank
BRN : 2043135494 BRN Date: 10/02/2023 11:39:19
GRIPS Payment ID: 100220232029014598 Payment Init. Date: 10/02/2023 11:37:55
Payment Status: Successful Payment Ref. No: 2000361329/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: GOPAL BARDHAN
Address: JALPAIGURI
Mobile: 9434043582
Depositor Status: Deed Writer
Query No: 2000361329
Applicant's Name: Mr Gopal Bardhan
Identification No: 2000361329/1/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 10/02/2023
Period To (dd/mm/yyyy): 10/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000361329/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	35011
2	2000361329/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	123404
			Total	158415

IN WORDS: ONE LAKH FIFTY EIGHT THOUSAND FOUR HUNDRED FIFTEEN ONLY.

PAYED

Saikat Chatterjee
Vice - Chairman
Jalpaiguri Municipality
Jalpaiguri

Residence :
Corporation Street,
Nayabasti, Jalpaiguri
Mobile : 9434028549, 8389845286
Phone : 03561-230050 (O)
E-mail: saikatholychild@gmail.com

Ref. No.

Date. 09/09/2022

LEGAL HEIR CERTIFICATE


This is to certify that Sri/Smt. Late Jyoti Bhushan Guba
S/o, D/o, W/o, H/o. Late Phani Bhushan Guba P.S. Kotowali,
P.O. & Dt. Jalpaiguri under Ward No. VIII Jalpaiguri Municipality
was known to me during his/her life time.

He/She died on 20/02/2022 leaving behind the
following persons as his/her only surviving legal heirs: -

Sl.No.	NAME	Age	Relationship with deceased
1.	Mrs Nabanita Guba	64yrs	Wife
2.	Mrs Nandini Guba (Ghosh)	40yrs	Married Daughter
3.	Mrs Manalee Guba	32yrs	Married Daughter

This certificate has been/is issued without any prejudice and as per the
information, given and supplied to me by Mrs Manalee Guba
one of the legal heirs of the deceased late Jyoti Bhushan Guba.

SAIKAT CHATTERJEE
VICE-CHAIRMAN
JALPAIGURI MUNICIPALITY


Saikat Chatterjee
Vice-Chairman
Jalpaiguri Municipality
Jalpaiguri

Major Information of the Deed



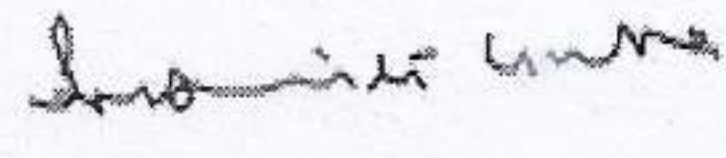


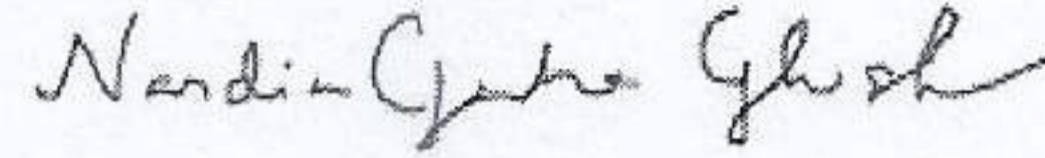


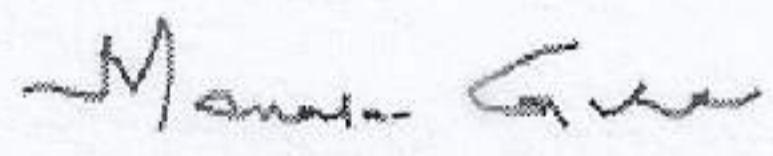
Deed No :	I-0701-00614/2023	Date of Registration	10/02/2023
Query No / Year	0701-2000361329/2023	Office where deed is registered	
Query Date	09/02/2023 9:28:53 PM	A.D.S.R. JALPAIGURI, District: Jalpaiguri	
Applicant Name, Address & Other Details	Gopal Bardhan N C Road, Jalpaiguri, Thana : Jalpaiguri, District : Jalpaiguri, WEST BENGAL, PIN - 735101, Mobile No. : 7076147160, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 1,23,39,000/-]		
Set Forth value	Market Value		
	Rs. 2,63,40,678/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,011/- (Article:48(g))	Rs. 1,23,404/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






