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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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13.00  
 29/07/22  
 VC-31/07/22

Ono. 2222670/22

Dipex Kumar Goutam  
 Suparna Goutam  
 Pampa Goutam  
 Debobrata Goutam  
 Somdatta Goutam  
 Suman Krishna Goutam  
 Anrita Ghosh Goutam  
 Director  
 Dooarwinds Projects Pvt. Ltd.  
 Director  
 Dooarwinds Projects Pvt. Ltd.  
 Debba Gomeyila  
 Director

**DEVELOPMENT AGREEMENT BETWEEN LANDLORDS**

**AND THE BUILDER**

THIS DEVELOPMENT AGREEMENT made on this 22<sup>ND</sup> day of July , 2022 at Alipurduar;

BY AND BETWEEN:


Certified that the endorsement sheet and signature sheet enclosed in this document are part of the document

Chk

*[Signature]*  
 Addl. Dist. Sub-Registrar  
 Alipurduar

22<sup>ND</sup> JUL 2022

Sl. No.	1805	Date	22.07.2022
Name:	Dooarswinds Projects Pvt Ltd.		
Address:	Newtown Durgabari		
	A.P.D		
Rs.:	5000/-		


 Stamp Vendor  
 Abhijit Das / LC. No: 05/2018  
 Alipurduar A.D.S.R. Office

Dipak Kumar Goutam



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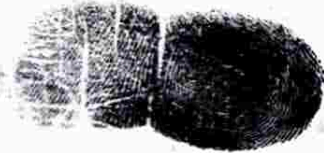
Dipak Kumar Goutam



702



Suparna Goutam



703

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Pampa Goutam

Adel Dist. Sub-Registrar  
Alipurduar



704

23 JUL 2022

Debdatta Goutam



705

Somdatta Goutam

*[Handwritten initials]*



Dipak Kumar Gautam

Suparna Goutam

Pampa Goutam.

Debdatta Goutam.

Somdatta Goutam.

Suman Krishna Goutam

Aravinda Ghosh Goutam.

Docarswinds Projects Pvt. Ltd.

Buddipto Banerjee.

Director

Docarswinds Projects Pvt. Ltd.

Dusba Banerjee

Director

(1) **Sri Dipak Kumar Gautam**, PAN AELPG8642M S/O Late Banamali Gautam, aged about 74 years, by faith Hindu, by occupation -Ex-public servant, resident of 28/1A, Gariahat Govt Housing Complex, P.O. Gariahat, P.S. Gariahat, District - Kolkata, Pin-700029,

(2). **Smt. Suparna Goutam**, PAN: BBFPG7063N, W/O. Late Bijan Krishna Goutam, aged about 56 yrs, by faith Hindu, by occupation-Housewife, resident of Newtown, Ward No. 06, P.O, P.S & Dist-Alipurduar-736121.

(3). **Smt. Pampa Gautam**, W/O. Late Soumik Kumar Goutam PAN: DPRPG4191F, aged about 49 yrs, by faith Hindu, by occupation-house wife, resident of Newtown, Ward No. 06, P.O, P.S & Dist-Alipurduar-736121.

(4). **Smt. Debdatta Goutam**, D/O. LATE Soumik Kumar Goutam PAN: DTQPG5104P, aged about 21 yrs, by faith Hindu, by occupation-Student, resident of Newtown, Ward No. 06, P.O, P.S & Dist-Alipurduar-736121.

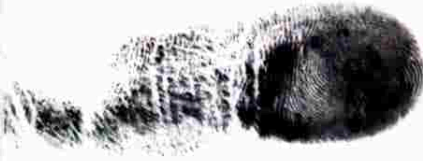
(5). **Smt. Somdatta Goutam**, D/O. Late Soumik Kumar Goutam, PAN: DTQPG5103L, aged about 21 yrs, by faith Hindu, by occupation-Student,, resident of Newtown, Ward No. 06, P.O, P.S & Dist-Alipurduar-736121.





706

Suman Krishna Goutam



707

Ankita Ghosh Goutam



708

Doorswinds Projects Pvt. Ltd.

Dipak Kumar Banerjee  
Director



709

Doorswinds Projects Pvt. Ltd.

Divya Banerjee  
Director



710

Partha Ghosh

S/O - Late Nitai Ghosh

R/O - Hatkhola, Ward NO - 11

P.O + Dist - Alipurduar

Pm - 736121



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Adm. Dist. Sub-Registrar  
Alipurduar

23 JUL 2022

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Dipak Kumar Goutam

Suparna Goutam

Jampa Goutam

Debdatta Goutam

Sondatta Goutam

Suman Krishna Goutam

Ankita Ghosh Goutam

Doorswinds Projects Pvt. Ltd.

Sudipto Banerjee

Director

Doorswinds Projects Pvt. Ltd.

Durba Banerjee

Director

(6). **Sri Suman Krishna Goutam**, PAN: AFFPG2195A, S/O.Late Banamali Goutam, aged about 56 yrs, by faith-Hindu, by occupation-Service, resident of Newtown, Ward No. 06, P.O, P.S & Dist-Alipurduar-736121,

(7). **Smt. Ankita Ghosh Goutam**, W/O. Sri Avranil Ghosh, D/O. Late Bijan Krishna Goutam, PAN: BMKPG8003N aged about 34 yrs, by faith Hindu, by occupation-House wife, resident of Shib Bari, Ward No. 18, P.S-Kotwali, P.O & Dist-Jalpaiguri, hereinafter called "**THE OWNER** " (which expression shall unless excluded by or repugnant to the context shall be deemed to mean and include their heirs , successors , legal representatives, executors, administrators and assigns ) of the **FIRST PART**.

**AND**

**DOORSWINDS PROJECTS PVT LTD**, PAN: AAJCD0138N, a private limited company duly formed and constituted under the Indian Companies Act,2013 (18 of 2013), having its registered office at Ward No.02, Newtown Durgabari Road, P.O,P.S & Dist-Alipurduar, Pin Code-736121, being represented by its Directors (1) **SRI SUDIPTO BANERJEE**





Dipak Kumar Goutam

Suparna Goutam

Jampa Goutam.

Debdatta Goutam.

Somdatta Goutam.

Suman Krishna Goutam  
Artha Gosh Goutam

Doorswinds Projects Pvt. Ltd.

Sudipto Banerjee,

Director

Doorswinds Projects Pvt. Ltd.

