

SL.NO. - 3252/2022

I - 2942/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Syngal
12:01

Savithe Ray

Trishita Choudhury

Nikhil Choudhury

26.09.22

DEED OF DEVELOPMENT AGREEMENT

CERTIFIED THAT THE DOCUMENT IS ADMITTED
 TO REGISTER AND THE STAMP DUTY AND
 THE AGREEMENT SHED ON THE 26/09/2022
 BEFORE ME THE PART OF THE DOCUMENT
 ADDL. DISTRICT REGISTRAR
 BANGUR

Syngal
 26/09/2022

NON Judicial Stamp

St. No. 2383 Date 22/09/22

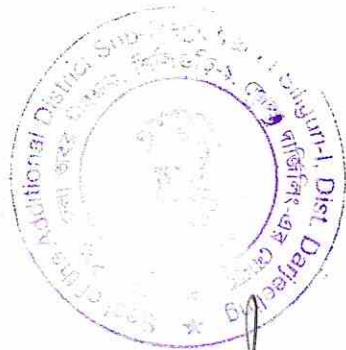
Sold to Kalyani Beal tors

At Siliguri

Rs. 5000/- Rupees Five thousand

Subhankar Ghosh
Stamp Vendor
Siliguri Court
L. No. 175 / RM

854878.1



Adul. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

26 SEP 2022

Samridha Dey
Trishita Choudhury
Nikhil Chandra Dey

**THIS DEED OF AGREEMENT MADE ON THIS THE 26th DAY OF
SEPTEMBER TWO THOUSAND TWENTY TWO .**

BETWEEN

1.SRI. SAMRIDHA DEY , (PAN-CFYPD4644A) S/O. Nikhil Chandra Dey

2.SMT. TRISHITA CHOUDHURY, (PAN-AJZPC6943L), D/O. Nikhil Chandra Dey &

3.SRI. NIKHIL CHANDRA DEY (PAN-ACAPD0026D) S/O. Lt. Purna Chandra Dey ,

All are Hindu by religion, Indian by Nationality, No.1business by Occupation , No.2 House Wife by Occupation, & No. 3 Retired person by Occupation , No.1 & 3 resident of D.D. Road, Ward No- 5 , P.O.& P.S. -Dhubri, Dist.Dhubri, Pin-783301 , in the State of Assam , & 2 resident of Dangalpara, , P.O.& P.S. Suri, Dt. Birbhum,Pin- 731101 in the state of West Bengal ----hereinafter called the "**FIRST PARTY/LANDLORD**, (which expression shall mean and include unless excluded by or repugnant to the context their, heirs, successors, executors, legal representatives and assigns) of the **ONE PART.**

AND

M/S. KALYANI REALTORS , a Proprietorship Firm, having its Office at East Vivekanandapally Ward No. 38 , P.O. Rabindra Sarani, P.S. Bhaktinagar , District- Jalpaiguri , Pin-734006, represented by its Proprietor **SRI SUSHOBHAN SARKAR ,(PAN-BNMPS6335L)**, Son of Sri. Dwijendra Chandra Sarkar , Hindu, by faith, Indian by Ntionalily, Business by Occupation , resident of Khudirampally, Ward No. 11, , P.O. & P.S. Siliguri, District. Darjeeling, in the state of West Bengal , hereinafter called the **SECOND PARTY/DEVELOPER**, (which expression shall mean and include unless excluded by or repugnant to the context its heirs, successors, executors, legal representatives and assigns) of the **OTHER PART.**

WHEREAS one Smt Mousumi Dey (Now Deceased) was the absolute owner of the possession of the piece and parcel of homestead land measuring about 3 katha 12 chatak, recorded in R.S. khatian No. 1775, Comprised in and forming part of plot No.868, J.L. No.110(88), within ward No. 14 of S.M.C, Pargana- Baikunthapur, Mouza-Siliguri, Dist. Darjeeling, which was acquired by way of Deed of Sale from Ashit Kumar Mitra & others of Siliguri and the same was registered in the office of the Sub-Registrar Siliguri, being document No. I -1091, recorded in Book No-I , Volume No.33 , Pages 333 to 350 , for the year 2006.



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Samir Dey
Trishita Choudhury
Nikhil Chandra Dey

WHEREAS one Sri. Avijit Kundu and Smt. Arumita Kundu was the jointly owner of the possession of the piece and parcel of homestead land measuring about 3 katha 12 chatak, recorded in R.S. khatian No. 1775, Comprised in and forming part of plot No.868, J.L. No.110(88), within ward No. 14 of S.M.C, Pargana- Baikunthapur, Mouza-Siliguri, Dist. Darjeeling, by way of deed of Sale executed by Sri.Ashit Kr. Mitra & Others of Siliguri and the same was registered in the office of the Sub-Registrar Siliguri, being document No. I -1092, recorded in Book No-I , Volume No.33 , Pages 351 to 368 , for the year 2006. Thereafter said Arumita Kundu gifted her ½ share of the total land measusing about 3 Katha 12 Chatak to her Husband Sri. Avijit Kundu by a deed of Gift and the same was registered in the office of the Sub-Registrar Siliguri, being document No. I -193, recorded in Book No-I , Volume No.2 , Pages 683 to 697 , for the year 2011. After the said Gift Deed Sri. Avijit Kundu became the absolute owner of the possession of the piece and parcel of homestead land measuring about 3 katha 12 chatak.

