

9298/21

1 - 9304/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 259738

G 259738

16-11-21
2-232-3250/21

Subodh Ch Sarkar
 Subodh Ch Sarkar
 Kramti Ranjan Sarkar
 Kramti Ranjan Sarkar
 Kramti Ranjan Sarkar
 Kramti Ranjan Sarkar

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS 16th DAY OF NOVEMBER, TWO THOUSAND TWENTY ONE

BETWEEN



Certified that the Document is admitted to Registration and the Signature Sheet and the Endorsement Sheet attached to this Document are part of this Document

Contd.....P/2

Add. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

16 NOV 2021

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II - 9304/2021



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Add. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

16 NOV 2021

Subodh Ch Sarkar
Sri Subodh Sarkar
Kranti Ranjan Sarkar
-2-
Dilip Sarkar
Kalyan Mitra

**THIS INDENTURE IS MADE ON THIS 16th DAY OF
NOVEMBER, TWO THOUSAND TWENTY ONE**

BETWEEN

SRI KALYAN MITRA, [PAN NO. AJIPM7841E] [AADHAR NO. 438584242617] Son of Late Kartik Chandra Mitra, Hindu by Religion, Indian by Nationality, Business by occupation, resident at Rabindra Nagar, Post office Rabindra Sarani, Police Station Siliguri, Pin No. 734006, District Darjeeling (W.B) - hereinafter called the **DEVELOPER/FIRST PARTY** (Which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, legal representative, administrators and assigns) of the **ONE PART.**

A N D

[1] SRI SUBODH CH. SARKAR, [PAN NO. JBBPS6670B] [AADHAR NO. 522704899980] **[2] SRI SUSHANTA SARKAR, [PAN NO. DFRPS5579R] [AADHAR NO. 384084685576]** **[3] SRI KRANTI RANJAN SARKAR, [PAN NO. HSKPS2465G] [AADHAR NO. 490448933292],** **[4] SRI DILIP SARKAR, [PAN NO. EUKPS0087K] [AADHAR NO. 431456530032]** all are Sons of Late Suresh Chandra Sarkar, all are Indian by Nationality, Hindu by religion, Business by occupation respectively, resident of Rabindra Nagar Main Road, East Rabindra Nagar, Siliguri, Post Office Rabindra Sarani, Pin No. 734006, Police Station Bhaktinagar, District Jalpaiguri (W.B.) - hereinafter referred to as the **LAND OWNERS/SECOND PARTY** (Which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, legal representative, administrators and assigns) the **OTHER PART.**

WHEREAS the one Smt. Radha Rani Sarkar, Wife of Sri Suresh Chandra Sarkar, became the absolute owner of land measuring 0.18 Acre or 7840 Sq. Ft., recorded in R.S. Khatian No. 639, in part of R.S. Plot No. 437/742, Situated within Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Sheet No. 12 (R.S.), Under Ward No. 38 of Siliguri Municipal Corporation, Police Station Bhaktinagar, District Jalpaiguri, by virtue of registered Deed of Sale being No. I-8410 for the year of 1968 recorded in Book No. I Volume No. 95 Pages from 256 to 258 registered at the office of the District Sub-Registrar Jalpaiguri, executed by (1) Sri Hardeb Singh Roy, (2) Sri Karna Deb Singh Roy, both are son of Late Telmu Singh Roy.

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Sri Subodh Chandra Sarkar

Kranti Ranjan Sarkar

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Suresh Chandra Sarkar

Kranti Ranjan Sarkar

WHEREAS being the owner in such possession said Smt. Radha Rani Sarkar, died on 21.02.2017, and her husband Suresh Chandra Sarkar died on 02.11.2003 intestate leaving behind their five sons namely (1) Sri Debashish Sarkar, (2) Sri Sushanta Sarkar, (3) Sri Kranti Ranjan Sarkar, (4) Sri Dilip Sarkar, (5) Sri Subodh Chandra Sarkar, as her only legal heirs and successors as per Hindu Succession Act 1956. Accordingly by virtue of inheritance the above named legal heirs became the joint owners of aforesaid land property measuring 0.18 Acre or 7840 Sq. Ft., each having 1/5th share of the said land property, since then in their khas actual and physical possession having permanent, heritable and transferable right, title and interest therein.

