

No. 2983/2022

I- 2682/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Trustee Kumban

Page 1.

CLASSIC CONSTRUCTION CO.
[Signature]
PARTNER

CLASSIC CONSTRUCTION CO.
Soman Bhattacharya
PARTNER

DEED OF AGREEMENT FOR DEVELOPMENT

This "Memorandum of Agreement for Development" made this the

07th day of September, 2022 at Siliguri.

(contd. to next sheet)

Hyanglin
 07/09/2022

N. J. Stamp

SL. No. 08 Date 02/09/22

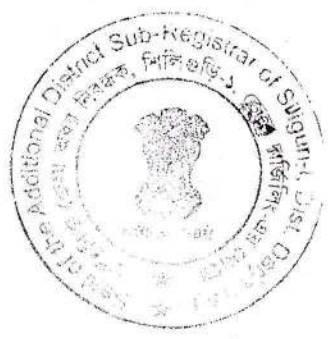
Sold to... Classic Construction Co.

of... Siliguri

Value 5000/- Rupees Five Thousand only

J. Sankar

JAYABRATA BANIK
Govt. Stamp Vender
A.D.S.R. Office Bagdogra
L/No- 539-R.M/Darjeeling
Year 2007



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

07 SEP 2022

Mukti Kundu

CLASSIC CONSTRUCTION CO.
Sarit Ghosh

PARTNER

CLASSIC CONSTRUCTION CO.
Sourav Bhattacharjee

PARTNER

BETWEEN

SMT. MUKTI KUNDU (PAN : AEWPK3868A), DAUGHTER OF LATE AJIT KUMAR KUNDU, by religion Hindu, by occupation Householding, by Nationality Indian, resident of 3, Sayed Mustafa Ali Road, Hakim Para, Siliguri, P.O. & P.S. Siliguri, Pin 734001, Dist. Darjeeling, hereinafter called the "**FIRST PARTY/OWNER**" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, legal representatives, administrators and assigns) of the ONE PART.

A N D

"CLASSIC CONSTRUCTION CO." (PAN : AARFC9020F), a Partnership firm, having its office at 3, Balai Das Chatterjee Road, Hakim Para, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, represented by its Partners - (1) SRI SARIT GHOSH, Son of late Sailendra Nath Ghosh, (2) SRI SOURAV BHATTACHARJEE, SON OF LATE HARIDAS BHATTACHARJEE, both by religion Hindu, by occupation Business, by Nationality Indian, No.1-is resident of South Deshbandhupara, Siliguri, P.O. Siliguri town, P.S. Bhakti Nagar, Now NJP, Dt. Jalpaiguri, and No.2-is resident of Sarat Bose Road, Hakimpara, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, hereinafter called the "**SECOND PARTY/DEVELOPER**" (which expression shall mean and include unless excluded by or repugnant to the context its successors-in-office, representatives and assigns) of the OTHER PART.

WHEREAS Sri Shrish Chandra Kundu (Now Deceased), Son of Late Ram Charan Kundu, took Lease of all that piece or parcel of Homestead land measuring 10-Kathas, in Jote Gajal Singh, under the then Mouza Dabgram, P.S. Siliguri, Dist. Darjeeling, from Sri Harendra Nath Singha, Son of Late Shukh Mohan Singha, resident of Dabgram, P.S. Rajganj, Dist. Jalpaiguri, at an Yearly Rental basis, by virtue of a Deed of Lease executed on 10.03.1948 and registered in the office of the then Sub-Registrar, Siliguri, in Book No.1, Being document No.856-for the year 1948.

A N D

WHEREAS thereafter abovenamed Shrish Chandra Kundu, died intestate leaving the following persons, as his only legal heirs to inherit his said land, in accordance with the provisions of the Hindu succession act. 1956 :-

- (1) Sri Ajit Kumar Kundu Son;
- (2) Sri Indrajit Kumar Kundu Son;
- (3) Sri Ranjit Kumar Kundu Son;

Sri Ajit Kumar Kundu

CLASSIC CONSTRUCTION CO.
[Signature]
PARTNER

CLASSIC CONSTRUCTION CO.
Souman Bhattacharya
PARTNER

A N D

WHEREAS as per provisions of the West Bengal Estates Acquisition Act, 1953, the said Homestead land measuring 10-Kathas was identified as R.S.Plot / Dag No.10264, Sheet No.19, and was recorded in the name of abovenamed Sri Ajit Kumar Kundu Sri Indrajit Kumar Kundu and Sri Ranjit Kumar Kundu in Finally Published R.S Khatian No.4992-of Mouza Siliguri, J.L.No.110, P.S.Siliguri, Dist. Darjeeling, and abovenamed Sri Ajit Kumar Kundu Sri Indrajit Kumar Kundu and Sri Ranjit Kumar Kundu, became the direct tenant/riyat under the Govt.of West Bengal and had been paying rents to the Govt.of West Bengal and constructed a residential house etc. on the said land.