Durba Banerjee

Director

S/O Late Haridas Banerjee, PAN:ADQPB3888E, aged about 54 years, by faith Hindu, by occupation Business, and (2) **SMT DURBA BANERJEE**, W/O Sri Sudipto Banerjee, PAN: AFCPB5769E, aged about 50 years, by faith Hindu, by occupation Business, both residing at Ward No.02, Newtown Durgabari Road, P.O,P.S & Dist-Alipurduar, Pin Code-736121, hereinafter called the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context shall be deemed to mean and include their heirs, successors, legal representatives, executors administrators and assigns) of the **SECOND PART**;

**WHEREAS:**

- A. By virtue of the registered deed of conveyance being Deed No.1-1667 dated 31/03/1951, predecessor of the First Part namely Manomohan Gautam, S/O. Late Srikumar Vidyaratna Goutam acquired 33 decimals of land at Mouza & P S-Alipurduar, within the district of Alipurduar(formerly-Jalpaiguri). With the passage of time, land measuring little bit more or less 01 decimal was gained over for making drain and road of the locality.
- B. Said Manomohan Gautam expired on 13.09.1974 leaving behind his two sons namely (i) Banamali Goutam & (ii). Nanigopal Goutam as his legal heirs and successors who inherited the said retained land measuring 32 decimals in equal share, i.e each of the sons of Manmohan Gautam acquired 16 decimals by virtue of inheritance.

Dipak Kumar Goutam

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Somdatta Goutam.

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Ankita Ghosh Goutam.

Docarswinds Projects Pvt. Ltd.

*Audipto Banerjee*  
Director

Docarswinds Projects Pvt. Ltd.

*Durba Banerjee*

Director

C. Nanigopal Goutam expired on 04/01/1994 leaving behind his wife Smt. Anima Goutam as his only sole legal heir and successor who inherited the entire share being left by the deceased Nanigopal Goutam.

D. Banamali Goutam expired on 10/07/1984 leaving behind her wife Ajita @ Amita Goutam(now deceased), four sons namely; Sri Dipak Kumar Gautam, Bijan Krishna Goutam(now deceased), Soumik Kumar Goutam(now deceased), Sri Suman Krishna Goutam and one daughter namely; Soma Bhattacharya (now deceased);

Bijan Krishna Goutam expired on 28/08/2014 leaving behind his widow Smt. Suparna Goutam and one daughter Smt. Ankita Ghosh Goutam.

Soumik Kumar Goutam expired on 29/12/2021 leaving behind his wife Smt. Pampa Goutam, two daughters namely; Debdatta Goutam and Somdatta Goutam as his legal heirs and successors.

Soma Bhattacharya Goutam expired on 10/09/2013 leaving behind her two daughters namely Smt. Madhubanti Bhattacharya and Haimanti Chakravorty as her legal heirs and successors.

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Dipak Kumar Goutam

Suparna Goutam

Pampa Goutam.

Debdutta Goutam.

Sondatta Goutam.

Suman Krishna Goutam  
Arzita Ghosh Goutam.

Dooarswinds Projects Pvt. Ltd.

*Budipto Banerjee*

Director

Dooarswinds Projects Pvt. Ltd.

*Duslba Banerjee*

Director

Smt. Anima Goutam, W/O. Late Nanigopal Goutam, previously transferred 2(two) decimals of land out of her total land to Dooars Mountain Residenc Pvt. Ltd Co. by way of registered deed of sale. Thereafter Smt. Anima Goutam transferred her rests entire land measuring 14 decimals to Sri Dipak Kumar Gautam, Smt. Suparna Goutam, Sri Soumik Kumar Goutam(now deceased) and Sri Suman Krishna Goutam by way of registered deed of gift being Deed No. I-6618 dated 08/12/2021. By virtue of the said deed of gift, each of the donors got 3.5 decimals of land besides the land they inherited from their predeceassor-in-interest.

Smt. Madhubanti Bhattacharya transferred her share of land ad-measuring 0.01555 acre which she acquired/inherited from her mother Soma Bhattacharya Goutam, to her sister Smt. Haimanti Chakravorty by way of registered deed of gift being deed No.I-3586 dated 10/05/2022 in the office of the ADSR, Alipurduar.

Smt.Haimanti Chakraborty, thereafter, transferred 0.0311 acre which she acquired/inherited from her mother Soma Bhattacharya Goutam by virtue of the law of Succession and from her sister by virtue of the registered deed of gift, to her maternal uncle Sri Suman Krishna

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Dipak Kumar Goutam

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Pampa Goutam.

Debdatta Goutam.

Sondatta Goutam.

Suman Krishna Goutam  
Ankita Ghosh Goutam

Doorswinds Projects Pvt. Ltd.

*Budipto Banerjee*  
Director

Doorswinds Projects Pvt. Ltd.

*Durba Ghosh Jee*

Director

Goutam by executing a registered deed of conveyance being Deed No. I-3647 dated 11/05/2022 in the office of the ADSR, Alipurduar.

That Sri Suman Krishna Goutam transferred 1(one) decimal of land to Doors Mountain Residenc Pvt Ltd. Co. by way of registered deed of sale in LR plot No. 3647 of mouza- Alipurduar out of his total land he inherited and acquired by way of registered deed of conveyance and Gift as mentioned above.

Now the FIRST PART have become the joint owners and possessors of the land admeasuring 28.79 decimals / 0.2879 acre at Mouza-Alipurduar within the Municipal ward No.06 by virtue of inheritance, registered deed of conveyance and Gift , the details of which are specifically mentioned in the schedule hereunder.

- E. The owner have declared and assured that the said plot of land is neither excess vacant land under the provisions of nor the same is adversely hit or affected by the provisions of the West Bengal Land Reforms Act, West Bengal Estates Acquisition Act or of the Urban Land (Ceiling & Regulation) Act in any manner whatsoever and the owner is entitled to deal therewith freely in the manner to be decided by the owner.

Dipak Kumar Goutam

Suparna Goutam

Sampr Goutam.

Debdatta Goutam.

Somdatta Goutam.

Suman Krishna Goutam

Antika Ghosh Goutam

Doorswinds Projects Pvt. Ltd.

Buddipto Banerjee

Director

Doorswinds Projects Pvt. Ltd.

Durba Banerjee

Director

- F. The Developer, namely **DOORSWINDS PROJECTS PVT LTD** has made proposals for overall development on the scheduled land for construction of Apartments of various sizes and of different specification therein which is named as "**ARADHANA APARTMENT**" in the Municipal area of Alipurduar Municipality, Ward No.06;
- G. The Owner being desirous of having their said plot of land admeasuring little bit more or less 28.79 decimals/ 0.2879 acre to be put in and used in the said project namely "**ARADHANA APARTMENT**" on the terms, conditions and proposals of the Developer, have agreed to join the Developer and irrevocably put the said plot of land at the disposal of the Developer for commercial exploitation thereof.
- H. The Developer shall be entitled to negotiate with the intending purchaser of the proposed Apartments/Flats except the owner's allocation and for the said purpose to develop all such plots of land of the separate owners and to amalgamate and/or sub divide such plots of land for the sake of convenience and for bringing up most suitable and commercially viable construction thereon.
- I. The owner have thus and therefore agreed to put in the proportionate portion of said plots of

Dipak Kumar Goutam

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Rampa Goutam.

Debdatta Goutam.

Somdatta Goutam.

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Ankita Ghosh Goutam

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*Budipto Banerjee*  
Director

Doorswinds Projects Pvt. Ltd.