A N D

WHEREAS being the owner in such possession said (1) Sri Debashish Sarkar, (2) Sri Sushanta Sarkar, (3) Sri Kranti Ranjan Sarkar, (4) Sri Dilip Sarkar, (5) Sri Subodh Chandra Sarkar, all are sons of Late Suresh Chandra Sarkar, had mutated their name at the office of B.L. & L.R.O. Rajganj in respect of their said landed property and therefore five separate new khatian has been issued in their favour vide L.R. Khatian Nos. 540, 541, 542, 543 & 544, Bearing L.R. Plot No. 130, Situated within Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 90 (L.R.), Under Ward No. 38 of Siliguri Municipal Corporation, Police Station Bhaktinagar, District Jalpaiguri, and since then in their khas actual and physical possession having permanent, heritable and transferable right, title and interest therein.

A N D

WHEREAS being the owner in such possession said (1) Sri Sushanta Sarkar, (2) Sri Kranti Ranjan Sarkar, (3) Sri Dilip Sarkar, (4) Sri Subodh Chandra Sarkar, all are Sons of Late Suresh Chandra Sarkar, transfer their undivided share of land measuring 1254 Sq. Ft. or 1 Katha 11 Chatak 39 Sq. Ft., recorded in R.S. Khatian No. 639, corresponding to L.R. Khatian Nos. 540, 541, 542 & 543, in part of R.S. Plot No. 437/742, corresponding to L.R. Plot No. 130, Situated within Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 90 (L.R.), Under Ward No. 38 of Siliguri Municipal Corporation, Police Station Bhaktinagar, District Jalpaiguri, to and in favour of Sri Debashish Sarkar, Son of Late Suresh Chandra Sarkar, by virtue of a registered Deed of Gift being No. I-30 for the year of 2021 recorded in Book No. I Volume No. 711 Pages from 4827 to 4853 and the same was registered at the office of the Additional District Sub-Registrar Bhaktinagar.

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WHEREAS by virtue of inheritance and said gift deed Sri Debashish Sarkar, Son of Late Suresh Chandra Sarkar, became the absolute owner of Land measuring 2822 Sq. Ft. and thereafter he had transferred his undivided share of land measuring 1254 Sq. Ft., Situated within Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 90 (L.R.), Under Ward No. 38 of Siliguri Municipal Corporation, Police Station Bhaktinagar, District Jalpaiguri, to and in favour of his brothers namely (1) Sri Sushanta Sarkar, (2) Sri Kranti Ranjan Sarkar, (3) Sri Dilip Sarkar, (4) Sri Subodh Chandra Sarkar, all are sons of Late Suresh Chandra Sarkar, by virtue of a registered Deed of Gift being No. I-3470 for the year 2021 recorded in Book No. I Volume No. 711 Pages from 93841 to 93861 same was registered in the office of the Additional District Sub-Registrar Bhaktinagar.

A N D

WHEREAS being the owner in such possession said (1) Sri Debashish Sarkar, (2) Sri Sushanta Sarkar, (3) Sri Kranti Ranjan Sarkar, (4) Sri Dilip Sarkar, (5) Sri Subodh Chandra Sarkar, all are sons of Late Suresh Chandra Sarkar, executed a registered Deed of Partition being No. I-5643 for the year 2021 recorded in Book No. I Volume No. 711 Pages from 151527 to 151563 same was registered in the office of the Additional District Sub-Registrar Bhaktinagar., for partitioning their aforesaid landed property between themselves.

A N D

WHEREAS by virtue of said Partition Deed (1) Sri Sushanta Sarkar, (2) Sri Kranti Ranjan Sarkar, (3) Sri Dilip Sarkar, (4) Sri Subodh Chandra Sarkar, all are Sons of Late Suresh Chandra Sarkar, became the absolute owner of Land measuring 8 Katha 11 Chhatak 17 Sq. Ft. or 6272 Sq. Ft., recorded in R.S. Khatian No. 639, corresponding to L.R. Khatian Nos. 540, 541, 542 & 543, in part of R.S. Plot No. 437/742, corresponding to L.R. Plot No. 130, within Mouza Dabgram, J.L. No. 2, Sheet No. 12, corresponding to L.R. Sheet No. 90, under ward No. 38 of Siliguri Municipal Corporation, Police Station Bhaktinagar, Additional District Sub-Registry Office Bhaktinagar, District Jalpaiguri, and since then the said landed property in their khas actual physical possession having permanent heritable transferable right therein free from all encumbrances and charges whatsoever.