A N D

WHEREAS thereafter abovenamed (1) Sri Ajit Kumar Kundu, (2) Sri Indrajit Kumar Kundu and (3) Sri Ranjit Kumar Kundu, mutated their names in the Holding Register of the Siliguri Municipal Corporation, Siliguri & identified the said property as Holding No.306 of Ward No.XV of the Siliguri Municipal Corporation, Siliguri.

A N D

WHEREAS thereafter above named (1) Sri Ajit Kumar Kundu, (2) Sri Indrajit Kumar Kundu and (3) Sri Ranjit Kumar Kundu, executed a Deed of Partition No.3134, dated 30.03.1974 and registered in the office of the then Sub-Registrar Siliguri, with respect to the said total property, and by virtue of said Deed of Partition above named Sri Ajit Kumar Kundu, had acquired Homestead land measuring 0.077-acre, together with old house etc. standing thereon, above named Sri Indrajit Kumar Kundu, had acquired land measuring 0.038-acre, together with old house etc. standing thereon, and above named Sri Ranjit Kumar Kundu, had acquired land measuring 0.0585-acre, together with old house etc. standing thereon, free from all encumbrances and charges whatsoever.

A N D

WHEREAS thereafter abovenamed Ajit Kumar Kundu, died intestate on 11.02.1986, leaving the following persons, as his only legal heirs to inherit his said land measuring 0.077-acre, together with old house etc. standing thereon, in accordance with the provisions of the Hindu Succession Act, 1956 :-

Towkta Kundu

CLASSIC CONSTRUCTION CO.
[Signature]
PARTNER

CLASSIC CONSTRUCTION CO.
Souzan Bhattacharya
PARTNER

- (1) Smt. Mridula Rani Kundu
 - (2) Sri Abhay Pada Kundu
 - (3) Sri Ajoy Kumar Kundu
 - (4) Smt. Laxmi Kundu
 - (5) Smt. Mukti Kundu
 - (6) Smt. Bani Kundu
(W/o. Sri.Subal Chandra Kundu)
 - (7) Smt. Subhra Bhuiya
(W/o.Sri Bhagbat Bhuiya)
- Wife;
.... Son;
.... Son;
.... Unmarried Daughter;
.... Unmarried Daughter;
.... Married Daughter;
.... Married Daughter;

A N D

WHEREAS thereafter above named (1) Sri Abhay Pada Kundu, (2) Sri Ajoy Kumar Kundu, (3) Smt. Mukti Kundu, (4) Smt. Bani Kundu and (5) Smt. Subhra Bhuiya, gifted their 5/7th undivided share of land measuring 0.077-acre, together with old house etc. standing thereon, to and in favour of (1) Smt. Mridula Rani Kundu and (2) Smt. Laxmi Kundu, by virtue of a Deed of Gift, executed by Sri Ajoy Kumar Kundy, personally, and Sri Abhay Pada Kundu forself and as Constituted Attorney of Smt. Mukti Kundu, Smt. Bani Kundu and Smt. Subhra Bhuiya, on 06.03.1986 and registered in the office of the then Sub-Registrar, Siliguri, in Book No.I, Volume No.43, pages 217 to 226, being document No.1630 (Dated 09.03.1987)-for the year 1987, free from all encumbrances and charges whatsoever. It may be mentioned herein the said Power of Attorney was with the First party / land owner hereof namely Smt. Mukti Kundu, and she has misplaced it. She has lodged a missing Diary on 02-06-2022 at Siliguri Police Station Vide G.D.E.No.39, dated 02-06-2022. Thereafter the First Party / Land owner hereof along with the other two Principals / executants namely, Smt. Bani Kundu and Smt. Subhra Bhuiya executed a Deed of Declaration on 10.06.2022 and registered in the office of the Addl. Dist. Sub-Registrar, Siliguri, being document No.1729-for the year 2022, and confirmed / Declared the transaction of said Gift Deed No.1630-for the year 1987.