*Durga Banerjee*  
Director

land for sale to the intending purchasers of apartments/flats at the "ARADHANA APARTMENT" except the owner's allocation wherein the Developer shall construct or cause to be constructed Apartments/Outhouses by entering into construction agreements with the intending purchaser(s).

- J. It has been agreed by the parties hereto that the Developer shall incur all costs charges and expenses for the negotiation with the intending purchasers as also for the development and completion of the said project and shall generally be responsible for undertaking the said work (hereinafter called the DEVELOPMENT WORK). The owner shall neither be required nor be called upon by the Developer to pay or contribute to the fund requirement of the Developer for the development and/or construction of the said project.
- K. The Developer shall be solely responsible for expeditious and proper execution of the Development work.
- L. The parties hereto are desirous for recording the said mutually agreed terms and conditions.

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



Dipak Kumar Goutam  
Suparna Goutam  
Tampa Goutam.  
Debdatta Goutam.  
Somdatta Goutam.

**TENURE:**

Suman Krishna Goutam  
Anita Gresh Goutam

Docarswinds Projects Pvt. Ltd.  
Arun Kumar  
Director

Docarswinds Projects Pvt. Ltd.  
Durga Banerjee.  
Director

1. This Agreement has commenced and/or shall be deemed to have been commenced on and/or with effect from the date of execution of these presents and shall remain in force until completion of the development and construction of the said project.
2. The tentative period of construction as agreed by and between the parties shall be 2 and ½ years from the date of sanctioning building plan by the Appropriate Authority. A further period of 6 months shall be granted as grace period considering unavoidable contingencies including *vis major*.

**DELIVERY OF POSSESSION:**

3. The Developer shall in terms here of take symbolic possession of the said plot of land and hold the same for and/or on behalf of the owner and/or in the name of the owner for the purposes of development and construction of the "ARADHANA APARTMENT" in terms of and simultaneously with the execution of this agreement and shall retain the same until the said project is fully developed and constructed in terms of the proposed scheme framed by the Developer. The owner shall not interfere with the project development to be undertaken by the Developer in any manner whatsoever. The said "ARADHANA APARTMENT" shall

Dipak Kumar Goutam

Suparna Goutam

Pampa Goutam.

Debdatta Goutam.

Somdatta Goutam.

Suman Krishna Goutam  
Anita Gosh Goutam

Doorswinds Projects Pvt. Ltd.

Budipto Banerjee.

Director

Doorswinds Projects Pvt. Ltd.

Durba Banerjee.

Director

be a one tower of B+ G + 6 (Basement+Ground + Six) and one tower of B+ G+4(Basement+Ground+Four) building with elevator facility.

#### COVENANTS OF THE OWNERS:

4. The owners have deposited with the Developer the original title deed mentioned hereinabove, which shall be securely held and retained by the Developer for the purposes of this agreement without however claiming therein any right of ownership or of a mortgagee in any manner whatsoever.
5. The Owner have agreed and hereby authorized the Developer to amalgamate/separate/divide the said plot of land being mentioned in Schedule hereunder written as the Developer would find convenient and commercially viable for the construction of Apartments/Outhouses thereon as proposed in the scheme framed by the Developer.
6. Under the scheme framed and/or proposals made by the Developer, the Owner hereby authorizes the Developer to sell the said plot of land or such portion thereof as may be decided by the Developer, upon amalgamation / separation / sub division thereof at any time hereafter.

Dipak Kumar Goutam

Suparna Goutam

Jampa Goutam.

Debdatta Goutam.

Somdatta Goutam.

Suman Krishna Goutam  
Arjita Ghosh Goutam.

Doorswinds Projects Pvt. Ltd.

Budipto Banerjee,  
Director

Doorswinds Projects Pvt. Ltd.

Darba Banerjee.

Director

7. The owners hereby confirm and declare that they shall not transfer, sell, mortgage encumber and/or deal with in any manner with the said plot of land in any manner whatsoever so as to prejudice, affect or hamper the said project.
8. The Owner shall simultaneously herewith or at any time hereafter as and when may be so directed by the Developer, grant a General Power of Attorney to the developer or in favour of its nominee or nominees for the purpose of the development of the said project and shall grant such further powers and authorities as may be required from time to time to enable the developer to proceed and complete the said project.
9. The owner declares that they have examined and verified the Scheme framed and proposals made by the Developer for the development of the said project and they are fully satisfied with the same including the provisions made with regard thereto by the Developer as also with the responsibilities of the parties mentioned and described therein.

#### COVENANTS OF THE DEVELOPER:

10. The Developer shall take all steps for the overall development and construction of the said project at its own costs by deploying its men and material.
11. The Developer/its nominee(s) shall enter into construction agreement with the intending purchasers and shall construct and/or shall cause to be constructed thereon the apartments



Dipak Kumar Gowtam  
Suparna Gotetam  
Sampa Gowtam.  
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Sondatta Gowtam.

Suman Krishna Gowtam  
Anita Ghosh Gowtam

Doorswinds Projects Pvt. Ltd.  
Buddipto Banerjee.  
Director

Doorswinds Projects Pvt. Ltd.  
Devlba Banerjee  
Director

/ outhouses in terms of the agreement to be entered into by the Developer/its nominee with the intending buyer(s).

#### CONSIDERATION:

12. In consideration of this agreement, the Owners have mutually agreed and shall therefore be entitled to receive from the Developer **06 (six)** numbers of 2BHK Flats each measuring 650-670 sq fts ( carpet area) on the B+G+6 storied building in any floor as decided by the Developer covering an area of 24.79 decimals/0.2479 acre of land without car parking space.

Besides, the owners shall get the **entire B+ G+4 storied building**, in each floor, one flat as per the approved building plan and on the ground floor entire car parking space covering an **area of 4 decimals** out of the total 28.79 decimals/0.2879 acre.

No other consideration is involved save and except the above mentioned consideration.

#### The specification and facilities of the said building are as follows:

- (i). Open Car Parking on the ground floor, (ii). Roof top Iron Trust, (iii). One Temple on the Roof Top of the Building. (iv). One elevator and one stair case, (v). One water tank with pump and one deep boring. (vi). Floor tiles, Bathroom wall tiles, all bathroom fittings, (vii). CC Camera

Dipak Kumar Goutam

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Debdatta Goutam.

Sondatta Goutam.

Suman Krishna Goutam  
Anita Gosh Goutam

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Durba Banerjee.

Director

and fire safety arrangements.(viii) inside wall putty and out side wall paint (wather coat), (ix).  
Block board doors, sliding windows with aluminum frame, (x). Conceal electric wearing, (xi).  
Iron Collapsible gate in the main Entrance.

The total cost of installation of the electricity shall be borne by the Developer.

Since the number of land owners are numerous, they would decide their own share of allocation mutually. The Developer shall not interfere in the matter in the business of making partition of owners' allocation.