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WHEREAS being the owner in such possession said present land owners namely (1) Sri Sushanta Sarkar, (2) Sri Kranti Ranjan Sarkar, (3) Sri Dilip

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Khanji Rajjan Sarkar

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Subodh Sarkar

Khanji Sarkar

Sarkar, (4) Sri Subodh Chandra Sarkar, all are Son of Late Suresh Chandra Sarkar, jointly have decided to develop their said land by making a Multi-storied building as per the plan approved/sanctioned by the appropriate authority on the said "A" scheduled land.

A N D

WHEREAS now in order to develop the Land measuring 8 Katha 11 Chhatak 17 Sq. Ft. or 6272 Sq. Ft., little bit more or less by way of constructing a Multi-storied Building therein, the Second Party took a decision to that effect, but even after taking such decision for constructing the building, the Second Party have also realized about their paucity of fund, skill and expertise knowledge to construct the said building on the land. As such the Second Party was in search of a Developer for the development of the "A" Schedule land, according to a plan, which would be approved by the appropriate sanctioning authority.

A N D

WHEREAS the First Party, who are running his business of land development and construction within the Siliguri and its vicinity, after knowing the aforesaid intention of the Second Party, had approached them to deliver the actual and physical possession of the said of Land measuring 8 Katha 11 Chhatak 17 Sq. Ft. or 6272 Sq. Ft., little bit more or less of land, more fully described in the schedule "A" herein below unto his favour to develop the same as per sanction plan, to be approved by the competent authority and also at the cost, to be borne by him on the land with its expertise knowledge, skill and performance and to that extent both the parties to overcome all sorts of future complications and misunderstanding have seceded to reduced into writing all their mutually agreed terms and condition upon which they have arrived at in a written format. Hence this agreement.

AND WHEREAS the Second Party further declares that the below scheduled land is not acquisitioned/requisitioned either by the Central Government or State Government and no part of the same is under alignment or have been vested in the Government and title of the property is remaining free from all encumbrances and the Landlords/Second Party have good marketable and indefeasible title to the same.

AND WHEREAS to avoid all ambiguity regarding the measuring of certain words and phrases used in the presents, are define as follows:-

- i. "Building/s" shall mean the R.C.C./ brick built, having a Multi-Storied Building to be constructed on the below "A" schedule plot of land,

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owned by the Second Party, according to the drawing, plans/specifications to be sanctioned by the Siliguri Municipal Corporation and/or any other authority and constructed in conformity therewith. That the Second Party will not raise any objection for constructing the said Multi-Storied Building according to the drawing, plans/specifications to be sanctioned by the Siliguri Municipal Corporation.

- ii. "Architect/Engineer" shall mean person of firm appointed or nominated by the land-developer as Architect/Engineer for the supervising of the construction of the multi-storied building.
- iii. "Building Plans" shall mean drawing plan and specification for the construction of the building on the plot of land described in below "A" schedule land, sanctioned by the Siliguri Municipal Corporation and/or renewal of the same, caused to be made by the Siliguri Municipal Corporation and other authority.
- iv. "Common area and facilities" shall mean items mentioned in Section 3(D) of the West Bengal Apartment Ownership Act, 1972.
- v. "Common expenses" shall mean the proportionate share of all grounds rent. Property maintenance charges and dues and outgoing paid by the Second Party and other purchasers/owners of the other constructed area of the buildings. All other common expenses within the meaning of the West Bengal Apartment Ownership Act, 1972 in respect of their flats/apartments and garage, as may be determined jointly by the owner and the other purchasers of the buildings.
- vi. "Transferee/Purchaser" shall mean purchasers to whom any flat/apartment, shop and garage in the building any be transferred or sold for consideration.
- vii. "The said plot of land" shall mean all that piece or parcel of land particularly mentioned in the Schedule "A" below.