WHEREAS said Avijit Kundu gifted his possession of the piece and parcel of homestead land measusing about 3 katha 12 chatak, recorded in R.S. khatian No. 1775, Comprised in and forming part of plot No.868, J.L. No.110(88), within ward No. 14 of S.M.C, Pargana- Baikunthapur, Mouza-Siliguri, Dist. Darjeeling, to his sister Smt. Mousumi Dey by way of deed of Gift which was registered in the office of the Sub-Registrar Siliguri, being document No. I -2367, recorded in Book No-I , Volume No.23 , Pages 1733 to 1747 , for the year 2011.

WHEREAS after the said Gift Deed Smt Mousumi Dey became the abosolute owner of the possession of the piece and parcel of homestead land measuring about 7 katha 8 chatak fully describe in the Schedule below, recorded in R.S. khatian No. 1775, Comprised in and forming part of plot No.868, J.L. No.110(88), within ward No. 14 of S.M.C, Pargana- Baikunthapur, Mouza-Siliguri, Dist. Darjeeling .

WHEREAS said Mousumi Dey died intestate as on 17/01/2017 leaving the following legal heir by the law of Succession which the deceased was governed :-

- i) SAMRIDHA DEY (SON)
- ii) TRISHITA CHOUDHURY (DAUGHTER)
- iii) NIKHIL CHANDRA DEY (HUSBAND)

WHEREAS SRI. SAMRIDHA DEY , SMT. TRISHITA CHOUDHURY , & SRI NIKHIL CHANDRA DEY in the aforesaid manner being the legal heirs of Mousumi Dey became the absolute owner of the undivided and



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Saishu Dey
 Trishita Choudhury
 Nikhil Chandana Dey

unpartitioned land of Mousumi Dey (since deceased) according to the provision of the Hindu Succession Act 1956, and they jointly inherited the land measuring about 7 Katha 8 Chatak having 1/3 rd undivided joint share each in the same .

AND

WHEREAS First Party of the Agreement hereby enters into the present Agreement with the Second party to construct or Develop a Residential / Commercial Building but being devoid of technical, engineering and architectural qualification and knowledge and particularly due to acute shortage of Finance they are jointly approached the Developer/Second Party for development of the said land described in Schedule 'A' below by constructing a Ground plus three storied residential building & Garage thereon and the Developer/Second Party agreed to construct a Ground plus Three Storied residential/ Commercial Building & Garage on the said "A" Schedule land as per sanctioned plan, subject to the terms and conditions and stipulations hereinafter contained.

AND

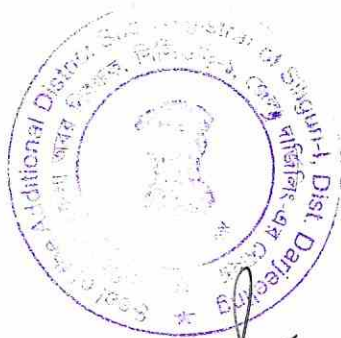
WHEREAS in order to avoid future disputes and differences between the parties, it has been thought fit and proper to put into writing the Terms and Conditions as mutually agreed upon by and between the parties.

NOW THIS AGREEMENT WITNESSETH that in pursuance of the above it is agreed and declared by and between the parties hereto as follows:-

ARTICLE – I:

OBJECTS.

The object behind this agreement is to construct and/or caused to be constructed a Parking plus Three Storied Residential Building as per sanctioned plan on the plot of land described in the Schedule "A" below. The First Party/Owners, being devoid of technical knowledge and finance have engaged the Developer/Second Party IT BEING EXPRESSLY DECLARED by the First Party/Owners and understood by the Developer/Second Party that all the Developmental cost shall be borne by the Developer/Second Party.



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Sanchita Das
Trishita Choudhury
Nikhil Chandro Dey

ARTICLE – II:

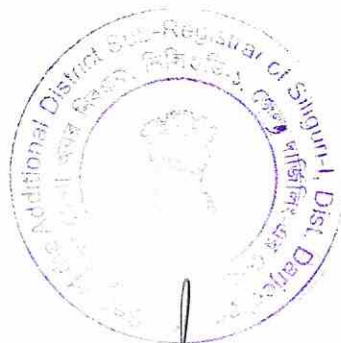
TITLE AND INDEMNITY BY THE FIRST PARTY/OWNERS

- 1) The First Party/Owners hereby declare that they have got right, title and possession in the said land as described in the schedule "A" below and have full joint power to enter in this agreement for development. The Developer/Second Party being satisfied with the title and possession of First Party/Owner has agreed to enter in this Agreement to complete the project on the below "A" Schedule land.
- 2) The First Party/Owners also undertake that the Developer/Second Party shall be entitled to construct and complete the building upon the said land as described in the schedule "A" below, as agreed between the parties hereto and shall also enter into an agreement with the intending purchaser(s) and/or transferee(s) for the transfer of the Second Party/Developer's area and for the purpose to receive money from the intending purchaser(s).
- 3) That upon the execution of this presents, the First Party/Owners shall deliver to the Second Party/Developer all the Xerox copies of the original documents of the title and other necessary papers relating to the land and if necessary, the original documents, described in the schedule "A" below land.