14. The Developer shall pay **Rs. 17,000=00** per month to the owner as house rent from the date of delivery of vacant possession of the scheduled land after removing the old existing structures till delivery of possession of flats.
15. The Developer shall not claim any sum of money from the Owner in lieu of any cost incurred by it for the development and construction of the said project.

#### **ENTITLEMENTS OF THE DEVELOPER:**

15. For the purpose of development of the said project, the Developer shall be entitled to enter into agreements for transfer by way of sale, lease and/or otherwise with intending buyers

Dipak Kumar Goutam

Suparna Goutam

Rampa Goutam

Debdatta Goutam

Sandipalla Goutam

Suman Krishna Goutam  
Ankita Ghosh Goutam

Docarswinds Projects Pvt. Ltd.

Budipto Banerjee

Director

Docarswinds Projects Pvt. Ltd.

Deeba Banerjee

Director

and to receive the earnest and/or consideration money in respect thereof without any interference by or on behalf of the owners.

16. The Developer shall be entitled to transfer by way of sale, lease and/or otherwise dispose of the said plot of land or any portion thereof, to intending buyers and the owner shall, either himself or through the Developer as his constituted attorney, convey the right, title and interest in the said plot of land being sold either in part by way of separation or in full in favour of the persons acquiring plot of land for construction in terms of the scheme framed by the Developer, in terms of directions of the Developer and the owner shall for the said purpose grant and execute a general power of attorney in favour of the developer.
17. The Developer shall be entitled to raise finances from Banks, Financial Institutions, Housing Finance Companies etc. for the purpose of construction of the said Project and for such purpose to mortgage and charge the said plot of land and to enter into, sign and execute all requisite agreements, contracts, deeds, documents, papers, declarations, affidavits for such purpose without seeking to obtain any further consent of the owner, provided however that the developer shall not attach any liability to the owners on account of its borrowings in any manner whatsoever.



Dipak Kumar Gowtam

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Ankita Gush Gowtam

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Budipto Banerjee.

Director

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Durba Banerjee.

Director

18. The owner shall execute and deliver such further and other papers, deeds and documents including a formal development agreement, as and when desired by the Developer in such form and manner as may be decided and notified by the Developer, from time to time.

#### MISCELLANEOUS CLAUSES:

19. The Developer shall get prepared the necessary agreements, deeds, documents and other papers as may be required in connection with the project and/or transfer of the project land therein to intending buyers.
20. The owners state, declare and confirm that all acts and deeds done, executed and performed by the developer in pursuance hereof or in pursuance of the formal development agreement to be executed by the parties hereto, in connection with the development of the housing project shall be binding at all times hereafter on the owner and the owner covenants to ratify the same as and when called upon to do so.
- 20.1 The Developer is entitled to raise further construction rooms on the roof covering 25% area and alienate the same to the intending allottee /purchaser and the owner shall not be entitled to raise any objection in this regard.

Dipak Kumar Goutam

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\*Pampa Goutam.

Debdatta Goutam.

Romdatta Goutam.

Suman Krishna Goutam

Anita Ghosh Goutam

Docarwinds Projects Pvt. Ltd.

*Budipto Bandyopadhyay*

Director

Docarwinds Projects Pvt. Ltd.

*Durba Banerjee*

Director

21. It is also mutually agreed that this agreement has been or is being entered into irrevocably and that the owner shall not be entitled in any manner to rescind or cancel this agreement or any of its provisions. Provided However that in case the Developer decides to abandon the said project then the owner shall be entitled to claim back and receive possession of the said plot of land, free from all encumbrances, charges, claims, demands, liens etc., upon refund of the amounts which may have by then been paid by the Developer to the owner.

**INDEMNITY:**

22. The parties hereto shall indemnify and/or keep each other saved, harmless and indemnified against all losses, claims demands costs, damages proceedings, charges and expenses which any of the parties hereto may suffer in respect of any acts, deeds, matters or thing done or any omission made by the other party and/or anything arising in connection therewith.
23. The Owner shall sign execute and deliver all such deeds, documents papers and do all such acts deeds and things as may be required from time to time and co-operate with the Developer for the purpose of the said project.

Dipak Kumar Goutam

Superna Goutam

Pampa Goutam.

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Sondatta Goutam.

Suman Krishna Goutam

Ancita Gush Goutam.

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Budipto Banerjee.

Director

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Deeba Banerjee

Director

### NOTICE AND DISPUTE RESOLUTION:

24. All disputes and differences by and/or between the parties hereto in any way relating to or connected with this agreement and/or anything arising in pursuance hereof shall be referred to arbitration by the sole arbitrator SRI KAMALESH DUTTA, Advocate, to be adjudicated in accordance with the arbitration and Conciliation Act, 1996 and the award made by such arbitrator shall be final and binding on both the Parties.
25. Any substantial/important communication in between the parties shall be made through written mode only. Notices to be served at the addresses hereinabove first mentioned.

### TERMINATION:

26. This agreement is intended to be executed by both the parties with utmost sincerity and co-operation. However, in case of any extraneous circumstances and/or act of god and/or vis major, if the parties deem it fit to terminate this agreement, the same shall be done in equitable terms and consideration as agreed by and between the parties, taking into account the hardship of both the parties and investments made by the Developer.



Dipak Kumar Goutam  
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Anika Ghosh Goutam.

Doorswinds Projects Pvt. Ltd.

*Budipto Bandyopadhyay*

Director

Doorswinds Projects Pvt. Ltd.

*Deeba Banerjee*

Director

### SCHEDULE OF THE LAND

All that piece and parcel of land measuring a total area of 28.99 decimals/ 0.2899 acre, situated under Mouza – Alipurduar , Sheet No.12, J.L. No. 99(old), 50(new), R.S. Plot No. 2557,2558 corresponding to LR Plot No. 3648 land measuring 0.007 acre, R.S plot No. 2557,2600 corresponding to LR plot No.3647 land measuring 0.0241 acre comprised in RS khatian No. 213 (Revenue Survey No.157), Touzi No.86, corresponding to ~~LR khatian No. 606~~, R.S. Plot No. 2557,2558 corresponding to LR Plot No. 3648 land measuring 0.007 acre, R.S plot No. 2557,2600 corresponding to LR plot No.3647 land measuring 0.0241 acre comprised in RS khatian No. 213 (Revenue Survey No.157), Touzi No.86, corresponding to ~~LR khatian No.607~~, R.S. Plot No. 2557,2558 corresponding to LR Plot No. 3648 land measuring 0.007 acre, R.S plot No. 2557,2600 corresponding to LR plot No.3647 land measuring 0.0241 acre comprised in RS khatian No. 213 (Revenue Survey No.157), Touzi No.86, corresponding to ~~LR khatian No.,605~~, R.S. Plot No. 2557,2558 corresponding to LR Plot No. 3648 land measuring 0.007 acre, R.S plot No. 2557,2600 corresponding to LR plot No.3647 land measuring 0.0208 acre comprised in RS khatian No. 213 (Revenue Survey No.157), Touzi No.86, corresponding to ~~LR khatian No.604~~,

*AB*

Dipak Kumar Goutam

Saparna Goutam

Pampa Goutam.