NOW THE AGREEMENT WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES UNDER THE TERMS AND FOLLOWS:-

1. That the Second Party wills all responsibility and assertion hereby declares that the piece of land, described in the schedule "A" below is free from all liens, charges and encumbrances whatsoever and its title is saleable and marketable one.
2. That as per mutual settlement in between the parties herein below arrived at the Second Party shall allow the First Party/Promoter to

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construct building/constructions, according to the sanction plan, on the below "A" schedule plot of land, now owned by the Second Party and for the purpose of construction, the Second Party shall hand over the actual, khas and physical possession of the below "A" schedule land to the First Party immediately, after obtaining the plan for the proposed building from the concerned sanctioning authority and building shall be carried out at the cost, design and architectural performance of the first party only.

3. That it is further mutually agreed upon the parties of this indenture that for obtaining the said sanction plan, the First Party shall borne all necessary expenses to that extent. It had been further mutually agreed upon by and between the parties of this indenture, that the first party shall take necessary steps for completion of the constructions of the building at its experience, skill/expertise knowledge and also the entire expenses within 24 (Twenty Four) Months from the date of approval of the sanction plan by the sanctioning authority positively.
4. That before starting the construction of the below scheduled land, the Second Party shall also clear all pending municipal taxes, ground rent etc. in respect of the below "A" schedule property. After execution of this agreement and during the continuance of the construction of the proposed multi-storied building, if the Government, Semi-government institution or any private individual initiate/file any suit in respect of any dispute or matter concerning the below "A" schedule land and/or for any acts of god, the construction is being delayed, in that event the period of such delay shall be excluded for completion of such constructions.
5. That it was further agreed upon that after sanction of the plan, covering schedule "A" land, as above noted, the first party shall complete the project within the period of 24 (Twenty Four) Months from the date of approval of the plan.
6. However, after completion of the project, the first party shall hand over Four Shop Rooms each measuring 8" Front X 12" Breadth at the Ground Floor (Front Side) and 50% Constructed Area of each Floor (South-West Portion) of the building, covering one part of the below "A" schedule land of the Second Party in consideration of developing the entire land, which shall be treated, constructed and considered as the **OWNERS ALLOCATION**, more particularly described in the schedule "B" below. Accordingly the entire construction covering the below "A" schedule land, except the owner's allocation more particularly described in the schedule "B" below of the building shall be

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treated and considered as the developer's allocation, more particularly described in the schedule "C" below.

And it is further agreed that the First Party/Developer will pay a sum of Rs. 18,00,000/- (Rupees Eighteen Lakh) only to to the Second Party/Owners and out of which Rs. 3,00,000/- (Rupees Three Lakh) only will be paid at the time of executing this agreement and remaining Rs. 15,00,000/- (Rupees Fifteen Lakh) only will be paid at the time of handing over the owner's allocation to the Second Party/Owners.

The First Party shall have every liberty to handover the entire constructed area from Developer's allocation to different intending purchaser(s) against valuable consideration and the Second Party shall be bound to execute proper sale deed to and in favour of those intending buyers, as per the choice of the first party/developer and the said Second Party shall not claim any constructed portion or any profit, arising out of sale consideration from the said Developer's allocation. It is further noted that if any intending buyers intendeds to have registered its Deed of Agreement for purchasing any constructed area of the building, out of the Developer's allocation, then also the Second Party shall be bound to execute proper indenture and shall place the same for its due registration to the concern registering authority.

7. That it is be noted that with the execution of this deed of agreement, the Second Party shall also execute a registered Development Power of Attorney in favour of the First Party/ Developer and the same would be binding and shall be in effect for constructing the present "A" schedule land, as well as vesting right to transfer to the different intending Buyer(s) **OF THE AREA, MEANT FOR AND OUT OF THE "C" SCHEDULE ALLOCATION** i.e. the developer's area within the meaning of the Transfer of Properties Act, 1862. By the said Development Power of Attorney, the Second Party shall also empower the First Party to negotiate with the intending purchaser to sell and to sell, as aforesaid of different constructed area of the building from those intending purchaser(s) by acknowledgement thereof.
8. That for the purpose of the smooth construction, the First Party shall have every liberty to have water, electricity or other amenities from the appropriate authority, provided that the First Party shall be responsible for the consumption charges of the facilities or amenities.
9. That for the smooth construction, the First Party shall have every liberty to appoint engineer, architect or supervisor for the constructional works of the land at its cost.