ARTICLE – III:

INDEMNITY BY THE SECOND PARTY/DEVELOPER

- a) The Developer/Second Party shall be solely and fully responsible for proper and appropriate construction of the said project in the said land in accordance with sanctioned building plan passed by the Siliguri Municipal Corporation and Siliguri Jalpaiguri Development Authority.
- b) The Developer/Second Party shall not create any charge or mortgage with respect to the First Party/Owners allocations.
- c) The Developer/Second Party shall keep the First Party/Owners indemnified from and against all actions, suits, proceedings, costs, charges and expenses because of wrongful or illegal act (construction or devolution of the sanctioned plan or non compliance of any rules regarding the building construction) or arising out of negligence and error of the Developer/Second Party and/or its men or agents.



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Trishita Choudhury

Nikhil Choudhury Roy

- d) The Developer/Second Party shall complete the construction work within 36 months from the date of approval of the building plan by the Siliguri Municipal Corporation.

ARTICLE – IV:

- a) The First Party/Owners grant exclusive right to the developer/Second Party to develop the said premises in such manner as the Developer/Second Party deem, fit and proper but in consistence of the provisions contained herein and in accordance with the sanctioned plan and the specifications.
- b) The First Party/Owners shall from time to time and at any time submit and/or join with Developer/Second Party in submitting the Building Plan and shall execute all such papers, documents etc. required to be signed. The Developer/Second Party shall be able to change the Building Plan as shall be required by the Govt. or any other authority as aforesaid to be submitted in the name of the First Party/Owners at the cost of the Developer/Second Party.
- c) The First Party/Owners shall execute a General Power of Attorney in favour of the Developer/Second Party, authorizing the Developer/Second Party to carry out all sorts of development works of the said premises/complex and/or to construct the Building according to sanction plan including the Drawing of the plan and to sign the said plan for and on behalf of the First Party/Owner and also to obtain the necessary sanction from the Siliguri Municipal Corporation and for the transfer of the Developer/Second Party's areas and the said General Power of Attorney shall remain in force until and unless the development works in completed, as well as the title of entire Developer/Second Party's areas are transferred in favour of the intending purchaser(s).
- d) That the First Party/Owners shall execute all necessary papers and documents from time to time as may be required by the Second Party/Developer for construction of the said complex. The entire responsibility and liability of Income Tax pertaining to promotion of the Complex and its disposal (developer's share) shall have to be borne by the Second Party/Developer.



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Trishita Choudhury

Nikhil Chandra Roy

ARTICLE – V:

BUILDING AND CONSTRUCTION

Upon the construction of the Building, the Second Party/Developer, under the strength of General Power of Attorney, shall be entitled to convey, transfer and sale the Developer's Area to the intending purchaser together with the proportionate undivided share or interest in the land of the said premises within the areas of the Developer's allocation. IT BEING DISTINCTLY UNDERSTOOD by and between the parties hereto that while executing and registering such Deed or Deeds in connection with the Developer's areas, the First Party/Owner shall not claim any consideration whatsoever and shall also be bound to execute all the necessary documents in favour of the nominated person(s) of the Second Party/Developer upon the Developer's Areas.

ARTICLE – VI:

CONSIDERATION

That the Developer/Second Party shall be entitled to realize and receive any advances, sale proceed/consideration, Baina, Lease, rent, tenancy etc. in respect of the Developer/Second Party's Areas to which the First Party/Owner shall not object and shall not claim the share in such realization.

It is SPECIALLY settled that the "Owner's Areas" allotted to the First Party/Owners as described in the Schedule "B" below against the right given to the Developer/Second Party to construct the entire construction, process and transfer the Developer/Second Party's areas. The profit and loss shall be at the risk of the Developer/Second Party.

ARTICLE – VII:

AUTHORITIES

- a) The First Party shall be at liberty and entitled to transfer or otherwise, dispose of or deal with the said First Party/Owner allocation as the First Party/Owner in their absolute discretion may think fit and proper.
- b) The Developer/Second Party shall be at liberty to occupy or to transfer by way of sale, gift, mortgage, exchange or to let out, lease out or to enter into any agreement to sell or exchange or let out, lease out the Developer/Second Party's Areas (Developer allocation) to any person or party on the terms and conditions of its choice at any time after execution of these presents.