Debdatta Goutam.

Somdatta Goutam.

Suman Krishna Goutam  
Anrita Ghosh Goutam.

Dooarswinds Projects Pvt. Ltd.

*Budipto Banerjee*

Director

Dooarswinds Projects Pvt. Ltd.

*Durba Banerjee*

Director

R.S plot No. 2557,2600 corresponding to LR plot No.3647 land measuring 0.0209 acre comprised in RS khatian No. 213 (Revenue Survey No.157), Touzi No.86, corresponding to **LR khatian No.603**, R.S plot No. 2557,2600 corresponding to LR plot No.3647 land measuring 0.0209 acre comprised in RS khatian No. 213 (Revenue Survey No.157), Touzi No.86, corresponding to **LR khatian No.602**, R.S plot No. 2557,2600 corresponding to LR plot No.3647 land measuring 0.055 acre comprised in RS khatian No. 213 (Revenue Survey No.157), Touzi No.86, corresponding to **LR khatian No.506**, R.S plot No. 2557,2600 corresponding to LR plot No.3647 land measuring 0.035 acre comprised in RS khatian No. 213 (Revenue Survey No.157), Touzi No.86, corresponding to **LR khatian No. 6851**, R.S plot No. 2557,2600 corresponding to LR plot No.3647 land measuring 0.035 acre comprised in RS khatian No. 213 (Revenue Survey No.157), Touzi No.86, corresponding to **LR khatian No. 6852** at Newtown, Alipurduar Municipal Ward No. 06, P.S & Dist\_Alipurduar being butted and bounded by the:

**North**-Suman Krishna Goutam, P.K Deb & Others, **South**- Municipality Road, **East**- House of Arindam Das & Another, **West**-Dooars Mountain Residence Pvt. Ltd. Co. And B.F Road.

Dipak Kumar Goutam  
Suparna Goutam  
Kampan Goutam.

Debdutta Goutam.

Somdatta Goutam.

Suman Krishna Goutam  
Anita Ghosh Goutam.

Doorswinds Projects Pvt. Ltd.

*Budipto Banerjee*  
Director

Doorswinds Projects Pvt. Ltd.

*Deeba Banerjee*  
Director

IN WITNESS WHEREOF the parties hereto have put and subscribed their respective hands and seals the day month and year first above written.

FOR DOORSWINDS PROJECTS PVT LTD

Doorswinds Projects Pvt. Ltd.

1) *Budipto Banerjee*  
Director

Doorswinds Projects Pvt. Ltd.

2) *Deeba Banerjee*  
Director

SIGNED SEALED OF THE DEVELOPER



WITNESSES :

1. Partha Ghosh  
S/O- Late Nitai Ghosh  
R/O- Hatkhola, Ward No-x1  
P.O Dist - Alipurduar  
Pm - 736121
2. Arindam Sanyal  
S/O- Ratan Kumar Sanyal  
Nalaji Road, Madhyapara  
Ward No-4, Alipurduar  
736121

- 1) Dipak Kumar Goutam
- 2) Suparna Goutam
- 3) Pampa Goutam.
- 4) Debdatta Goutam.
- 5) Samdatta Goutam.
- 6) Suman Krishna Goutam
- 7) Ankita Ghosh Goutam.

Drafted, read over and explained by me

And certified that the document contained

1 No of N.J Stamp 21 Nos of bond papers



Advocate, Alipurduar Court,

E.No.WB-86/97









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue









OFFICE OF THE A.D.S.R. ALIPURDUAR, District Name :Alipurduar

Signature / LTI Sheet of Query No/Year 20032002222670/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.







Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Dipak Kumar Gautam 28/1a, Gariahat Govt Housing Complex, City:- , P.O:- Goriahat, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029	Land Lord			Dipak Kumar Gautam 23/7/2022
2	Mrs Suparna Goutam Newtown, W. No - 6, City:- Alipurduar, P.O:- Alipurduar, P.S:- Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736121	Land Lord			Suparna Goutam 23/07/2022
3	Mrs Pampa Gautam Newtown, W. No - 6, City:- Alipurduar, P.O:- Alipurduar, P.S:- Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736121	Land Lord			Pampa Gautam. 23/07/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Debdatta Goutam Newtown, W. No - 6, City:- Alipurduar, P.O:- Alipurduar, P.S:- Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736121	Land Lord			Debdatta Goutam 23/07/2022
5	Mrs Somdatta Goutam Newtown, W. No - 6, City:- Alipurduar, P.O:- Alipurduar, P.S:- Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736121	Land Lord			Somdatta Goutam. 23.7.22
6	Mr Suman Krishna Goutam Newtown, W. No - 6, City:- Alipurduar, P.O:- Alipurduar, P.S:- Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736121	Land Lord			Suman Krishna Goutam 23.7.2022
7	Mrs Ankita Ghosh Goutam Shib Bari, W. No - 18, City:- Jalpaiguri, P.O:- Jalpaiguri, P.S:- Jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 735361	Land Lord			Ankita Ghosh Goutam 23.7.2022














I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr Sudipto Banerjee Newtown, W. No - 2, City:- Alipurduar, P.O:- Alipurduar, P.S:- Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736121	Represent ative of Developer [DOOARS WINDS PROJECT S PVT LTD]			<i>Sudipto Banerjee</i> 23/7/2022
9	Mrs Durba Banerjee Newtown, W. No - 2, City:- Alipurduar, P.O:- Alipurduar, P.S:- Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736121	Represent ative of Developer [DOOARS WINDS PROJECT S PVT LTD]			<i>Durba Banerjee</i> 23.7.2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Partha Ghosh Son of Late Nitai Ghosh Hatkhola, City:- Alipurduar, P.O:- Alipurduar, P.S:- Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736121	Mr Dipak Kumar Gautam, Mrs Suparna Goutam, Mrs Pampa Gautam, Mrs Debdatta Goutam, Mrs Somdatta Goutam, Mr Suman Krishna Goutam, Mrs Ankita Ghosh Goutam, Mr Sudipto Banerjee, Mrs Durba Banerjee			<i>Partha Ghosh</i> 23.07.2022












*Rinchen Dolma Sherpa*  
(Rinchen Dolma Sherpa)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
ALIPURDUAR  
Alipurduar, West Bengal

# FINGER-PRINT SHEET












Year - 20

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












Dipak Kumar Goutam  
Signature of the presentant with date 23/07/22

	Left hand					
	Right hand					

Suparna Goutam  
Signature with date 23/07/22

	Left hand					
	Right hand					

Pampa Goutam  
Signature with date 23/07/22

	Left hand					
	Right hand					












Debdatta Goutam  
Signature with date 23.07.22

Signature of R.O.