A N D

WHEREAS above named (1) Smt. Mridula Rani Kundu and (2) Smt. Laxmi Kundu, gifted their said total land measuring 0.077-acre, together with old house etc. standing thereon, to and in favour of Smt. Mukti Kundu, the First Party / Owner hereof, by virtue of a Deed of Gift, executed by them, on 21.10.1998 and registered in the office of the Addl. Dist. Sub-Registrar, Siliguri, in Book No.I, being document No.1585 (Dated 31.03.1999)-for the year 1999 free from all encumbrances and

Mukti Kundu

CLASSIC CONSTRUCTION CO.

Soumitra

PARTNER

CLASSIC CONSTRUCTION CO.

Soumitra

PARTNER

A N D

WHEREAS thereafter above named Smt. Mukti Kundu, the First Party / Owner hereof, got her name mutated with respect to the said land, vide Mutation Case No.914/IX-II/10-11, dated 08.12.2010 of the office of B.L. & L.R.O. Siliguri. & also mutated her name in the Holding Register of the Siliguri Municipal Corporation, Siliguri & identified the said property as Holding No.51/632/413 of Ward No.XV of the Siliguri Municipal Corporation, Siliguri.

A N D

WHEREAS there after the name of above named Smt. Mukti Kundu, the First Party / Owner hereof, is recorded in L.R. / Hal Khatian No.1301, with respect to the said Homestead land measuring 0.077-Acre, and identified the said land as L.R. / Hal Plot No.1669 of present Mouza Siliguri Purba, New J.L. No.92, P.S. Siliguri, Dist. Darjeeling.

A N D

WHEREAS thereafter above named Smt. Mukti Kundu have demolished her old house from the said Land.

A N D

WHEREAS in view of the above, the first party/owner hereof is now the absolute owner of said Vacant Homestead Land measuring 0.077-acre, and she had got permanent, heritable and transferrable right, title and interest therein, free from all encumbrances, charges, attachments, lispences and trust whatsoever and howsoever.

A N D

WHEREAS the said first party/owner desire to develop on the said land measuring 0.077-acre, as fully described in the SCHEDULE- "A" appended below. AND WHEREAS the first party/owner, being devoid of Technical, Engineering and Architectural qualifications or knowledge and particularly Finance, the first party /owner has decided to get the work of Development done by the Developer on terms and conditions hereinafter appearing and the Developer has also agreed to undertake the Development Works of Constructing a multi-storied building upon the said schedule "A" land by constructing a multi-storied pucca building on the schedule "A" land,

Thank to Member

CLASSIC CONSTRUCTION CO.
[Signature]
PARTNER

CLASSIC CONSTRUCTION CO.
Sowson Bhattacharya
PARTNER

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

ARTICLE-1 OBJECT

The object behind this Agreement is to construct and/or caused to be constructed a multi-Storied building with all modern amenities therein on the said Schedule "A" land, and in the process to generate fund which will meet all costs of construction, all expenses and/or remuneration, incidental expenses thereto, the owners, being devoid of technical know-how capability and finances as well, have engaged the Developer. It being expressly declared by the first party/owners understand by the Developer that all the Development costs shall be borne by the Developer.

ARTICLE-II. TITLE AND INDEMNITY BY THE OWNERSS.

1. The first party/owner hereby declare that she has good right and title in the said land of Schedule "A" below and has full power to enter into this Agreement for Development.
2. The first party/owner declares that the said property of schedule "A" is free from all encumbrances and charges or claims whatsoever and the entire property is in exclusive possession of the first party/owner and the first party/owner hereby undertakes to indemnify the Developer from and against any such encumbrances, charges or claims whatsoever.
3. The first party/owner also undertakes that the Developer shall be entitled to construct and complete the building upon the land of Schedule "A" as agreed between the parties hereto, to enter into an agreement/s with intending transferee/s and/or purchaser/s for the Flats/Garages etc. and proportionate undivided share of land to the developer's allocation, to receive money from them or any of them.
4. Upon the execution of these presents, the first Party/owner shall deliver to the Developer all original copies of document of title and other necessary papers relating to the said land and house of Schedule "A".