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 Nikhil Chandan Day

- c) That the First Party/land Owners shall not sale or transfer otherwise or enter into agreement for sale or transfer otherwise at any time in respect to the Developer/Second Party' Areas and the Developer / Second Party also shall not sale or transfer otherwise or enter into agreement for sale or transfer otherwise at any time in respect to the land owners / First Party' area.

ARTICLE – VIII:

DEFAULT

The Developer/Second Party shall complete the project within 36 months from the date of sanction/approval of the building plan and due to any unavoidable circumstances, if the same is not completed within the said period, the time may be extended mutually consent of the party concerned.

The parties herein as "PRINCIPAL" have entered into this agreement TO PRINCIPAL" basis and each party shall keep other party indemnified in respect of any breach of covenant, herein contained.

ARTICLE – IX:

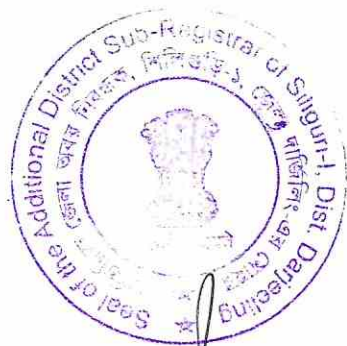
RULES AND REGULATIONS

- a) The Developer/Second Party shall abide by all the laws, bye laws, rules and regulations of the Government, Local Bodies and Authorities and shall attend to answer and be answerable for any deviation, violation and for breach of any of the said laws, bye laws, rules and regulations etc.
- b) Not to cause any act or action which would hamper the right of the respective parties.
- c) Not to do any act, deed or thing for which the parties hereto may be exposed to any penal consequences.

ARTICLE – X:

TAXES

That all taxes and dues payable by the First Party/Owner relating to the Period prior to the execution of these agreement / commencement of the Construction of the building shall have to be paid by the First Party/Owner. The Developer/Second Party shall pay all taxes starting from handing over of possession as aforesaid and also during the period of construction. After completion of the project, the party concerned shall pay their proportionate taxes upon their respective share. First Party Land owners will pay the GST, Electricity Connection or any other charges for the Owners allocation Flats and Parking Spaces at the Market rate or as per law. Developer will pay GST or Collect GST from Seller in his share of allocation.



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Trishita Choudhury.

Jitika Chandra Dey

ARTICLE – XI:**MISCELLANEOUS**1) **NOTICE:**

Any notice to be given by either party to the other, shall be without prejudice to any other mode of service, be deemed to have been delivered or served, if delivered by hand or by registered post, at the address mentioned herein.

- 2) The First Party/Owners shall have only the exclusive right to the portions allotted to them as OWNER'S ALLOCATION free from all costs and charges and they shall not be responsible or liable for the expenditure that may be required to complete the building according to the sanctioned plan.
- 3) That the Developer/Second Party shall make the foundation of the building for ground plus Three Storied, but the building shall be constructed up to the floors height as per plan that shall be passed by the authority concerned on the said plot of land.
- 4) That the First Party/Owners shall allow a further period as reasonable to the Developer/Second Party if they are unable to complete the proposed building within the aforesaid period of 36 months from the date of sanctioning the building plan by the S.M.C for such reason which are beyond the control at the second party / Developer.
- 5) That the Owner may engaged their own Engineer for the purpose of supervising the above construction at their own costs.
- 6) That the top roof of the building shall remain common use for all the occupiers of the building including the First Party/Owner. In 50:50 the said rest be demarked and mentioned in the agreement and separated by a Partition wall .
- 7) That the Developer/Second Party shall be provide First Party/Owners 50 % Share in every floor and Parking Area .



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 Trishita Choudhury.
 Nikhil Choudhury

SCHEDULE - "A"

(Description of the land where the building stands)

ALL THAT piece or parcel of Vacant Bastu undivided land measuring 7 katha 8 Chatak recorded in khatian No.1775 (R.S.), 9359,9360, 9361(L.R.) Comprised in and forming part of plot No.868 (R.S.) ,633 (L.R.), J.L. No.110, within ward No. 14 of S.M.C, Pargana- Baikunthapur, Mouza-Siliguri, A.D.S. R. & BL.RO office Siliguri, Dist. Darjeeling.

The land measuring 7 katha 8 Chatak e is butted and bounded as follows:

North : Land & House Of Ajit Sharma
 South :: 22 Feet wide SMC Road , (Sarada Moni Road).
 East : PRACHI Apartment
 West : Land & House of Narayan Biswas.

SCHEDULE "B"
(Owner's Allocation)

That the Developer/Second Party shall be provide First Party/Owners 2 Flats at First Floor one is the North West side another is South West side , measuring about approx 900 Sqft each (Including Superbuilt up area) , 2 Flats at Second Floor one is the North West side another is South West side , measuring about approx 900 Sqft each (Including Superbuilt up area) , 2 Flats at Third Floor one is the North West side another is South West side , measuring about approx 900 Sqft each (Including Superbuilt up area) , and 6 separate parking place (on west side of the Building) measuring approx 135 sqft each in Ground floor of the parking plus Three Storied Building/Apartment to be constructed on the Schedule "A" mentioned land, as per the Sanctioned Building Plan by the Siliguri Municipal Corporation,.