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Dr. Sanjay

Kranti Ranjan

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10. That the parties hereof have entered into this agreement purely on principal to principal and nothing stated herein shall be deemed to be constructed as the joint venture or partnership of the parties.
11. That the First Party shall be responsible to bear the GST expenses of developer's allocation. That the Second Party/Owners agree and covenant with the First Party/Developer that the GST charges or any other taxes implemented and Electric Transformer Proportionate Charges along with Individual Electric Meter Security Deposit Charges and the Income Tax liability pertaining to the Owners' as Capital Gains or otherwise by virtue of this agreement against the Owners' Allocation shall be borne by the Second Party/Owners.
12. It is clearly understood and agreed by and between the Owners and the Developer that if any act, deed or thing is required to be done or undertaking at any time hereafter for complying with the provisions of The Real Estate (Regulation and Development) Act, 2016 or any more act implemented by the Government, it shall be jointly responsibility of the Owners and Developer to observe, fulfill, perform and carry out the duties, responsibilities and obligations cast upon them by the said Act and Rules framed thereunder from time to time and for such purpose the Owners and the Developer shall co-operate with each other at all materials times hereafter.
13. It is further agreed by the Owners that any reduction of the area comprising the Owners' Allocation in complying with the allotment as per the provisions of The Real Estate (Regulation and Development) Act, 2016 or any more act implemented by the Government, such reduction shall be effected out of the Owners' Allocation mentioned herein and the Owners shall agree to such reduction without raising any objection in respect thereof.
14. That it is hereby mentioned that if the First Party eager for project loan over their allocated areas i.e. the Developer's Allocation as mentioned in the schedule "C" below then the Second Party will co-operate with the First Party and they will not raise any objection for the same.
15. That it is specifically mentioned here that soon with the execution of this agreement, the Second Party co-operate the First Party for the smooth construction of the building, for approval of the sanction plan by executing all necessary papers to that respect, as would be time to time required said Multi-storied building along with proportionate undivided share in Land measuring 8 Katha 11 Chhatak 17 Sq. Ft. or 6272 Sq. Ft. described in Schedule - "A" below.

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16. That if the First party fails to complete the construction of the said building within the stipulated period due to breach of contract of the Agreement by the Second Party, due to sufficient reasons including natural calamity, restraint by the Court Order, Stoppage of the supply of the building materials by the Suppliers or by other sufficient reasons. The Second Party shall extend the time for construction as per requirement of the First party.
17. That in case of death of any of the parties to this Agreement, the terms and conditions of this Agreement shall not be changed or any addition, modification or deletion as provided by law.

SPECIFICATION OF THE FLATS

- i. All wall 5" thick brick wall with sand cement mortar.
- ii. Foundation: R. C. C. foundation with super structure.
- iii. Plastering: Outside and insider plaster with sand cement mortar.
A. Doors: Main Door (4" x 2½ ") will be made by Wood and shutter will be made by flash door (single leaf).
B. Other doors frame will be made by wood (4" x 2½") and shutter will be made by readymade flash door (single leaf anti termite) and toilets door frame and shutter will be made by readymade good quality PVC.
- iv. Windows: Aluminum two track sliding with 4 mm transparent glass.
- v. Flooring: All floors except toilet will be finished by 2" x 2" vitrified ISI branded titles with 4" skirting. And in toilets floor will be finished by marble with 4" skirting.
- vi. Doors & windows fittings: Main door and others - steel & aluminum.
- vii. Toilets: Two toilets will be provided in every flat and inside wall will be finished by 10" x 15" tiles up-to 6' height, one white colour commode and another one white colour Indian type pan, two bib cock, 1 shower and one cistern (sleek) in each toilet.

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- viii. Kitchen: Top of the gas slab will be finished by black granite and above the gas oven slab up-to 3' height finished by 10" x 15" tiles and a steel sink, one bib cock and one aqua guard point.
- ix. Balcony: Stain less steel grill will be provided up-to 3' height as per the Architect's instruction.
- x. Painting: Inside walls lime puny and cement primer (ICI/Berger), outside weather coat paint and doors will be painted by synthetic enamel paint.
- xi. Plumbing: Inside water lines will be CPVC/UPVC pipe concealed and outside water lines will be surface with PVC pipe connected with common PVC water tank.
- xii. One white basin will be provided in drawing room.
- xiii. Electric work: All electrical wiring including invertors points (if required) will be concealed with necessary modular switch (Finolex or Havels) and wire will be fitted (Finolex or Havels).
- xiv. The owner shall have the right to use all common right, amenities, and facilities jointly with all other occupants including the developer's allocated area of common water reservoir, overhead tank, water pump, stair cases, landing, pathway, drainage, septic tank, roof, vacant area of the entire land etc. as per sanction plan.
- xv. All extra work will be done at the cost the owner/Second Party as per Architect instruction and the payment for such extra work shall be made by the Owner/Second Party in advance.

