

SL. 1606

V/C-125/2023

I-1634/2022



अखिल बंगाल पश्चिम बंगाल WEST BENGAL

H 34993

23-2-23
2-407346/23
18-457m



CERTIFIED THAT THE DOCUMENTS ADMITTED INTO REGISTRATION THE SIGNATURE SHEETS AND THE ENDORSEMENT SHEETS ARE PART OF THIS DOCUMENT

District Sub-Registrar
Cooch Behar

28 FEB 2023

DEED OF AGREEMENT FOR DEVELOPMENT OF MULTISTORIED BUILDING

THIS DEED OF AGREEMENT FOR DEVELOPMENT OF MULTISTORIED BUILDING IS MADE THIS THE 27th DAY OF FEBRUARY, 2023.

BETWEEN

I, SRI DILIP PRAMANIK, PAN- BCHPP2110G, S/O. Late Krishna Lal Pramanik, residing at West Khagrabari Road, Near Gouria Math, P.O. Khagrabari, P.S. Pundibari, Dist. Cooch Behar, hereinafter referred to as LAND OWNER/ LANDLORD (which terms and expression unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators and assign) the **FIRST PART.**

Dilip Pramanik

Creative Construction & Developer

27 FEB 2023

Serial No. 621 Date
Name of Vendor Dilip Pramanik both
Address of Vendor Cooch Behar
Stamp Purchased from Cooch Behar Treasury
Date of Purchase from Treasury 20 FEB 2023

ASIM DAS
Stamp Vendor, Cooch Behar Sadar
License No. - 017 2022-2023
Date

27 FEB 2023

Dilip Pramanik



L.T.I-398
Date: 27-02-2023

Dilip Pramanik



L.T.I-399

Construction & Developer

Ramesh Dg Swkar
Proprietor



District Sub-Registrar
Cooch Behar

27 FEB 2023



L.T.I-400

Ramesh Dg Swkar
sri Gobinda kar
charakter kuthi Dewambosh,
lapurhat, p.s. kotwali
Cooch Behar.

Dilip Pramanik

Creative Construction & Developer

Nirmalya Dey Sarkar
Proprietor

P-2

AND

CREATIVE CONSTRUCTION AND DEVELOPER, Represented by its Sole Proprietor Sri Nirmalya Dey Sarkar, S/O. Late Naresh Chandra Dey Sarkar, residing at S.N. Road Bye Lane, Dharmatala, Sahar Cooch Behar, P.S. Kotwali, P.O. & Dist. Cooch Behar, hereinafter referred to as the **SECOND PART/CONFIRMING PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its heirs, successors, executors, legal representatives and assigns).

WHEREAS one of the party of the 1st part Sri Dilip Pramanik herein (LANDLORD) is the absolute owner and are seized and possessed and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring 0.05 Acres of land be the same a little more or less appertaining to Thak No. 963, J.L.No.89, Mouja - Khagrabari, Annual Rent Rs.0.27 Paisa, Total Land was recorded in L.R.Khatian No.13919 dated 29.10.2021., R.S. Plot No.3827 corresponding to L.R. Plot No. 4818, in P.S.Pundibari Previously Kotwali, Dist. Cooch Behar was owned and possessed by Dilip Kumar Rakshit who has acquired the said land through registered Sale Deed being No.I-9953 dated 03.11.1978.

AND WHEREAS while owning and possessing the said land Dilip Kumar Rakshit also sold out his total 3 Katha 05 Dhurs of land infavour of Kalpana Pramanik through a registered Sale Deed being No.I-7940 dated 14.07.1980., Executed before the Sadar Joint Sub Registry Office, Cooch Behar and delivered possession to her.

AND WHEREAS while owning and possessing the said land Kalpana Pramanik also gifted out her total 5 Decimel locally 3 Katha of land infavour of Sri Dilip Pramanik through a registered Gift Deed being Book No.I, Deed No.4420, Vol.No.0801-2021, Page No.74116 to 74134, dated 29.04.2021. & 05.05.2021., Executed before District Sub Registry Office, Cooch Behar and possession to him.