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 Nikhil Chandie Day

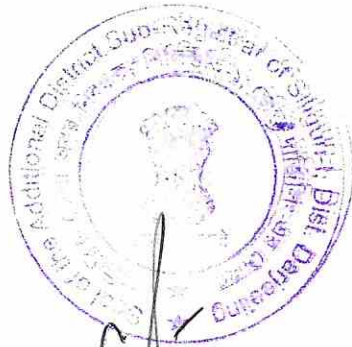
(Developer's Allocation)

ALL THAT the rest space at the Ground floor and the Flats areas of the Building to be constructed on the Schedule "A" land shall remain as the areas of Developer's Allocation , except the areas of Owner's Allocation as mentioned in the Schedule "B" herein above. The remaining 50 % area in each floor measuring about 1800 sqft approx including super built up area and 50 % area in ground floor.

SCHEDULE "C"

TECHNICAL SPECIFICATION OF CONSTRUCTION OF THE BUILDING

- 1) **General** : The building shall be R.C.C. framed structure as per design of the Engineer.
- 2) **Brick work** : All interior and exterior brick wall shall be 5" thick(1:4) with 1st class bricks as per Siliguri Market.
- 3) **Plaster** : The inside and out side plaster of the building will be 1/2" to 3/4" thick (average) including the ceiling plaster. (1 : 4)
- 4) **Flooring & Dado** :
 - i) Bed rooms, Drawing cum Dining room, Balcony Floor shall be provided with Marbel /Vetrified Tiles.
 - ii) Kitchen,Toilets & Puja room will be marble flooring;, with dado 6" height.
- 5) **Doors & Windows** :
 - i) Main Entrance Door:-
 Designer door as per design with Frame 5" x 3" . One lock, one Magic Eye, 2 Nos. of 6" tower bolt, one Door stopper . Frame & shall be provided with putty and primer.
 - ii) Other Doors:-
 Wooden Flash door with frame 4" x 2 1/2" . 2 Nos. of 6 " tower bolt . Panel and frame are finished with primer and while putting.



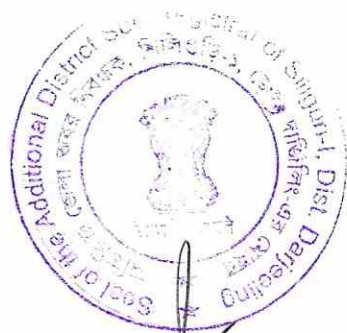
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Savitri Dey
Trishita Choudhury
Nikhil Chandre Dey

- iii) Toilets Door:-
 Plastic door with P.V.C. frame. Two Nos. of 4" tower bolt. Two Nos. of 5" handle.
- iv) Windows:-
 Alluminium/M.S. Glazed windows.
- 6) **Kitchen Fitting** :
- i) One cooking platform made of Green /White marble (10 Sq. Ft.)
- ii) One steel sink and one tap.
- iii) Glazed tiles (8" x 12") only back side of the cooking platform upto beam label.
- iv) one Geezer point.
- 7) **Toilets Fittings** :
- i) 6" – 0" high glazed tiles (8" x 12"),
- ii) One white basin in dinning only.
- iii) One white Commode in attached toilet only and one white Indian Pan in common toilet.
- iv) 2 No. of Taps, one shower & hand shower point in each toilet.
- v) One geezer point in the common toilet.
- 8) **Stair Case** :
- i) Stair case landing will be provided with M.S. Grill for proper light & ventilation as per design.
- ii) Stair steps will be grey situ mosaic/ marbel finish.
- iii) Stair railing will be M.S. Sq. Bars complete with hand rail, one M.S. door for roof entrance.
- 9) **Roof top.** :
- i) Water proof roofing will be provided **over roof-top.**
- ii) 3" – 0" high parapet wall will be provided all around the slab.
- iii) Suitable P.V.C. rain pipe for proper drainage from the roof.

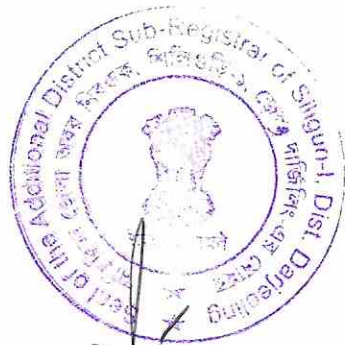


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Saikat Dey
 Trishita Choudhury
 Nikhil Chandra Dey