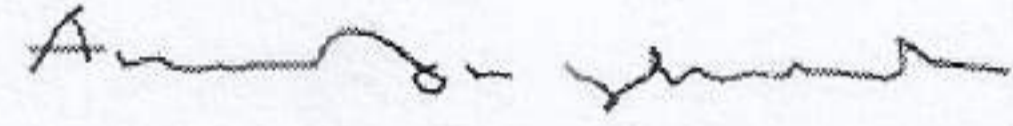
District: Jalpaiguri, P.S:- Jalpaiguri, Municipality: JALPAIGURI, Road: CLUB HOUSE ROAD, Road Zone : (GANDHI MORE -- KINGSAHEB GHAT) , Mouza: Khariya Sheet No-33(K), JI No: 7, Pin Code : 735101

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-1037	RS-3659	Bastu	Bastu	0.28 Acre		1,30,92,408/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	RS-1037	RS-3659	Commerci al	Bastu	0.06 Acre		93,51,720/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	RS-1038	RS-3659	Bastu	Bastu	0.05 Acre		23,37,930/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L4	RS-1038	RS-3659	Commerci al	Bastu	0.01 Acre		15,58,620/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			40Dec	0 /-	263,40,678 /-	
	Grand Total :				40Dec	0 /-	263,40,678 /-	



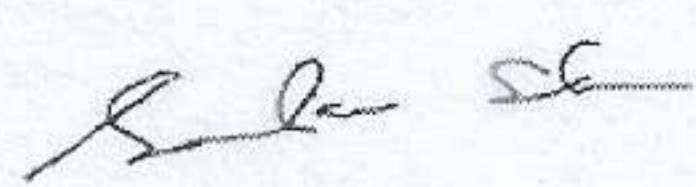
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Mrs Nabanita Guha (Presentant) Wife of Late Jyoti Bhushan Guha Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office</p>			
	10/02/2023	LTI 10/02/2023	10/02/2023	
Club Road, Opp: SBI Main Branch, City:- Jalpaiguri, P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 735101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx4M, Aadhaar No: 78xxxxxxxx8817, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<p>Mrs Nandini Guha Ghosh Daughter of Late Jyoti Bhushan Guha Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office</p>			
	10/02/2023	LTI 10/02/2023	10/02/2023	
Club Road, Opp: SBI Main Branch, City:- Jalpaiguri, P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 735101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx3B, Aadhaar No: 27xxxxxxxx3134, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	<p>Mrs Manalee Guha Daughter of Late Jyoti Bhushan Guha Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office</p>			
	10/02/2023	LTI 10/02/2023	10/02/2023	
Club Road, Opp: SBI Main Branch, City:- Jalpaiguri, P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 735101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx8Q, Aadhaar No: 53xxxxxxxx9099, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Jayanta Dhar Son of Late Arun Chandra Dhar Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office	 10/02/2023	 LTI 10/02/2023	 10/02/2023
Son of Late Arun Chandra Dhar College Para, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3R, Aadhaar No: 77xxxxxxxx1200, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Ananda Ghosh Son of Late Nitai Ghosh Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office	 10/02/2023	 LTI 10/02/2023	 10/02/2023
Son of Late Nitai Ghosh Samaj Para, City:- Jalpaiguri, P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx1K, Aadhaar No: 32xxxxxxxx4496, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sankar Saha Son of Late Santosh Saha Sebagram, City:- Jalpaiguri, P.O:- Debnagar, P.S:-Jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 735102	 10/02/2023	 10/02/2023	 10/02/2023
Identifier Of Mrs Nabanita Guha, Mrs Nandini Guha Ghosh, Mrs Manalee Guha, Mr Jayanta Dhar, Mr Ananda Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Nabanita Guha	Mr Jayanta Dhar-4.66667 Dec,Mr Ananda Ghosh-4.66667 Dec
2	Mrs Nandini Guha Ghosh	Mr Jayanta Dhar-4.66667 Dec,Mr Ananda Ghosh-4.66667 Dec
3	Mrs Manalee Guha	Mr Jayanta Dhar-4.66667 Dec,Mr Ananda Ghosh-4.66667 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Nabanita Guha	Mr Jayanta Dhar-1 Dec,Mr Ananda Ghosh-1 Dec
2	Mrs Nandini Guha Ghosh	Mr Jayanta Dhar-1 Dec,Mr Ananda Ghosh-1 Dec
3	Mrs Manalee Guha	Mr Jayanta Dhar-1 Dec,Mr Ananda Ghosh-1 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Nabanita Guha	Mr Jayanta Dhar-0.833333 Dec,Mr Ananda Ghosh-0.833333 Dec
2	Mrs Nandini Guha Ghosh	Mr Jayanta Dhar-0.833333 Dec,Mr Ananda Ghosh-0.833333 Dec
3	Mrs Manalee Guha	Mr Jayanta Dhar-0.833333 Dec,Mr Ananda Ghosh-0.833333 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mrs Nabanita Guha	Mr Jayanta Dhar-0.166667 Dec,Mr Ananda Ghosh-0.166667 Dec
2	Mrs Nandini Guha Ghosh	Mr Jayanta Dhar-0.166667 Dec,Mr Ananda Ghosh-0.166667 Dec
3	Mrs Manalee Guha	Mr Jayanta Dhar-0.166667 Dec,Mr Ananda Ghosh-0.166667 Dec