WHEREAS one of the party of the 1st part Sri Dilip Pramanik herein (LANDLORD) is the absolute owner and are seized and possessed and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring 0.07 Acres of land be the same a little more or less appertaining to Thak No. 963, J.L.No.89, Mouja - Khagrabari, Annual Rent Rs.0.27 Paisa, Total Land was recorded in L.R.Khatian No.13919 dated 29.10.2021., R.S. Plot No.3827 corresponding to L.R. Plot No.4818, in P.S.Kotwali, Dist.Cooch Behar was owned and possessed by Renuka Rakshit who has acquired the said land through registered Gift Deed being No.I-10294 dated 17.11.1978.

AND WHEREAS while owning and possessing the said land Renuka Rakshit also sold out her total 4 Katha 05 Dhurs of land infavour of Kamana Pramanik through a registered Sale Deed being Deed No.I-690 dated 22.01.1981., Executed before Sadar Joint Sub Registry Office, Cooch Behar and possession to her.

Dilip Pramanik

Creative Construction & Development

Nirmal Chandra Deb
Proprietor

P-3

AND WHEREAS while owning and possessing the said land Kamana Pramanik also gifted away her total 4 Katha 05 Dhurs of land infavour of Naba Kumar Pramanik through a registered Gift Deed being Deed No.1-4421 dated 29.04.2021. & 05.05.2021.,Executed before District Sub Registry Office,Cooch Behar and possession to him.

AND WHEREAS while owning and possessing the said land Naba Kumar Pramanik has also gifted away his total 4 Katha 05 Dhurs of land by his Power of Attorney Holder Debjit Pramanik infavour of Sri Dilip Pramanik through a registered Gift Deed being Book No.I, Deed No.8218, Vol. No.0801-2021, Page No.143953 to 143972,dated 18.09.2021.&23.09.2021.,Executed before District Sub Registry Office,Cooch Behar and possession to him.

AND WHEREAS after accepting the said land Sri Dilip Pramanik (LANDLORD) acquiring the said land and after acquiring and possessing the said landlord has also mutated and recorded the said land in the settlement records and he has also got separate L.R.Khatian being No. 13919 dated 29.10.2021.and he has also recorded 0.12 Acres in L.R. Plot No. 4818 which is described in schedule below.

AND WHEREAS all the parties of the first part in this way have become the absolute owner and possessor of the piece of land as per schedule below at West Khagrabari Road,Near Gouria Math,P.O.Khagrabari,P.S.Pundibari,Dist.Cooch Behar,more particularly mentioned in the schedule 'A' below.

NOW THIS AGREEMENT is made and executed by and between the parties of the First Part and Second Part under the following terms and conditions :-

1. That the parties of the first part/owner of land has already handed over the landed property, mentioned here-in-below to the party of the Second part with all rights for the Development of land and building and do necessary acts related to development and construction of multistoried building on the said premises and to represent all offices on behalf of the land lords except sell and mortgage of any portion of land allocation without the consent of the land lord.
2. That the Land Lord will get his allocation as per enclosed allocation details in Schedule-D.
3. That the building constructed as per approved plan of appropriate authority and the Basement Floor is for Parking and Ground Floor is for Commercial area at road side and remaining portion is for Flat and First Floor to Forth Floor shall be residential purpose only.

Dilip Pramanik

Creative Construction & Develop.