- 10) **Wall**
 Finishing : The building shall be painted externally with weather coat paint and inside with lime punning & primer.
- 11) **Electrical Fittings etc :**
- i) Separate meter space for each flat/unit and electric meter deposit and cost for Transformer will paid by bth the parties in 50 : 50 ratio.
 - ii) Two light points, one fan point and two plug point, Bed switch in each bed room, drawing room and dinning room.
 - iii) One light point in balcony only and one T.V. & in the drawing room only.
 - iv) One light point in each toilet, one geezer point in common toilet only, Kitchen will have one light point and one power point 15 (Amp.) & one 5 Amp Plug point for water purifier, one washing machine point.
 - v) One point for smoke exhaust fan for kitchen and common toilet.
 - vi) All electric wiring will be concealed type with copper wire & switch. (ISI)
 - vii) The promoter shall provide only concealed electric lines and switch (ISI). Fittings, shades etc. will be provided by the First Party.
- 12) As per requirement the compound will be wall up all around with the gate.
- 13) The overhead PVC Water Tank and 1 HP Water Supply and Water Reservoir will be provided at ground floor.
- 14) Fire line as per SMC Guidelines.



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IN WITNESS WHEREOF the parties above named of this Agreement enter into this agreement in terms of the provision, contained in Article 5 of schedule 1 A of the Indian Stamp Act, 1899 as amended by Art 5(f) of the W.B. finance Act 2012(w.e.f. 01.04.2012) and the do hereby set and subscribe their hands on this agreement on the day, month and year first above written.

WITNESSES:-

Avijit Kundu

- 1) AVIJIT KUNDU
S/O. Paresh Nath Kundu
Hakimpara, Ward No. 15
P.O. & P.S. Siliguri
Dt. Darjeeling .

1. *Saimsha Dey*

2. *Trishita Choudhury.*

3. *Nikhil Chandra Dey*

Signature of First Party / Land Owner

Bapi Mandal

- 2) BAPI MANDAL
S/O. Gouranga Mandal
Hakimpara, ward No. 15
P.O. & P.S. Siliguri

KALYANI REALTORS

Sushobhan Saha
Proprietor

Signature of Second Party / Developer

Drafted as per instruction of the parties, read over and explained by me to the parties and computerized in my chamber

Partha Pratim Saha

(Partha Pratim Saha)

Advocate, Siliguri

Enrolment No-F790/764 of 2003



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**SITE PLAN SHOWING IN THE PLOT OF LAND MOUZA SILIGURI J.L. NO-110(88)
P.S.-SILIGURI DIST -DARJEELING,**

NAME OF THE OWNERS

- 1)SRI NIKHIL CHANDRA DEY S/O LATE PURNA CHANDRA DEY
R/O NEAR CENTRAL BANK D.D. ROAD
P.O- DHUBRI DIST.- DHUBRI
- 2)SRI SAMRIDHA DEY S/O SRI NIKHIL CHANDRA DEY
- 3)SMT TRISHITA CHOWDHURY W/O SRI RAJDEEP CHOWDHURY
R/O DANGALPARA P.O - SURI
DIST.- BIRBHUM

DETAILS OF THE LAND

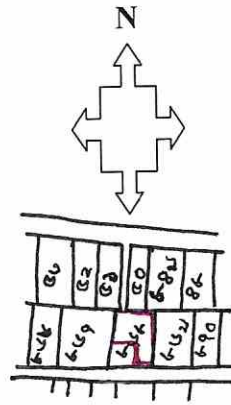
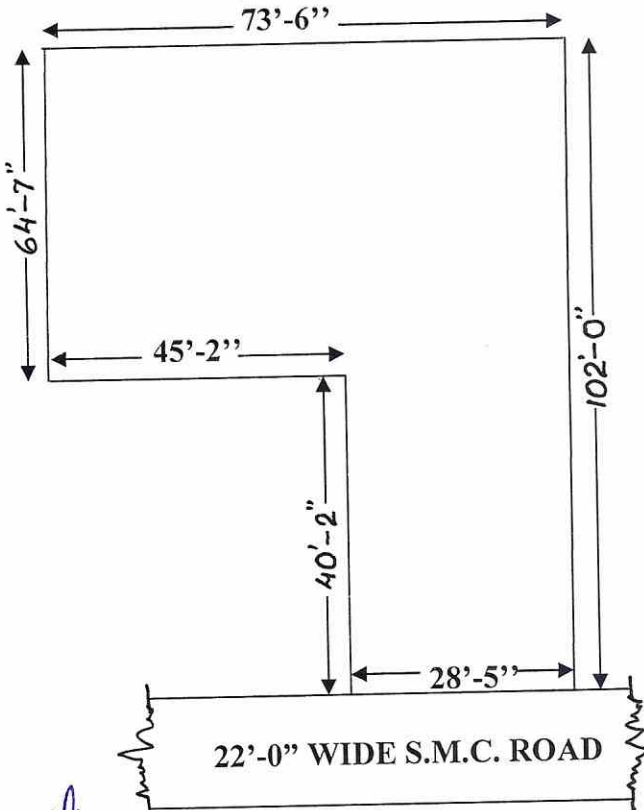
MOUZA, JL	KHATIAN	PLOT	AREA	P.S	DIST
SILIGURI J.L -110(88)	R.S 1775 L.R. 9359,9361, 9360	R.S- 868 L.R.- 633,	IN DEED 7.5 KATHA IN POSSESSION 5857 Sqft	SILIGURI	DARJEELING