Pradyumn Kumar

CLASSIC CONSTRUCTION CO.
[Signature]
PARTNER

CLASSIC CONSTRUCTION CO.
Sourav Psh-M
PARTNER

ARTICLE-II. TITLE & INDEMNITY BY THE DEVELOPER

1. The Developer will be solely and fully responsible for proper and legal construction of the said project in the said land of Schedule "A" in accordance with the sanctioned Building Plan passed by the Siliguri Municipal Corporation.

2. The Developer shall deliver to the first party / owner all necessary attested xerox copies of documents and papers relating to this Agreement.

3. The Developer shall keep the first party/owner indemnified from and against all actions, suits, proceedings, costs, charges and expenses because of any wrongful or illegal construction or Deviation of the sanctioned plan or non-compliance of any Rules regarding the Building construction or arising out of negligence and error of the Developer and/or its men or Agents.

ARTICLE-III. DEVELOPMENT RIGHT

1. The first party/owner grants exclusive right to the developer to develop the said property in such manner as the Developer deem fit and proper but in consistence of the provisions contained herein and in accordance with the sanctioned Plan and the specification of Municipal Corporation, Siliguri.

2. The first party/owner shall from time to time and at any time submit and/or join with the Developer in submitting the Building Plan and shall sign all such papers, documents etc. required to be signed. Developer shall be able to change the Building Plan as shall be required by the Municipal Corporation, Siliguri or any other Govt. Authority as aforesaid to comply with the aforesaid permission, clearance or approval to be submitted in the name of the first party/owner and at the cost of the Developer.

3. That First party / owner shall execute a Registered General Power of Attorney/s in favour of Partners of the Second party, authorizing them to carry out all sort of Development works of the said premises and/or to construct the building according to sanctioned 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 necessary sanction from the Siliguri Municipal Corporation and the said General power of Attorney shall remain in force until and unless the Project of Building as aforesaid is completed and different Flats/garages are disposed and/or transferred to and in favour of different purchaser/s

Praveer Kumar

CLASSIC CONSTRUCTION CO.
[Signature]
PARTNER

CLASSIC CONSTRUCTION CO.
Sowar Bhattacharya
PARTNER

4. That simultaneously with the execution of these presents, Developer shall have the constructive possession of the said premises with a view and views and purposes envisaged herein.

ARTICLE-IV. BUILDING AND CONSTRUCTION

UPON the construction of the Building, the owner shall execute necessary sale deed/s in favour of the intending purchaser/s together with the proportionate undivided share or interest in the land within the area of the Developer's allocation as per sanctioned Plan. It being distinctly understood by and between the parties hereto that while executing and registering such Deed or Document of Transfer the owner will not accept or claim any consideration whatsoever.

ARTICLE-V. CONSIDERATION

The Developer shall construct the Multi-storied pucca (P+3) building etc. on the said Schedule-A land as per Sanctioned building Plan totally with its own fund, and shall convey, sell and transfer all the Flats/garages etc. and to receive the amount of consideration in full from the intending purchaser/s and/or transferee/s thereof, to adjust all cost and expense of the said Building etc. and to gain profit for its works and in consideration thereof the developer shall claim no further amount from the first party/owner -who also shall not claim any other amount or benefit excepting the owner's allocation as mentioned in the Schedule-B hereunder.

That Developer and the Landowner shall use their respective properties for any purpose as per their choice.

That the Developer shall pay 12-months rent in advance to the First party hereof.

One new electric connection given by the Developer for the Landowner.

ARTICLE-VI. AUTHORITIES.

On requisition by the Developer, the owners shall sign and execute all necessary papers, petitions, plan and document to implement the true meaning of these presents.

Pravir Kumar

CLASSIC CONSTRUCTION CO.
Sanjay Kumar
PARTNER

CLASSIC CONSTRUCTION CO.
Soumen Bhattacharya
PARTNER

ARTICLE-VII.

DEFAULT.

The Developer shall complete the project within 2-two Years from the date of obtaining approved building plan from the Siliguri Municipal Corporation, Siliguri. Time is the essence of this contract subject to the exigencies arising out of circumstances beyond the Developer's control.

This agreement has been entered into by the parties herein as "PRINCIPAL TO PRINCIPAL" basis and each party shall keep other party indemnified in respect of any breach of the covenants herein contained.

ARTICLE-VIII.

RULES & REGULATIONS

1. The owner and the developer shall abide by all 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.

2. Not to do any act, deed or thing, for which the party hereto may be exposed to any penal consequences.

3. Not to do any act or action which would hamper the right of the respective parties.

ARTICLE-IX.