Hirmlaya Das Saha
Proprietor

P-4

4. That the developer 2nd part shall complete the said building by 36 (Thirty Six) month from the date of the execution of Development agreement.
5. That the Developer intend to develop/construct B+G+4 floor Building at the cost of developer/confirming party and as per approved or post fact approved building plan.
6. That the developer/the party of the second part has liable to construct the building as per approved/post fact approved plan by the Khagrabari Gram Panchayet Office. Any deviation needed on the approved plan later on shall have to be approved by the appropriate authority and the 1st part and 2nd part or theirs constituted attorney jointly signed in the building plan before submission in Khagrabari Gram Panchayet Office or appropriate authority for post fact approval.
7. That the floors of the proposed multistoried building shall be used as follows:
 - A) Basement floor will be use for Parking and electric room only.
 - B) Ground floor will be use for Commercial area at road and remaining portion is use for Flat ;
 - C) Flat situated at 1st Floor to 4th Floor for residential use as to be decided by the party of the 2nd part/developer with due approval from Gram Panchayet Authority if required.
8. That after completion of construction in the presentation form as per sanctioned plan by appropriate authority the party of the second part/the developer shall hand over the possession to the parties of the 1st part as described in schedule "D" within the stipulated time.
9. That after hand over of the aforesaid constructed spaces as mentioned earlier as land lord allocation to the land lords/the parties of the 1st part, the Developer Shall have the absolute right on all the remaining construction proposed to be made at present or in future on the said below schedule lands. The land lords/ the parties of the first part after receipt of their shares as mentioned earlier shall have no right to claim or object for such present construction.
10. That after handing over of the possession of the land lords' portion/share, by the party of the 2nd part/developer, to the parties of the 1st part, the rest portion of the complete building shall be treated as share of developer/the party of the 2nd part, together with undivided proportionate shares of land of the said premises as mentioned in the schedule below.

Shilp Pramanik

Creative Construction & Developments

Nimisha Das Saha
Proprietor

P-5

11. That the party of the 2nd part shall have every right to enter into the agreements with any prospective buyers for sale residential place, Flat, parking spaces, Commercial place etc. of the said building or any rent to any third party or any future construction, excluding share of 1st part.
12. That the party of the 1st part or theirs lawful constituted attorney shall remain liable to sign on the agreements to be prepared for sale of residential Place, Flats, parking spaces, Commercial place etc by the developer/the party of the 2nd party for the proposed purchasers etc. if required.
13. That all sorts of liabilities regarding any agreements related to the said proposed building shall lie on the party of the 2nd part in spite of tripartite Agreement on any Agreement proposed to be made by the developer for sale of Flats etc excluding the portions/shares of the Land Lords.
14. That the party of the 2nd part shall have the right to accept advance or any sorts of payments including the final payments from any prospective buyers or tenants of residential place, Flats, parking space and Commercial Stall etc, at their own discretion.
15. That in case of any advance or any sorts of amount received /to be received by the party of the 2nd part from any proposed buyers etc, the parties of the 1st part shall never be liable in any manner for such amounts received/to be received by the party of the 2nd part.
16. That the party of the 2nd part is at liberty to take financial assistance from any bank, financial institution etc. in that case the parties of the 1st part or their undivided shares of land including the Flats and parking spaces to be allotted to them on to the said proposed building shall not be charged by the financier etc. in any manner for realization of debts from the parties of the 2nd part.
17. That the Building name will be "CREATIVE KRISHNA".
18. That the following facilities shall be provided by the developer on the said Multistoried Building for all the Flat owners etc including the Land lords/the parties of the 1st part.
 - a) Arrangement of deep tube well & water tanks on the roof of the building for supply of water to each flat owners and the developer shall installed Lift in the said building.
19. That the 2nd Part/developer shall bear all expenses relating to building plan and all other related expenses regarding construction/development of the said Multistoried Building.
20. That the Land Lords shall not be liable in any manner from the date of execution of this Deed of Agreement for Development/construction of the Building.