PLAN OF LAND AS PER POSSESSION

LAND BOUNDARY

- NORTH-L & H OF AJIT SHARMA
SOUTH- 22'-0" WIDE S.M.C. ROAD
EAST - FLAT OF PRACHI
WEST- L & H OF NARAYAN BISWAS

J.L. NO:- 110(88) SCALE -16'=1 MILE
SHEET NO.-02



Samridha Deo

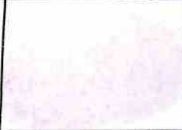
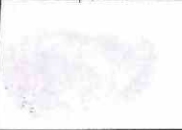


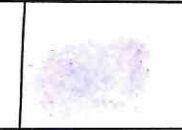





*Trishita Chowdhury.
Nikhil Chandro Deo*

SIGNATURE OF THE OWNER

SD

Land Surveyor
Sajal Deb
Reg. No. 29757003

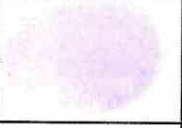
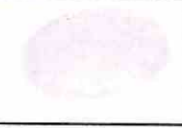








SAMRIDHA DEY

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



Samridha Dey
Signature with date

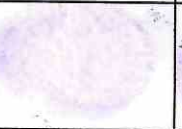
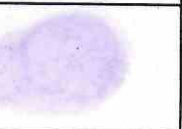

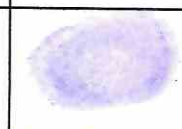
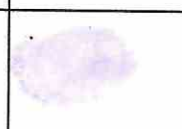
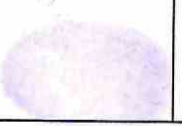




TRISHITA CHOUDHURY

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



Trishita Choudhury
Signature with date

NIKHIL CHANDRA DEY

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



Nikhil Chandra Dey
Signature with date

SUSHOBHAN SARKAR

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



Susobhan Sarkar
Signature with date













[Handwritten signature]

Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

24/09/22











SAMRIDHA DEY

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

Samridha Dey

Samridha Dey
Signature with date











TRISHITA CHOUDHURY

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



Trishita Choudhury
Signature with date











NIKHIL CHANDRA DEY

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



Nikhil Chandra Dey
Signature with date

SUSHOBHAN SARKAR

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



Sushobhan Sarkar
Signature with date



[Handwritten signature]

Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

26/09/22

IDENTIFIER PHOTO SHEET

SRI. AVIJIT KUNDU

PHOTO



LEFT THUMB IMPRESSION



Avijit - Kundu

Signature of Identifier



Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

26/09/22

Major Information of the Deed



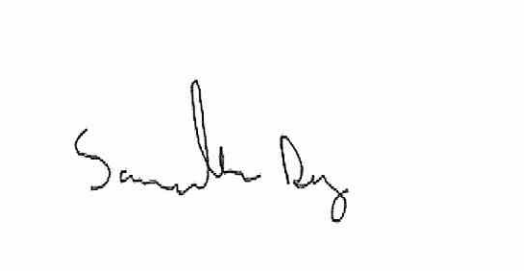


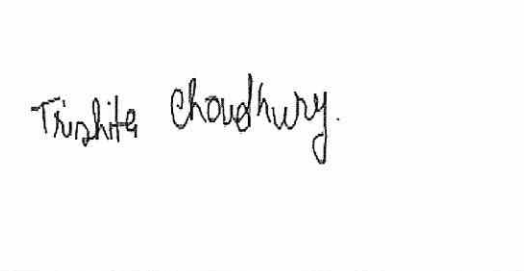



Deed No :	I-0402-02942/2022	Date of Registration	26/09/2022
Query No / Year	0402-2002567025/2022	Office where deed is registered	
Query Date	25/08/2022 1:08:36 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	PARTHA PRATIM SAHA ISHAN APARTMENT58 GIRISH GHOSH SARANI HAKIMPARA,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832060520, 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. 2,16,00,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: ASHRAM PARA WARD NO.14, Mouza: Siliguri, JI No: 88, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-868	RS-1775	Bastu	Bastu	7 Katha 8 Chatak		2,16,00,001/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
Grand Total :					12.375Dec	0 /-	216,00,001 /-	