SCHEDULE "A"
(DESCRIPTION OF THE LAND)

ALL THAT PIECE OR PARCEL of Bastu Land measuring 8 Katha 11 Chhatak 17 Sq. Ft. or 6272 Sq. Ft., recorded in R.S. Khatian No. 639, corresponding to L.R. Khatian Nos. 540, 541, 542 & 543, in part of R.S. Plot No. 437/742, corresponding to L.R. Plot No. 130, Situated within Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 90 (L.R.), Under Siliguri Municipal Corporation Area Ward No. 38, At East Rabindra Nagar Main Road, Police Station Bhaktinagar, Registry office at Additional District Sub-Registry Office Bhaktinagar, District Jalpaiguri, in the State of West Bengal.

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The aforesaid land is butted and bounded as follows:-

North : House of Smt. Sandhya Roy, Sunil Sarkar & Others;
South : 36 Ft. Wide East Rabindra Nagar Main Road;
East : House of Sri Radhika Ranjan Sarkar & Others;
West : Land of Sri Debasish Sarkar.

SCHEDULE "B"
(ALLOCATION OF THE OWNERS/SECOND PARTY)

ALL THAT PIECE OR PARCEL of Four Shop Rooms each measuring 8" Front X 12" Breadth at the Ground Floor (Front Side) and 50% Constructed Area of each Floor (South-West Portion) of the Building, covering one part of the below "A" schedule land of the Second Party in consideration of developing the entire land, which shall be treated, constructed and considered as the **OWNERS ALLOCATION**, more particularly described in the schedule "B" below. Accordingly the entire construction covering the below "A" schedule land, except the owner's allocation more particularly described in the schedule "B" below of the building shall be treated and considered as the developer's allocation, more particularly described in the schedule "C" below.

And it is further agreed that the First Party/Developer will pay a sum of Rs. 18,00,000/- (Rupees Eighteen Lakh) only to to the Second Party/Owners and out of which Rs. 3,00,000/- (Rupees Three Lakh) only will be paid at the time of executing this agreement and remaining Rs. 15,00,000/- (Rupees Fifteen Lakh) only will be paid at the time of handing over the owner's allocation to the Second Party/Owners.

SCHEDULE "C"
(DEVELOPERS ALLOCATION)

ALL THAT the Entire Building to be constructed on the Land mentioned in the schedule "A" land, except the owner's allocation, described in the schedule "B" above.

IN WITNESS WHEREOF, the parties of this agreement enter into this agreement in terms of the provision, contained in Article 5 of Schedule 1A 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 the day, month and year as mentioned above.

WITNESSES:-

1. Manoj Mohanta
S/o Santar Mohanta -
Netaji Colony, Gihogomali
Siliguri

Manoj Mohanta

P.O. Gihogomali
P.S. Bhaktinagar
Pin - 734006

Signature of the First Party/Land Developer.

Susobh Ch Sarkar

Amrita Sarkar

Kranti Ranjan Sarkar

Pradyot Sarkar

Signature of the Second Party/Land Owners.

2. Rana Sarkar
S/o Rana Sarkar
Siliguri
P.O. & P.S. Siliguri
Pin - 734001
Dist. - Dajeeing

Drafted as per the instructions of the parties, read over and explained to the parties by me and printed in my office:

Chinmay Sarkar
(CHINMAY SARKAR)
Advocate, Siliguri
Enrolment No. WB/523/2003.