DILIP PRASADIA

Creative Construction & Developer

Mishra & Son
Proprietor

P-6

21. That the 1st part is not liable for any advance taken by the Developer/Confirming Party from any third party or proposed purchaser.
22. That the 1st part is not liable for any disputes regarding construction of the said building nor any liability regarding the construction.
23. That the parties of the 2nd part/Developer shall bear all expenses for the construction/development of the Multistoried Building out of their own source or through financial assistance from any organization including bank etc. as per their convenient without mortgage the below schedule land Deed.
24. That the parties of the 1st part shall also not be liable for any loan taken by the party of the 2nd part.
25. That the 1st part will be bound to registered the Developers allocation as per Development agreement infavour of the 2nd part or any person or proposed buyers of the 2nd part after completion or handed over the Land Lords Share as per Development Agreement.
26. That the said below mentioned common areas & facilities shall be enjoyed by all the Flat owners including Land Lords of the said proposed building to be constructed on the lands mentioned in the scheduled hereinafter.
 - a) Corridors, Stairways, Common toilets, pump rooms, roof, water pump and motor and all other common things and lift.
 - b) All other facilities as mutually be agreed and be settled by all the Flat owners as joint owners of the said building including their nominees or legal heirs.
27. That during construction if any additional is developed by the developer then 31% (Thirty One) of the additional area will be considered as land lord share in additional as described in schedule "D".
28. That the party of the 1st part will be provided 31.3% of the total constructed sellable flat area from ground floor to 4th floor, 1(One) stall of 200 Sq. Ft. on the ground floor and parking measuring 200 Sq. ft. on the basement upon the B+G+4 construction as landlord share as mentioned in schedule "D" by the party of the 2nd part.
29. That the party of the 1st part will be provided 4(Four) number of flats on the second floor of the building and 1(One) flat on the 4th floor of the building, in case of total sq.ft. area of the aforesaid 5(Five) flats is less then 31.3% of the total constructed sellable flat area from ground floor to 4th floor, the party of the 2nd part/The Developer will pay the amount of that remaining area as per the prevailing market rate to the party of the 1st part on or before the handover of the possession of the 1st part allocation.

Dilip Pramanik

Creative Construction & Developpai

Nirmalya Dey Sukter.
Proprietor

P-7

30. That the party of the 1st part/The landlord will be exempted from paying any additional charges for developing common area & electrification, lift installation etc.
31. That the developer shall pay Rs.9000/- (Rupees Nine Thousands) monthly for the cost of rental house by the first week of every month till the handover of the possession to the party of the 1st Part.
32. During construction all kind of government taxes of the said land and electricity bill will be paid by the Part of 2nd Part/Developer.
33. That the Developer will get their allocation as per enclosed allocation details in Schedule-D.

SCHEDULE OF LAND - A

District-Cooch Behar, P.S. Pundibari Previously Kotwali, Thak No.963, J.L.No.89, Mouja Khagrabari, Annual Rental of which Rs.0.27 Paise, Total Land was recorded in L.R. Khatian No. 13919, R.S. Plot No.3827 corresponding to L.R. Plot No. 4818, Total Area of land-0.12 Acre Classified as-"Bastu". Particulars of Land to be handed over by the land Lords to the Developer (by the 1st part to the 2nd Part) for developer/construction of Multistoried building etc.

TOTAL LAND IS BUTTED AND BOUNDED AS FOLLOWS:

- To the North : Common Goli Path ;
To the South : House of Tamal Dey Sarkar & Others ;
To the East : House of Manindra Nath Adhikari ;
To the West : Metal Road.

Sl. No	Received From	TITLE DEED NO.	DATE	KHATIAN NO.	R.S. PLOT NO.	L.R. PLOT NO.	AREA OF LAND
1.	Sri Dilip Pramanik.	Gift Deed I-4420 & I-8218	29.04.2021. & 05.05.2021. And 18.09.2021. & 23.09.2021.	L.R. Khatian No.13919	3827	4818	0.12 Acre

Total Land-0.12 Acres through Registered Gift Deed.