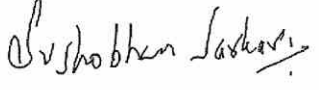
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SAMRIDHA DEY (Presentant) Son of Shri NIKHIL CHANDRA DEY Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office			
	26/09/2022	LTI 26/09/2022	26/09/2022	
D. D. ROAD, WARD NO. 5, City:- Not Specified, P.O:- DHUBRI, P.S:-DHUBRI, District:-Dhubri, Assam, India, PIN:- 783301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CFxxxxxx4A, Aadhaar No: 60xxxxxxxx2673, Status :Individual, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office				
2	Name Smt TRISHITA CHOUDHURY Daughter of Shri NIKHIL CHANDRA DEY Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office			
	26/09/2022	LTI 26/09/2022	26/09/2022	
DANGALPARA, City:- Suri, P.O:- SURI, P.S:-Suri, District:-Birbhum, West Bengal, India, PIN:- 731101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx3L, Aadhaar No: 39xxxxxxxx1464, Status :Individual, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office				
3	Name Shri NIKHIL CHANDRA DEY Son of Late PURNA CHANDRA DEY Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office			
	26/09/2022	LTI 26/09/2022	26/09/2022	
D. D. ROAD, WARD NO. 05, City:- Not Specified, P.O:- DHUBRI, P.S:-DHUBRI, District:-Dhubri, Assam, India, PIN:- 783301 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx6D, Aadhaar No: 50xxxxxxxx6832, Status :Individual, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office				



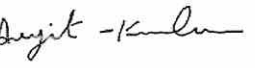
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M S KALYANI REALTORS EAST VIVEKANANDAPALLY, WARD NO. 39, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 , PAN No.:: BNxxxxxx5L,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
	Shri SUSHOBHAN SARKAR Son of Shri DIJENDRA CHANDRA SARKAR Date of Execution - 26/09/2022, , Admitted by: Self, Date of Admission: 26/09/2022, Place of Admission of Execution: Office			
		Sep 26 2022 12:24PM	LTI 26/09/2022	26/09/2022
KHUDIRAMPALLY, WARD NO. 11, 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.:: BNxxxxxx5L, Aadhaar No: 46xxxxxxxx4240 Status : Representative, Representative of : M S KALYANI REALTORS (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri AVIJIT KUNDU Son of PARESH NATH KUNDU SWAMIJI SARANI, WARD NO. 15, HAKIM PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001			
	26/09/2022	26/09/2022	26/09/2022
Identifier Of Shri SAMRIDHA DEY, Smt TRISHITA CHOUDHURY, Shri NIKHIL CHANDRA DEY, Shri SUSHOBHAN SARKAR			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri SAMRIDHA DEY	M S KALYANI REALTORS-4.125 Dec
2	Smt TRISHITA CHOUDHURY	M S KALYANI REALTORS-4.125 Dec
3	Shri NIKHIL CHANDRA DEY	M S KALYANI REALTORS-4.125 Dec

Endorsement For Deed Number : I - 040202942 / 2022

On 26-09-2022

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.

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

Presented for registration at 12:01 hrs on 26-09-2022, at the Office of the A.D.S.R. SILIGURI by Shri SAMRIDHA DEY , 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 2,16,00,001/-

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

Execution is admitted on 26/09/2022 by 1. Shri SAMRIDHA DEY, Son of Shri NIKHIL CHANDRA DEY, D. D. ROAD, WARD NO. 5, P.O: DHUBRI, Thana: DHUBRI, , Dhubri, ASSAM, India, PIN - 783301, by caste Hindu, by Profession Business, 2. Smt TRISHITA CHOUDHURY, Daughter of Shri NIKHIL CHANDRA DEY, DANGALPARA, P.O: SURI, Thana: Suri, , City/Town: SURI, Birbhum, WEST BENGAL, India, PIN - 731101, by caste Hindu, by Profession House wife, 3. Shri NIKHIL CHANDRA DEY, Son of Late PURNA CHANDRA DEY, D. D. ROAD, WARD NO. 05, P.O: DHUBRI, Thana: DHUBRI, , Dhubri, ASSAM, India, PIN - 783301, by caste Hindu, by Profession Retired Person
Indetified by Shri AVIJIT KUNDU, , , Son of PARESH NATH KUNDU, SWAMIJI SARANI, WARD NO. 15, HAKIM PARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

Execution is admitted on 26-09-2022 by Shri SUSHOBHAN SARKAR, PROPRIETOR, M S KALYANI REALTORS (Sole Proprietorship), EAST VIVEKANANDAPALLY, WARD NO. 39, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006

Indetified by Shri AVIJIT KUNDU, , , Son of PARESH NATH KUNDU, SWAMIJI SARANI, WARD NO. 15, HAKIM PARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/09/2022 12:51PM with Govt. Ref. No: 192022230127445638 on 23-09-2022, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 8999741808132 on 23-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2283, Amount: Rs.5,000.00/-, Date of Purchase: 22/09/2022, Vendor name: S Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/09/2022 12:51PM with Govt. Ref. No: 192022230127445638 on 23-09-2022, Amount Rs: 35,020/-, Bank: SBI EPay (SBlePay), Ref. No. 8999741808132 on 23-09-2022, Head of Account 0030-02-103-003-02



Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2022, Page from 89855 to 89878

being No 040202942 for the year 2022.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN
Date: 2022.10.12 15:14:51 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2022/10/12 03:14:51 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)