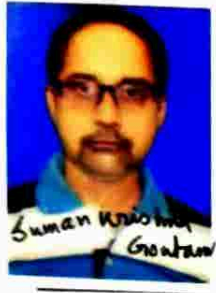












# FINGER-PRINT SHEET












Year - 20

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












Somdatta Goutam . 23.7.22  
Signature of the presentant with date

 Suman Krishna Goutam	Left hand					
	Right hand					

Suman Krishna Goutam  
Signature with date 23.7.22

	Left hand					
	Right hand					

Anika Ghosh Goutam 23/07/2022  
Signature with date

 Sudipto Banerjee	Left hand					
	Right hand					

Sudipto Banerjee  
Signature with date  
23/7/2022

Signature of R.O.














# FINGER-PRINT SHEET

No.

Year - 20

No.

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

Durba Banerjee. 23.7.22.  
Signature of the presentant with date

<b>PHOTO</b>	Left hand					
	Right hand					

\_\_\_\_\_  
Signature with date

<b>PHOTO</b>	Left hand					
	Right hand					

\_\_\_\_\_  
Signature with date

<b>PHOTO</b>	Left hand					
	Right hand					

\_\_\_\_\_  
Signature of R.O.

\_\_\_\_\_  
Signature with date

## Major Information of the Deed

Deed No :	I-2003-05479/2022	
Query No / Year	2003-2002222670/2022	Date of Registration
Query Date	21/07/2022 1:33:48 PM	28/07/2022
Applicant Name, Address & Other Details	Office where deed is registered	
Transaction	A.D.S.R. ALIPURDUAR, District: Alipurduar	
[0110] Sale, Development Agreement or Construction agreement	Kamalesh Dutta Thana : Alipurduar, District : Alipurduar, WEST BENGAL, PIN -736121, Mobile No. : 8768364213, Status : Buyer/Claimant	
Set Forth value	Additional Transaction	
Stampduty Paid(SD)	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 5,10,000/-]	
Rs. 20,011/- (Article:48(g))	Market Value	
Remarks	Rs. 1,16,59,950/-	
	Registration Fee Paid	
	Rs. 5,114/- (Article E, E, B)	
	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)	

### Land Details :

District: Alipurduar, P.S:- Alipurduar, Municipality: ALIPUDUAR, Mouza: Alipurduar, JI No: 50, Pin Code : 736121

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	LR-3648 (RS :-)	LR-604	Bastu	Bastu	0.007 Acre		2,83,500/-	Property is on Road Adjacent to Metal Road,
L5	LR-3648 (RS :-)	LR-605	Bastu	Bastu	0.007 Acre		2,83,500/-	Property is on Road Adjacent to Metal Road,
L6	LR-3648 (RS :-)	LR-606	Bastu	Bastu	0.007 Acre		2,83,500/-	Property is on Road Adjacent to Metal Road,
L7	LR-3648 (RS :-)	LR-607	Bastu	Bastu	0.007 Acre		2,83,500/-	Property is on Road Adjacent to Metal Road,
L8	LR-3647 (RS :-)	LR-506	Bastu	Bastu	0.055 Acre		22,27,500/-	Property is on Road Adjacent to Metal Road,
L9	LR-3647 (RS :-)	LR-602	Bastu	Bastu	0.0209 Acre		8,46,450/-	Property is on Road Adjacent to Metal Road,
L10	LR-3647 (RS :-)	LR-603	Bastu	Bastu	0.0209 Acre		8,46,450/-	Property is on Road Adjacent to Metal Road,
L11	LR-3647 (RS :-)	LR-604	Bastu	Bastu	0.0208 Acre		8,42,400/-	Property is on Road Adjacent to Metal Road,
L12	LR-3647 (RS :-)	LR-605	Bastu	Bastu	0.0241 Acre		9,76,050/-	Property is on Road Adjacent to Metal Road,



L14	LR-3647 (RS :-)	LR-606	Bastu	Bastu	0.0241 Acre		9,76,050/-	Property is on Road Adjacent to Metal Road,
L15	LR-3647 (RS :-)	LR-607	Bastu	Bastu	0.0241 Acre		9,76,050/-	Property is on Road Adjacent to Metal Road,
L16	LR-3647 (RS :-)	LR-6851	Bastu	Bastu	0.035 Acre		14,17,500/-	Property is on Road Adjacent to Metal Road,
		LR-6852	Bastu	Bastu	0.035 Acre		14,17,500/-	Property is on Road Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>28.79Dec</b>	<b>0 /-</b>	<b>116,59,950 /-</b>	
		<b>Grand Total :</b>			<b>28.79Dec</b>	<b>0 /-</b>	<b>116,59,950 /-</b>	

#### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Dipak Kumar Gautam (Presentant )</b>            Son of Late Banamali Gautam 28/1a, Gariahat Govt Housing Complex, City:- , P.O:- Goriahat, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: aexxxxxx2m,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022            , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/07/2022            , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence</p>
2	<p><b>Mrs Suparna Goutam</b>            Wife of Late Banamali Goutam Newtown, W. No - 6, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736121 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bbxxxxx3n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022            , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/07/2022            , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence</p>
3	<p><b>Mrs Pampa Gautam</b>            Wife of Late Soumik Kumar Goutam Newtown, W. No - 6, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: dpxxxxx1f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022            , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/07/2022            , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence</p>



**Mrs Debdatta Goutam**

Daughter of Late Soumik Kumar Goutam Newtown, W. No - 6, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: dtxxxxxx4p,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022  
 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/07/2022  
 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence

**5 Mrs Somdatta Goutam**

Daughter of Late Soumik Kumar Goutam Newtown, W. No - 6, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: dtxxxxxx3l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022  
 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/07/2022  
 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence

**6 Mr Suman Krishna Goutam**

Son of Late Banamali Gautam Newtown, W. No - 6, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736121 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: afxxxxxx5a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022  
 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/07/2022  
 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence

**7 Mrs Ankita Ghosh Goutam**

Wife of Mr Avranil Ghosh Shib Bari, W. No - 18, City:- Jalpaiguri, P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 735361 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: bmxxxxxx3n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022  
 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/07/2022  
 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>DOOARSWINDS PROJECTS PVT LTD</b> Newtown, W. No - 2, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121 , PAN No.: AAxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Sudipto Banerjee</b> Son of Late Haridas Banerjee Newtown, W. No - 2, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: adxxxxxx8e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DOOARSWINDS PROJECTS PVT LTD
2	<b>Mrs Durba Banerjee</b> Wife of Mr Sudipto Banerjee Newtown, W. No - 2, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: afxxxxxx9e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DOOARSWINDS PROJECTS PVT LTD



Mr Partha Ghosh son of Late Nitai Ghosh Hatkhola, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736121	Photo	Finger Print	Signature
Identifier Of Mr Dipak Kumar Gautam, Mrs Suparna Goutam, Mrs Pampa Gautam, Mrs Debdatta Goutam, Mrs Somdatta Goutam, Mr Suman Krishna Goutam, Mrs Ankita Ghosh Goutam, Mr Sudipto Banerjee, Mrs Durba Banerjee			