Shilp Pramanik

Creative Construction & Developments

Nirmalaya Das Subbar
Proprietor

P-8

SCHEDULE "B" (Specification)

TECHNICAL SPECIFICATION OF CONSTRUCTION & FINISHING WORKS FOR THE PROPOSED BUILDING

1. GENERAL : The building is of RCC framed structure with combined Raft footing in foundation as per soil condition. All super structural work is designed on the basis of earthquake zone V as per is code and all necessary ductile detailing is also provided.
2. BRICK WORK : All inside & exterior walls is of 5" think traditional brick work with 1st class brick/ block work as per local market.
3. FLOORING :
 - i) Bed rooms, drawing room, kitchen, balcony, is covered with 2'X2' floor tiles(single charged verified, Rs. Within 50-55 Per Sq. Ft.) with 4" size scarting(Dedo).
 - ii) Toilet floor is of 1'X1' Tiles with 7' fight wall tiles(pattern matched)
(ceramic tiles, Rs. Within 40 – 45 per Sq.Ft.)
 - iii) Kitchen tabil top granite is provided (T & Capplied)
4. DOORS & WINDOWS:
 - i) All Door Frame: is made of 4"*3" shall section with 7 high coated with paint
 - ii) Main door panel is of high quality flash door (32 MM) with laminate tick finish
 - iii) No mortiz lock, door handle & necessary fittings wood be provided
 - iv) Toilet doors is of flash door, 2'6" X 6'6" in size
 - v) All windows is of aluminum sliding window with 4mm thk. Frosted glass.
 - vi) Single front sliding panel is provided in a bed room with two track sliding panel with frosted glass.
 - vii) All windows & balcony is fully covered with Ms grill.
5. TOILET FITTINGS :
 - i) Normal pedistal comod(WC Western Style) in attached toilet & Indian type WC in common toilet is provided with system & necessary fittings.
 - ii) Normal mixture with shower panel is provided in common toilet
 - iii) Single bib cork for attached toilet will be provided.
 - iv) Normal pediatal basin with mirror glass & necessaring fittings
 - v) Washing machin, sink for pooja – inlet@outlate connection is provided with two way bib cork.
 - vi) Concealed hot water connection is provided(without gizer).

Kulip Pramanik

Creative Construction & Develops

Nirmalya Dasgupta
Proprietor

P-9

- vii) Main operator regulator valve is also provided in each unit of flat (on the corner of a bathroom in each individual).

6. STAIR CASE:

- i) Stair case landing will be provided with MS Iron window for proper lighting & ventilation.
ii) Stair landing, trade & riser is covered with marble/ Kota Stone.
iii) Hand rail is of Ms. Grill.
iv) Common light is provided on vertical walls of stair room.

7. WALL FINISH :

- i) Outer walls is covered with weather shield & Exterior tiles as per architectural design.
ii) All inside walls is covered with white primer on two coats of wall putty.

8. ELECTRICAL FITTINGS :

- i) Separate concealed wiring connection for each flat will be provided (Meter will be applied by the flat owner).
ii) All fittings is of branded materials(anchors/havels/ etc.)
iii) Points on each room is provided as per architectural details provided by developer.
iv) Generator backup will be provided by the developer
v) Common area Electrification is provided by the developer on chargeable basis.
vi) Concealed wiring terminated up to certain no. of points will be provided.
vii) AC provision on One bed room only is provided.
viii) All electrical fittings & fixtures is provided on chargeable basis.
ix) No telephone intercom cabling is provided by developer.

9. OTHERS SPECIFICATION:

- i) lift for residential flat owner for the landlord along with all flat owner.
ii) Water proofing treatment on top RCC roof is provided with DPC material.
iii) All rain water pipe & sanitary outer pipe is provided with ISI marked PVC.
iv) Parapet wall is of 5" THK brick work, RCC & MS fabrication.

Dilip Pramanik

Creative Construction & Developer

Mirumayya Day Suktur
Proprietor

P-10

SCHEDULE "C"

1. The common area electrification is also provided by the developer on chargeable basis.
2. Roof top cloth string is provided by the developer in a standard pattern.
3. Main regulator valve is provided on each flat on one side of a Toilet.
4. generator will be provided by the developer.