TAXES.

All rates including Khajana, taxes and out-goings in respect of the said premises shall be the liability of the owner upto the date of delivery of possession to the developer. Thereafter, the developer will bear the said rates and electric bill charges, taxes etc. upto the date of delivery of possession to the owner and other Transferees of the said building in the said premises and from the date of delivery of possession to the owner and the transferees, who shall be liable for such taxes and charges according to the proportionate area of the respective flats till Mutation and thereafter.

Muhammad Mustafa

CLASSIC CONSTRUCTION CO.
[Signature]

PARTNER

CLASSIC CONSTRUCTION CO.

Souzan Bhatnagar
PARTNER

ARTICLE-X.

MISCELLANEOUS

1. Any notice to be given by either party to the other party 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 addresses mentioned herein.

2. The developer will also have the control and right to commercially exploit the developer's allocation and to sell, transfer and convey other flats and garages within its allocation on such terms and conditions as the developer think fit and proper.

3. That in consideration of the right and authority given to the developer by the owner, the developer will construct the flat/s/Garages.

4. That whatever structures and buildings are to be constructed on the land described in the Schedule-A below must be constructed with standard materials and according to the sanctioned Plan and Specifications annexed.

5. The owner has also agreed with the developer that she shall have no claim or right in the Developer's allocation, and the developer shall has the absolute authority to transfer, sell and convey the Developer's allocation to and in favour of the intending purchaser/s, except the owner's allocation.

:SCHEDULE "A" ABOVE REFERRED TO:

All that piece or parcel of Vacant Homestead land measuring 0.077-acre in R.S. Plot/Dag No.10264 (Ten thousand two hundred sixty four), recorded in R.S Khatian No.4992 (Four thousand nine hundred ninety two), corresponding to L.R.Plot No.1669, recorded in L.R.Khatian No.1301 of Mouza Siliguri, new Mouza Siliguri Purba, J.L.No.110(88), New J.L.No.92, identified as Holding No.51/632/413 of Ward No.XV of the Siliguri Municipal Corporation, situated at Sayed Mustafa Ali Road, Hakim Para, Siliguri, within the jurisdiction of Police Station, Sub-Division and Registry office Siliguri, Paragana Baikunthapur, Touzi No.3(ja), Dt. Darjeeling.

The said total property is butted and bounded as follows:

- On the North : 21-feet wide approx. Siliguri Municipal Corporation, known as Sayed Mustafa Ali Road;
- On the South : Land with house of Sri Goutam Paul & others;
- On the East : 4-feet wide common passage and then land with house of Sri Abhayapada Kundu and Sri Ajoy Kundu;
- On the West : 16-feet 6-inches wide approx. Siliguri Municipal Corporation, known as Sayed Mustafa Ali Road.

Praveen K. Khandan

CLASSIC CONSTRUCTION CO.

[Signature]

PARTNER

CLASSIC CONSTRUCTION CO.

[Signature]

PARTNER

SCHEDULE "B" ABOVE REFERRED TO (OWNER'S ALLOCATION)

ALL THAT PIECE OR PARCEL OF 3-Three Flats, of which,
One Flat measuring 1222-Sq.ft. approx. (including proportionate share of stair case + 20% super built up area) in the Front Side of the Second Floor,
One Flat measuring 973-Sq.ft. approx. (including proportionate share of stair case + 20% super built up area) in the Back Side of the Second Floor,
One Flat measuring 973-Sq.ft. approx. (including proportionate share of stair case + 20% super built up area) in the Back Side of the Third Floor,
and Three Car parking space, of which, one in the Northern Side (with one shutter), and Two in the Southern Rear Side (only one shutter) of the Ground Floor, to be allotted the First Party / Landowner hereof (subject to deviation of Flat area plus minus 5%); complete in all respect according to sanctioned building plan of the Siliguri Municipal Corporation, together with undivided proportionate share of land and with the following specifications:-

:SPECIFICATION OF CONSTRUCTION OF FLAT:

- a) FLOORING : Vitrified (2x2) Tiles (standard quality) for all bed rooms drawing/dining balcony etc. and floor of kitchen and bathroom will be made with marble, slabs with granites and walls hereof will be with porcelain tiles coloured tiles (18inch X 12 inch)and one steel sink will be provided in the kitchen. The inner walls of all bed rooms etc shall be plastering surface finished with wall putty (J.K/Birla) with wall primer, the working table of the kitchen and counter top of the kitchen shall be granite finished. There shall be running water facilities in the kitchen. One basin shall be provided at the dinner hall.
- b) DOORS AND WINDOWS : All windows shall be provided Alluminium (colour anodized with glass fitted with Mosquito Net and all doors frame will be made with Sal wood and flush door palla, all doors shall be sal wood framed, main door 35 mm thick solid teak wood door polish finishing along with grill gate, with lock, other doors 32mm thick with both side sunmica finish with fittings. All fitting of doors and windows shall be provided with standard fittings.
- c) PLUMBING WORK : All water pipe line outside the two toilets and kitchen will be concealed and all fittings like stop cock, two bib cock, two pillar cock and two shower will be provided (MARC/JAQUAR). One S.M.C water connection along 4 inch dip water boring should be provided for water supply after receiving completion certificate.

toilet: hindware

CLASSIC CONSTRUCTION CO.
Souzar Bhatt

PARTNER

CLASSIC CONSTRUCTION CO.

Souzar Bhatt

PARTNER

PAN – One Indian type (White Hindware/Parryware/White) and another Western attached toilet with wall tiles 18 inch X 12 inch with gyser point facility.

BASIN – White (Light colour Hindware/Parryware)

- d) ELECTRICAL WORKS : All electrical lines inside the Building will be concealed with copper Wire (ISI) and switches and Sockets as per requirement of Havells/Legrand/Anchor company. One A.C line, Inverter line shall be provided.

NUMBER OF POINTS (As per requirement of First Party) :

- i. BED ROOM: One fan point, one tube point, one fancy bracket point socket, night lamp point, one AC point.
- ii. DRAWING/DINING : Two Nos. fan point, two tube point, two fancy bracket point, one TV point, one telephone, one Cable point, one freeze point and one basin light point, One AC point.
- iii. KITCHEN : One Light point, one tube point, one exhaust fan point, Aqua-guard point, and Mixer grinder point, Micro oven, Chimney.
- iv. TOILET : One light point, one tube point, one exhaust fan point, one Gyzer point (Both the toilets).
- v. COLOURING : All interior walls and ceiling of the flat will be finished with wall putty (J.K/Birla) with wall primer. All door and window frame and window will be painted. Exterior wall will be finished by weather coat.
- vi. SANITARY PLUMBING : Pan Indian and Western type white coloured white Parryware/Hindware Pan with flash, shower and other fittings of Marc/Jaquar shall be provided.
- vii. BALCONY; To be finished with Stainless steel.
- viii. STAIR; Will be finished with marble.
- ix. Common Lift.
- x. WATER SUPPLY : Common water tank to be fitted on the top of the Building. One no. of submersible pump for underground reservoir and another submersible pump with deep well boring for roof top reservoir and all inside waterline conceal type.(Supreme).

2. Cash Amount of Rs.15,00,000/- only after completion of registration of Developer's allocations, subject to deducting TDS.

DEVELOPER'S ALLOCATION

ALL THAT PIECE OR PARCEL OF 3-Three Flats, of which,
One Flat measuring 1222-Sq.ft. approx. (including proportionate share of stair case + 20% super built up area) in the Front Side of the First Floor,
One Flat measuring 973-Sq.ft. approx. (including proportionate share of stair case + 20% super built up area) in the Back Side of the First Floor,
One Flat measuring 1222-Sq.ft. approx. (including proportionate share of stair case + 20% super built up area) in the Front Side of the Third Floor,
and remaining Car parking space of the Ground Floor of P+3 storied pucca building to be constructed in the Schedule-A land (including parking space) by the Developer according to the sanctioned building plan of the Siliguri Municipal Corporation, together with undivided proportionate share of land.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands this day, month and year first above written.

WITNESSES:

① Subrata Das Chaudhury;
w/o Abhijit Das Chaudhury;
Dh-II, 41/A, VIKASH PURI.
NEW DELHI - 18

② Anup Gupta
A/c 41 P Gupta
near Banker Road
Chanda Pathy
Siliguri - 734001

Talukdar
Signature of the owner.

CLASSIC CONSTRUCTION CO.
Santosh
PARTNER

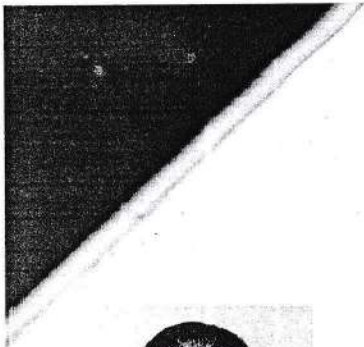
CLASSIC CONSTRUCTION CO.