#### Transfer of property for L10

SI.No	From	To. with area (Name-Area)
1	Mr Dipak Kumar Gautam	DOOARSWINDS PROJECTS PVT LTD-0.298571 Dec
2	Mrs Suparna Goutam	DOOARSWINDS PROJECTS PVT LTD-0.298571 Dec
3	Mrs Pampa Gautam	DOOARSWINDS PROJECTS PVT LTD-0.298571 Dec
4	Mrs Debdatta Goutam	DOOARSWINDS PROJECTS PVT LTD-0.298571 Dec
5	Mrs Somdatta Goutam	DOOARSWINDS PROJECTS PVT LTD-0.298571 Dec
6	Mr Suman Krishna Goutam	DOOARSWINDS PROJECTS PVT LTD-0.298571 Dec
7	Mrs Ankita Ghosh Goutam	DOOARSWINDS PROJECTS PVT LTD-0.298571 Dec

#### Transfer of property for L11

SI.No	From	To. with area (Name-Area)
1	Mrs Suparna Goutam	DOOARSWINDS PROJECTS PVT LTD-1.04 Dec
2	Mrs Ankita Ghosh Goutam	DOOARSWINDS PROJECTS PVT LTD-1.04 Dec

#### Transfer of property for L12

SI.No	From	To. with area (Name-Area)
1	Mrs Pampa Gautam	DOOARSWINDS PROJECTS PVT LTD-0.803333 Dec
2	Mrs Debdatta Goutam	DOOARSWINDS PROJECTS PVT LTD-0.803333 Dec
3	Mrs Somdatta Goutam	DOOARSWINDS PROJECTS PVT LTD-0.803333 Dec

#### Transfer of property for L13

SI.No	From	To. with area (Name-Area)
1	Mr Dipak Kumar Gautam	DOOARSWINDS PROJECTS PVT LTD-0.344286 Dec
2	Mrs Suparna Goutam	DOOARSWINDS PROJECTS PVT LTD-0.344286 Dec
3	Mrs Pampa Gautam	DOOARSWINDS PROJECTS PVT LTD-0.344286 Dec
4	Mrs Debdatta Goutam	DOOARSWINDS PROJECTS PVT LTD-0.344286 Dec
5	Mrs Somdatta Goutam	DOOARSWINDS PROJECTS PVT LTD-0.344286 Dec
6	Mr Suman Krishna Goutam	DOOARSWINDS PROJECTS PVT LTD-0.344286 Dec
7	Mrs Ankita Ghosh Goutam	DOOARSWINDS PROJECTS PVT LTD-0.344286 Dec

#### Transfer of property for L14

SI.No	From	To. with area (Name-Area)
1	Mr Suman Krishna Goutam	DOOARSWINDS PROJECTS PVT LTD-2.41 Dec



**Transfer of property for L15**

Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Kumar Gautam	DOOARSWINDS PROJECTS PVT LTD-0.5 Dec
2	Mrs Suparna Goutam	DOOARSWINDS PROJECTS PVT LTD-0.5 Dec
3	Mrs Pampa Gautam	DOOARSWINDS PROJECTS PVT LTD-0.5 Dec
4	Mrs Debdatta Goutam	DOOARSWINDS PROJECTS PVT LTD-0.5 Dec
5	Mrs Somdatta Goutam	DOOARSWINDS PROJECTS PVT LTD-0.5 Dec
6	Mr Suman Krishna Goutam	DOOARSWINDS PROJECTS PVT LTD-0.5 Dec
7	Mrs Ankita Ghosh Goutam	DOOARSWINDS PROJECTS PVT LTD-0.5 Dec

**Transfer of property for L16**

Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Kumar Gautam	DOOARSWINDS PROJECTS PVT LTD-0.5 Dec
2	Mrs Suparna Goutam	DOOARSWINDS PROJECTS PVT LTD-0.5 Dec
3	Mrs Pampa Gautam	DOOARSWINDS PROJECTS PVT LTD-0.5 Dec
4	Mrs Debdatta Goutam	DOOARSWINDS PROJECTS PVT LTD-0.5 Dec
5	Mrs Somdatta Goutam	DOOARSWINDS PROJECTS PVT LTD-0.5 Dec
6	Mr Suman Krishna Goutam	DOOARSWINDS PROJECTS PVT LTD-0.5 Dec
7	Mrs Ankita Ghosh Goutam	DOOARSWINDS PROJECTS PVT LTD-0.5 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mrs Suparna Goutam	DOOARSWINDS PROJECTS PVT LTD-0.35 Dec
2	Mrs Ankita Ghosh Goutam	DOOARSWINDS PROJECTS PVT LTD-0.35 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Mrs Pampa Gautam	DOOARSWINDS PROJECTS PVT LTD-0.233333 Dec
2	Mrs Debdatta Goutam	DOOARSWINDS PROJECTS PVT LTD-0.233333 Dec
3	Mrs Somdatta Goutam	DOOARSWINDS PROJECTS PVT LTD-0.233333 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Kumar Gautam	DOOARSWINDS PROJECTS PVT LTD-0.1 Dec
2	Mrs Suparna Goutam	DOOARSWINDS PROJECTS PVT LTD-0.1 Dec
3	Mrs Pampa Gautam	DOOARSWINDS PROJECTS PVT LTD-0.1 Dec
4	Mrs Debdatta Goutam	DOOARSWINDS PROJECTS PVT LTD-0.1 Dec
5	Mrs Somdatta Goutam	DOOARSWINDS PROJECTS PVT LTD-0.1 Dec
6	Mr Suman Krishna Goutam	DOOARSWINDS PROJECTS PVT LTD-0.1 Dec
7	Mrs Ankita Ghosh Goutam	DOOARSWINDS PROJECTS PVT LTD-0.1 Dec

**Transfer of property for L7**

Sl.No	From	To. with area (Name-Area)
1	Mr Suman Krishna Goutam	DOOARSWINDS PROJECTS PVT LTD-0.7 Dec



Transfer of property for L8	
Sl.No	To. with area (Name-Area)
1	Mr Dipak Kumar Gautam
2	Mrs Suparna Goutam
3	Mrs Pampa Gautam
4	Mrs Debdatta Goutam
5	Mrs Somdatta Goutam

Transfer of property for L9	
Sl.No	To. with area (Name-Area)
1	Mr Dipak Kumar Gautam
2	Mrs Suparna Goutam
3	Mrs Pampa Gautam
4	Mrs Debdatta Goutam
5	Mrs Somdatta Goutam
6	Mr Suman Krishna Goutam
7	Mrs Ankita Ghosh Goutam

## Land Details as per Land Record

District: Alipurduar, P.S:- Alipurduar, Municipality: ALIPUDUAR, Mouza: Alipurduar, JI No: 50, Pin Code : 736121

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L4	LR Plot No:- 3648, LR Khatian No:- 604	Owner:বিজন কৃষ্ণ গৌতম, Gurdian:বনমালি গৌতম, Address:নিজ, নিউটাউন , Classification:বাস্তু, Area:0.00700000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 3648, LR Khatian No:- 605	Owner:শৌমিক কুমার গৌতম, Gurdian:বনমালি গৌতম, Address:নিজ, নিউটাউন , Classification:বাস্তু, Area:0.00700000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 3648, LR Khatian No:- 606	Owner:সুমন কৃষ্ণ গৌতম, Gurdian:বনমালি গৌতম, Address:নিজ, নিউটাউন , Classification:বাস্তু, Area:0.00700000 Acre,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 3648, LR Khatian No:- 607	Owner:সোমা ভট্টাচার্য্য, Gurdian:বনমালি গৌতম, Address:নিজ, নিউটাউন , Classification:বাস্তু, Area:0.00700000 Acre,	Seller is not the recorded Owner as per Applicant.