(FINGER PRINT)

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RING FINGER

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Swabodh ch. Sarikar

Swabodh ch Sarikar
(SIGNATURE)

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Swabodh ch. Sarikar

Swabodh ch Sarikar
(SIGNATURE)

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Wazanti Ranjan Sarkar

Wazanti Ranjan Sarkar
(SIGNATURE)

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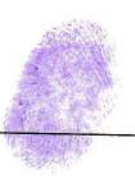
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Anand ch. Sarkar

Anand ch. Sarkar
(SIGNATURE)

(DEVELOPER SHEET)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Kal</i>	LEFT HAND					
	RIGHT HAND					

Kalyan Mikk

SIGNATURE

Major Information of the Deed




Deed No :	I-0711-09304/2021	Date of Registration	16/11/2021
Query No / Year	0711-2002323350/2021	Office where deed is registered	
Query Date	09/11/2021 8:23:39 PM	0711-2002323350/2021	
Applicant Name, Address & Other Details	Chinmay Sarkar Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9563162008, 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 : 18,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,48,17,606/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 18,021/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: East Rabindra Nagar Main Road, Mouza: Dabgram Sheet No - 12, , Ward No: 38 JI No: 2, Pin Code : 734006

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-437/742	RS-639	Bastu	Bastu	8 Katha 11 Chatak 17 Sq Ft		1,48,17,606/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
Grand Total :					14.3733Dec	0 /-	148,17,606 /-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SUBODH CH SARKAR (Presentant) Son of Late Suresh Chandra Sarkar Executed by: Self, Date of Execution: 16/11/2021 , Admitted by: Self, Date of Admission: 16/11/2021 ,Place : Office			
		16/11/2021	LTI 16/11/2021	16/11/2021



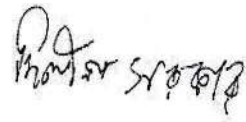
RABINDRA NAGAR MAIN ROAD EAST RABINDRA NAGAR, SILIGURI, City:- Siliguri Mc, P.O:-
 Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex:
 Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: JBxxxxxx0B, Aadhaar No:
 52xxxxxxxx9980, Status :Individual, Executed by: Self, Date of Execution: 16/11/2021
 , Admitted by: Self, Date of Admission: 16/11/2021 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Shri SUSHANTA SARKAR Son of Late Suresh Chandra Sarkar Executed by: Self, Date of Execution: 16/11/2021 , Admitted by: Self, Date of Admission: 16/11/2021 ,Place : Office			
		16/11/2021	LTI 16/11/2021	16/11/2021

RABINDRA NAGAR MAIN ROAD EAST RABINDRA NAGAR, SILIGURI, City:- Siliguri Mc, P.O:-
 Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex:
 Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DFxxxxxx9R, Aadhaar
 No: 38xxxxxxxx5576, Status :Individual, Executed by: Self, Date of Execution: 16/11/2021
 , Admitted by: Self, Date of Admission: 16/11/2021 ,Place : Office




3	Name	Photo	Finger Print	Signature
	Shri KRANTI RANJAN SARKAR Son of Late Suresh Chandra Sarkar Executed by: Self, Date of Execution: 16/11/2021 , Admitted by: Self, Date of Admission: 16/11/2021 ,Place : Office			
		16/11/2021	LTI 16/11/2021	16/11/2021

RABINDRA NAGAR MAIN ROAD EAST RABINDRA NAGAR, SILIGURI, City:- Siliguri Mc, P.O:-
 Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex:
 Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: HSxxxxxx5G, Aadhaar
 No: 49xxxxxxxx3292, Status :Individual, Executed by: Self, Date of Execution: 16/11/2021
 , Admitted by: Self, Date of Admission: 16/11/2021 ,Place : Office



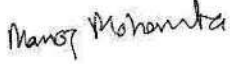
4	Name	Photo	Finger Print	Signature
	Shri DILIP SARKAR Son of Late Suresh Chandra Sarkar Executed by: Self, Date of Execution: 16/11/2021 , Admitted by: Self, Date of Admission: 16/11/2021 ,Place : Office			
		16/11/2021	LTI 16/11/2021	16/11/2021