On 10-02-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:08 hrs on 10-02-2023, at the Office of the A.D.S.R. JALPAIGURI by Mrs Nabanita Guha , 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 2,63,40,678/-

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

Execution is admitted on 10/02/2023 by 1. Mrs Nabanita Guha, Wife of Late Jyoti Bhushan Guha, Club Road, Opp: SBI Main Branch, P.O: Jalpaiguri, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by Profession Business, 2. Mrs Nandini Guha Ghosh, Daughter of Late Jyoti Bhushan Guha, Club Road, Opp: SBI Main Branch, P.O: Jalpaiguri, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by Profession Business, 3. Mrs Manalee Guha, Daughter of Late Jyoti Bhushan Guha, Club Road, Opp: SBI Main Branch, P.O: Jalpaiguri, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by Profession Business, 4. Mr Jayanta Dhar, Son of Late Arun Chandra Dhar, College Para, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 5. Mr Ananda Ghosh, Son of Late Nitai Ghosh, Samaj Para, P.O: Jalpaiguri, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by Profession Business

Indetified by Mr Sankar Saha, , , Son of Late Santosh Saha, Seagram, P.O: Debnagar, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735102, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,23,404.00/- (B = Rs 1,23,390.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,23,404/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2023 11:39AM with Govt. Ref. No: 192022230290145991 on 10-02-2023, Amount Rs: 1,23,404/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2043135494 on 10-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

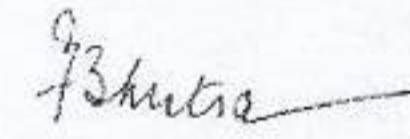
Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 74374, Amount: Rs.5,000.00/-, Date of Purchase: 16/01/2023, Vendor name: Sushil Kr Guha

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2023 11:39AM with Govt. Ref. No: 192022230290145991 on 10-02-2023, Amount Rs: 35,011/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2043135494 on 10-02-2023, Head of Account 0030-02-103-003-02



Tshering Pema Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JALPAIGURI
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0701-2023, Page from 11608 to 11627

being No 070100614 for the year 2023.



Tshering Pema Bhutia

Digitally signed by TSHERING PEMA
BHUTIA
Date: 2023.02.15 12:48:16 +05:30
Reason: Digital Signing of Deed.

(Tshering Pema Bhutia) 2023/02/15 12:48:16 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JALPAIGURI
West Bengal.

(This document is digitally signed.)