	LR Plot No:- 3647, LR Khatian No:- 506	Owner:अनिमा गौतम, Gurdian:ननी गोपाल गौतम, Address:निज (निउटाउन) , Classification:बास्त, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 3647, LR Khatian No:- 602	Owner:अजिता गौतम, Gurdian:बनमालि गौतम, Address:निज, निउटाउन , Classification:बास्त, Area:0.02090000 Acre,	Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 3647, LR Khatian No:- 603	Owner:दिपक कुमार गौतम, Gurdian:बनमालि गौतम, Address:निज, निउटाउन , Classification:बास्त, Area:0.02090000 Acre,	Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 3647, LR Khatian No:- 604	Owner:विजन कृष गौतम, Gurdian:बनमालि गौतम, Address:निज, निउटाउन , Classification:बास्त, Area:0.02080000 Acre,	Seller is not the recorded Owner as per Applicant.
L12	LR Plot No:- 3647, LR Khatian No:- 605	Owner:शोमिक कुमार गौतम, Gurdian:बनमालि गौतम, Address:निज, निउटाउन , Classification:बास्त, Area:0.02410000 Acre,	Seller is not the recorded Owner as per Applicant.
L13	LR Plot No:- 3647, LR Khatian No:- 606	Owner:सुमन कृष गौतम, Gurdian:बनमालि गौतम, Address:निज, निउटाउन , Classification:बास्त, Area:0.02410000 Acre,	Seller is not the recorded Owner as per Applicant.
L14	LR Plot No:- 3647, LR Khatian No:- 607	Owner:सोमा भुवाचार्या, Gurdian:बनमालि गौतम, Address:निज, निउटाउन , Classification:बास्त, Area:0.02410000 Acre,	Seller is not the recorded Owner as per Applicant.
L15	LR Plot No:- 3647, LR Khatian No:- 6851	Owner:सुपर्ना घौतम, Gurdian:विजन , Address:निज , Classification:बास्त, Area:0.03500000 Acre,	Seller is not the recorded Owner as per Applicant.
L16	LR Plot No:- 3647, LR Khatian No:- 6852	Owner:सौमित कुमार घौतम, Gurdian:बनमाली , Address:निज , Classification:बास्त, Area:0.03500000 Acre,	Seller is not the recorded Owner as per Applicant.



22-07-2022

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,16,59,950/-

*Rinchen Dolma Sherpa*

**Rinchen Dolma Sherpa**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPURDUAR**  
**Alipurduar, West Bengal**

**On 23-07-2022**

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

Presented for registration at 14:47 hrs on 23-07-2022, at the Private residence by Mr Dipak Kumar Gautam, one of the Executants.

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

Execution is admitted on 23/07/2022 by 1. Mr Dipak Kumar Gautam, Son of Late Banamali Gautam, 28/1a, Gariahat Govt Housing Complex, P.O: Gariahat, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person, 2. Mrs Suparna Goutam, Wife of Late Banamali Goutam, Newtown, W. No - 6, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by Profession House wife, 3. Mrs Pampa Gautam, Wife of Late Soumik Kumar Goutam, Newtown, W. No - 6, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by Profession House wife, 4. Mrs Debdatta Goutam, Daughter of Late Soumik Kumar Goutam, Newtown, W. No - 6, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by Profession Student, 5. Mrs Somdatta Goutam, Daughter of Late Soumik Kumar Goutam, Newtown, W. No - 6, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by Profession Student, 6. Mr Suman Krishna Goutam, Son of Late Banamali Gautam, Newtown, W. No - 6, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by Profession Service, 7. Mrs Ankita Ghosh Goutam, Wife of Mr Avranil Ghosh, Shib Bari, W. No - 18, P.O: Jalpaiguri, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735361, by caste Hindu, by Profession House wife

Indetified by Mr Partha Ghosh, , Son of Late Nitai Ghosh, Hatkhola, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by profession Others

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

Execution is admitted on 23-07-2022 by Mrs Durba Banerjee,

Indetified by Mr Partha Ghosh, , Son of Late Nitai Ghosh, Hatkhola, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by profession Others

Execution is admitted on 23-07-2022 by Mr Sudipto Banerjee,

Indetified by Mr Partha Ghosh, , Son of Late Nitai Ghosh, Hatkhola, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by profession Others

*Rinchen Dolma Sherpa*

**Rinchen Dolma Sherpa**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPURDUAR**  
**Alipurduar, West Bengal**



07-2022

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,114/- ( B = Rs 5,100/- ,E = Rs 14/- ) and  
Registration Fees paid by Cash Rs 0/-, by online = Rs 5,114/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 21/07/2022 2:21AM with Govt. Ref. No: 192022230079247871 on 21-07-2022, Amount Rs: 5,114/-, Bank:  
Punjab National Bank ( PUNB0010000), Ref. No. 387776540 on 21-07-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,011/- and Stamp Duty paid by Stamp Rs 5,000/-  
by online = Rs 15,011/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-  
2. Stamp: Type: Impressed, Serial no 1805, Amount: Rs.5,000/-, Date of Purchase: 22/07/2022, Vendor name: Abhijit  
Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 21/07/2022 2:21AM with Govt. Ref. No: 192022230079247871 on 21-07-2022, Amount Rs: 15,011/-, Bank:  
Punjab National Bank ( PUNB0010000), Ref. No. 387776540 on 21-07-2022, Head of Account 0030-02-103-003-02

*Rinchen Dolma Sherpa*

**Rinchen Dolma Sherpa**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPURDUAR**  
**Alipurduar, West Bengal**

ate of Registration under section 60 and Rule 69.  
stered in Book - I  
ume number 2003-2022, Page from 86417 to 86457  
eing No 200305479 for the year 2022.



Digitally signed by RINCHEN DOLMA  
SHERPA  
Date: 2022.07.29 15:42:59 +01:00  
Reason: Digital Signing of Deed.

*Rinchen Dolma Sherpa*

(Rinchen Dolma Sherpa) 2022/07/29 03:42:59 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPURDUAR  
West Bengal.

**(This document is digitally signed.)**