Soupar Bhatnagar
PARTNER

Seal & Signature of the Developer

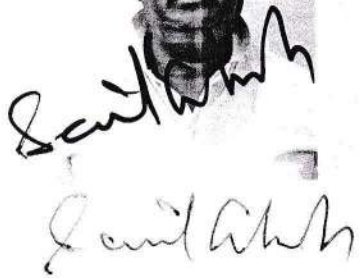
Drafted by me :

Sisir Kumar Das
Advocate, Siliguri.
Regn.No.WB/352/1988.



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

Toukeli Kuman
Signature.



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

Santosh
Signature.



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
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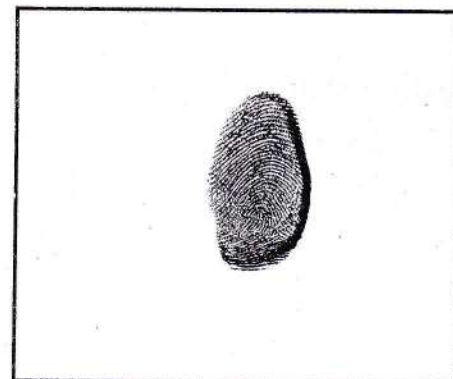
Souzan Bhatnagar
Signature.

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Subrata Das Chandhury

Signature of Identifier

Major Information of the Deed



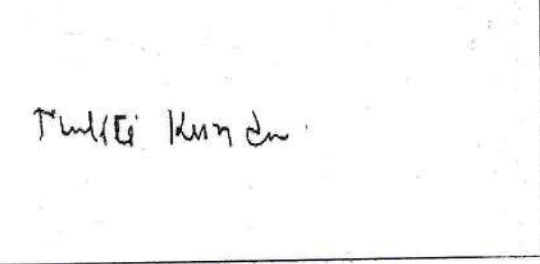
Deed No :	I-0402-02682/2022	Date of Registration	07/09/2022
Query No / Year	0402-2002682527/2022	Office where deed is registered	
Query Date	06/09/2022 9:27:06 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	S DAS HAKIM PARA, SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832068257, 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], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,26,00,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 15,021/- (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: HAKIMPARA, Road Zone : (Ward No.15 -- Ward No.15) , Mouza: Siliguri, , Ward No: 15 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-10264	RS-4992	Bastu	Bastu	0.077 Acre		1,26,00,001/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road,
Grand Total :					7.7Dec	0 /-	126,00,001 /-	



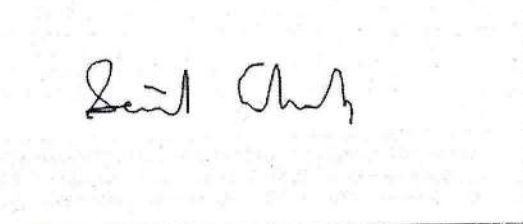
Lord Details :



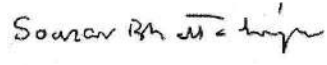
Name,Address,Photo,Finger print and Signature				
No	Name	Photo	Signature	
1	Smt MUKTI KUNDU (Presentant) Daughter of Late AJIT KUMAR KUNDU Executed by: Self, Date of Execution: 07/09/2022 , Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Office	 07/09/2022	 LTI 07/09/2022	 07/09/2022
3, SYED MUSTAFA ALI ROAD, HAKIMPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx8A, Aadhaar No: 51xxxxxxxx1206, Status :Individual, Executed by: Self, Date of Execution: 07/09/2022 , Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Office				

Developer Details :




SI No	Name,Address,Photo,Finger print and Signature
1	CLASSIC CONSTRUCTION CO. 3 NO. BALAIDAS CHATTERJEE ROAD, HAKIMPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAXxxxxx0F,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 SARIT GHOSH Son of Late SAILENDRA NATH GHOSH Date of Execution - 07/09/2022, , Admitted by: Self, Date of Admission: 07/09/2022, Place of Admission of Execution: Office	 Sep 7 2022 1:05PM	 LTI 07/09/2022	 07/09/2022
SOUTH DESHBANDHU PARA, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 60xxxxxxxx5515 Status : Representative, Representative of : CLASSIC CONSTRUCTION CO. (as PARTNER)				