FLOOR WISE DETAILS OF ALLOCATION OF LANDLORDS

SCHEDULE-"D"

FLOOR WISE DETAIL OF ALLOCATION OF LAND LORDS AND DEVELOPER

Floor Mark	Property Type	Allotted To	Status of Allotee	No.	Super Built Up area in Sq. Ft. (Approx).
Basement	Open Parking	Sri Dilip Pramanik	As Landlord	1	200
Basement	Balance Open Parking	Creative Construction	As Developer	Remaining Balance	Remaining Balance
Ground Floor	Flat Type-A	Creative Construction	As Developer	1	872
Ground Floor	Flat Type-B	Creative Construction	As Developer	1	1105
Ground Floor	Commercial Stall-1	Dilip Pramanik	As Landlord	1	200
Ground Floor	Commercial Stall-2	Creative Construction	As Developer	Remaining Balance	Remaining Balance
1st Floor	Flat Type-A	Creative Construction	As Developer	1	872
1st Floor	Flat Type-B	Creative Construction	As Developer	1	1105
1st Floor	Flat Type-C	Creative Construction	As Developer	1	1128
1st Floor	Flat Type-D	Creative Construction	As Developer	1	954
2nd Floor	Flat Type-A	Dilip Pramanik	As Landlord	1	872
2nd Floor	Flat Type-B	Dilip Pramanik	As Landlord	1	1105
2nd Floor	Flat Type-C	Dilip Pramanik	As Landlord	1	845
2nd Floor	Flat Type-D	Dilip Pramanik	As Landlord	1	1237

Dilip Pramanik

Creative Construction & Developer

Nirmal Chakrabarty
Proprietor

3rd Floor	Flat Type-A	Creative Construction	As Developer	1	872
3rd Floor	Flat Type-B	Creative Construction	As Developer	1	1105
3rd Floor	Flat Type-C	Creative Construction	As Developer	1	1128
3rd Floor	Flat Type-D	Creative Construction	As Developer	1	954
4th Floor	Flat Type-A	Creative Construction	As Developer	1	872
4th Floor	Flat Type-B	Dilip Pramanik	As Landlord	1	1105
4th Floor	Flat Type-C	Creative Construction	As Developer	1	1128
4th Floor	Flat Type-D	Creative Construction	As Developer	1	954

That the party of the 1st part will be provided 4(Four) number of flats on the second floor of the building and 1(One) flat on the 4th floor of the building, in case of total Sq.Ft. area of the aforesaid 5(Five) flat is less than 31.3% of the total constructed sellable flat area from ground floor to 4th floor, the party of the 2nd part/The Developer will pay the amount of that remaining area as per the prevailing market rate to the party of the 1st part on or before the handover of the possession of the 1st part allocation.

All the aforesaid specification may be changed keeping in view quantity of the Substituted goods.

Note :-

- 1) Electric connection from West Bengal State Electricity Distribution Company Limited to be arranged by the PURCHASERS and land lord in their own cost.
- 2) In case of any special fittings than the normal fittings to be made by the Owners/Developer, the extra cost must be borne by the PURCHASER.

Lilip Pramanik

Creative Construction & Developer

Nirmalya Das Saha
Proprietor

P-12

In witness WHERE OF THE LANDLORD/VENDORS & DEVRELOPER/
CONFIRMING PARTY subscribe theirs hands, seal this the day, month and year
above mentioned.

Witness :

1. Goutam kar

sto - sri Gobinda kar
vill - charaker kuthi Dewanbesh,
P.O - Tapurhat, P.S - Kotwali
Dist - Cooch Behar.

2. Dhananjay Ray

S/O Late Pran Nath Ray
Raj Rajendra Narayan Road
Cooch Behar 736101
P.S Kotwali P.O/Dohi COB

Lilip Pramanik

Signature of Land Lord.