RABINDRA NAGAR MAIN ROAD EAST RABINDRA NAGAR, SILIGURI, City:- Siliguri Mc, P.O:-
 Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex:
 Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EUxxxxxx7K, Aadhaar
 No: 43xxxxxxxx0032, Status :Individual, Executed by: Self, Date of Execution: 16/11/2021
 , Admitted by: Self, Date of Admission: 16/11/2021 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri KALYAN MITRA Son of Late Kartik Chandra Mitra Executed by: Self, Date of Execution: 16/11/2021 , Admitted by: Self, Date of Admission: 16/11/2021 ,Place : Office			
		16/11/2021	LTI 16/11/2021	16/11/2021
Son of Late Kartik Chandra Mitra RABINDRA NAGAR, SILIGURI, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJxxxxxx1E, Aadhaar No: 43xxxxxxxx2617, Status :Individual, Executed by: Self, Date of Execution: 16/11/2021 , Admitted by: Self, Date of Admission: 16/11/2021 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri MANOJ MOHANTA Son of Shri SANKAR MOHANTA NETAJI COLONY, SILIGURI, City:- Siliguri Mc, P.O:- GHOGOMALI, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 736006			
	16/11/2021	16/11/2021	16/11/2021
Identifier Of Shri SUBODH CH SARKAR, Shri SUSHANTA SARKAR, Shri KRANTI RANJAN SARKAR, Shri DILIP SARKAR, Shri KALYAN MITRA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SUBODH CH SARKAR	Shri KALYAN MITRA-3.59333 Dec
2	Shri SUSHANTA SARKAR	Shri KALYAN MITRA-3.59333 Dec
3	Shri KRANTI RANJAN SARKAR	Shri KALYAN MITRA-3.59333 Dec
4	Shri DILIP SARKAR	Shri KALYAN MITRA-3.59333 Dec

On 16-11-2021

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 11:46 hrs on 16-11-2021, at the Office of the A.D.S.R. BHAKTINAGAR by Shri SUBODH CH SARKAR , 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 1,48,17,606/-

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

Execution is admitted on 16/11/2021 by 1. Shri SUBODH CH SARKAR, Son of Late Suresh Chandra Sarkar, RABINDRA NAGAR MAIN ROAD EAST RABINDRA NAGAR, SILIGURI, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 2. Shri SUSHANTA SARKAR, Son of Late Suresh Chandra Sarkar, RABINDRA NAGAR MAIN ROAD EAST RABINDRA NAGAR, SILIGURI, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 3. Shri KRANTI RANJAN SARKAR, Son of Late Suresh Chandra Sarkar, RABINDRA NAGAR MAIN ROAD EAST RABINDRA NAGAR, SILIGURI, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 4. Shri DILIP SARKAR, Son of Late Suresh Chandra Sarkar, RABINDRA NAGAR MAIN ROAD EAST RABINDRA NAGAR, SILIGURI, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 5. Shri KALYAN MITRA, Son of Late Kartik Chandra Mitra, RABINDRA NAGAR, SILIGURI, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business

Indetified by Shri MANOJ MOHANTA, , Son of Shri SANKAR MOHANTA, NETAJI COLONY, SILIGURI, P.O: GHOGOMALI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 736006, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,021/- (B = Rs 18,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 18,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/11/2021 10:23AM with Govt. Ref. No: 192021220110522738 on 10-11-2021, Amount Rs: 21/-, Bank: SBI
EPay (SBlePay), Ref. No. 6428424546127 on 10-11-2021, Head of Account 0030-03-104-001-16
Online on 16/11/2021 12:02PM with Govt. Ref. No: 192021220114050971 on 16-11-2021, Amount Rs: 18,000/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 70106082 on 16-11-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1006, Amount: Rs.5,000/-, Date of Purchase: 15/11/2021, Vendor name: Sandhya Saha Goon

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 10/11/2021 10:23AM with Govt. Ref. No: 192021220110522738 on 10-11-2021, Amount Rs: 15,020/-,

Bank: SBI EPay (SBlePay), Ref. No. 6428424546127 on 10-11-2021, Head of Account 0030-02-103-003-02

Online on 16/11/2021 12:02PM with Govt. Ref. No: 192021220114050971 on 16-11-2021, Amount Rs: 1/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 70106082 on 16-11-2021, Head of Account 0030-02-103-003-02

Tulsi Lama

Tulsi Lama

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BHAKTINAGAR

Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0711-2021, Page from 256924 to 256956
being No 071109304 for the year 2021.



Digitally signed by TULSI LAMA
Date: 2021.12.01 11:36:03 +05:30
Reason: Digital Signing of Deed.

- Tulsi Lama

(Tulsi Lama) 2021/12/01 11:36:03 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)