Name	Photo	Finger Print	Signature
Shri SOURAV BHATTACHARJEE Son of Late HARIDAS BHATTACHARJEE Date of Execution - 07/09/2022, , Admitted by: Self, Date of Admission: 07/09/2022, Place of Admission of Execution: Office	 Sep 7 2022 1:07PM	 LTI 07/09/2022	 07/09/2022
SARAT BOSE ROAD, HAKIM PARA., City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 57xxxxxxx5614 Status : Representative, Representative of : CLASSIC CONSTRUCTION CO. (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Smt SUBRATA DAS CHOUDHURY Wife of Shri ABHIJIT DAS CHOUDHURY 41A, DG-II, VIKAS PURI, TILAK NAGAR, City:- Not Specified, P.O:- VIKASH PURI, P.S:-VIKASPURI, District:-West, Delhi, India, PIN:- 110018	 07/09/2022	 07/09/2022	 07/09/2022
Identifier Of Smt MUKTI KUNDU, Shri SARIT GHOSH, Shri SOURAV BHATTACHARJEE			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt MUKTI KUNDU	CLASSIC CONSTRUCTION CO.-7.7 Dec

Endorsement For Deed Number : I - 040202682 / 2022

07-09-2022

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 12:49 hrs on 07-09-2022, at the Office of the A.D.S.R. SILIGURI by Smt MUKTI KUNDU, Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,26,00,001/-

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

Execution is admitted on 07/09/2022 by Smt MUKTI KUNDU, Daughter of Late AJIT KUMAR KUNDU, 3, SYED MUSTAFA ALI ROAD, HAKIMPARA, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife

Indetified by Smt SUBRATA DAS CHOUDHURY, , , Wife of Shri ABHIJIT DAS CHOUDHURY, 41A, DG-II, VIKAS PURI, TILAK NAGAR, P.O: VIKASH PURI, Thana: VIKASPURI, , West, DELHI, India, PIN - 110018, by caste Hindu, by profession House wife

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

Execution is admitted on 07-09-2022 by Shri SARIT GHOSH, PARTNER, CLASSIC CONSTRUCTION CO. (Partnership Firm), 3 NO. BALAIDAS CHATTERJEE ROAD, HAKIMPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Smt SUBRATA DAS CHOUDHURY, , , Wife of Shri ABHIJIT DAS CHOUDHURY, 41A, DG-II, VIKAS PURI, TILAK NAGAR, P.O: VIKASH PURI, Thana: VIKASPURI, , West, DELHI, India, PIN - 110018, by caste Hindu, by profession House wife

Execution is admitted on 07-09-2022 by Shri SOURAV BHATTACHARJEE, PARTNER, CLASSIC CONSTRUCTION CO. (Partnership Firm), 3 NO. BALAIDAS CHATTERJEE ROAD, HAKIMPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Smt SUBRATA DAS CHOUDHURY, , , Wife of Shri ABHIJIT DAS CHOUDHURY, 41A, DG-II, VIKAS PURI, TILAK NAGAR, P.O: VIKASH PURI, Thana: VIKASPURI, , West, DELHI, India, PIN - 110018, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,021/- (B = Rs 15,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/09/2022 10:35PM with Govt. Ref. No: 192022230115887978 on 06-09-2022, Amount Rs: 15,021/-, Bank: SBI EPay (SBlePay), Ref. No. 6647884652917 on 06-09-2022, Head of Account 0030-03-104-001-16

Stamp Duty

that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/-,
= Rs 15,021/-

Description of Stamp

- Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 08, Amount: Rs.5,000/-, Date of Purchase: 02/09/2022, Vendor name: J Banik
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/09/2022 10:35PM with Govt. Ref. No: 192022230115887978 on 06-09-2022, Amount Rs: 15,021/-,
Bank: SBI EPay (SBlePay), Ref. No. 6647884652917 on 06-09-2022, Head of Account 0030-02-103-003-02

Syngden

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

of Registration under section 60 and Rule 69.
entered in Book - I
Volume number 0402-2022, Page from 84419 to 84440
being No 040202682 for the year 2022.



Digitally signed by SANGHA RATNA
SYANGDEN
Date: 2022.09.09 16:36:36 +05:30
Reason: Digital Signing of Deed.

Syangden

(Sangha Ratna Syangden) 2022/09/09 04:36:36 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.