Creative Construction & Developer

Nirmalya Das Saha
Proprietor

Signature of Developer.

Drafted & Prepared in my Office

Sheikh Datta
Advocate, Cooch Behar.

Enrolment No.F-1003/1014 of 2002.

Affix recent Photo here

Left Hand

Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger

Right Hand



Dilip Pramanik

Left Hand

Right Hand

Dilip Pramanik



Creative Construction & Develop.

Nirmalya Dasgupta
Proprietor

Left Hand

Right Hand

Creative Construction & Develop.

Nirmalya Dasgupta

Affix recent Photo here

Left Hand

Right Hand







Government of West Bengal



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

OFFICE OF THE D.S.R. COOCHBEHAR, District Name :Coochbehar

Signature / LTI Sheet of Query No/Year 08012000407346/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri DILIP PRAMANIK West Khagrabari Road, Near Gouria Math, Village:- Khagrabari, P.O:- Khagrarani, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736179	Land Lord			Dilip Pramanik 27/02/2023
2	Shri NIRMALYA DEY SARKAR S. N. Road Bye Lane, Dharmatala, City:- Coochbehar, P.O:- Cooch Behar, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101	Represent ative of Developer [CREATIV E CONSTR UCTION AND DEVELOP ER]			Creative Construction & Develop. M. Goswami Proprietor Nirmalya De Sarkar. 27-02-23.

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri GOUTAM KAR Son of Shri Gobinda Kar Charakerkuthi Dewanbosh, Village:- Charakerkuthi Dewanbosh, P.O:- Tapurhat, P.S:- Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736170	Shri DILIP PRAMANIK, Shri NIRMALYA DEY SARKAR			Goutam kar 27-02-2023.

Tulsi Lama

(Tulsi Lama)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R.
COOCHBEHAR

Coochbehar, West Bengal
District Sub-Registra
Cooch Behar

Major Information of the Deed

Deed No :	I-0801-01634/2023	Date of Registration	28/02/2023
Query No / Year	0801-2000407346/2023	Office where deed is registered	
Query Date	15/02/2023 12:57:46 PM	D.S.R. COOCHBEHAR, District: Cooch	
Applicant Name, Address & Other Details	Surajit Datta COOCH BEHAR, Thana : Coochbehar, District : Coochbehar, WEST BENGAL 736101, Mobile No. : 9434201959, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property Declaration [No of Declaration : 12]		
Set Forth value	Market Value		
	Rs. 1,96,36,344/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,120/- (Article:48(g))	Rs. 123/- (Article:E, E)		
Remarks			

Land Details :

District: Coochbehar, P.S:- Coochbehar, Gram Panchayat: KHAGRABARI, Mouza: Khagrabari, JI No: 89, P 736179

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other
L1	LR-4818 (RS :-3827)	LR-13919	Commercial	Bastu	0.12 Acre		1,96,36,344/-	Width of Road: 3 Adjacer Road,
Grand Total :					12Dec	0 /-	196,36,344 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri DILIP PRAMANIK (Presentant) Son of Late Krishna Lal Pramanik West Khagrabari Road, Near Gouria Math, Village:- Khagrabari, P Khagrabari, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:-736179 Sex: Male, By Occupation: Others, Citizen of: India, PAN No.:: BCxxxxx0G,Aadhaar No Not Provided by UIDAI, St :Individual, Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CREATIVE CONSTRUCTION AND DEVELOPER S. N. Road Bye Lane, Dharmatala, City:- Coochbehar, P.O:- Cooch Behar, P.S:-Coochbehar, District:-Cooch West Bengal, India, PIN:- 736101 , PAN No.:: ahxxxxx2a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri NIRMALYA DEY SARKAR Son of Late Naresh Chandra Dey Sarkar S. N. Road Bye Lane, Dharmatala, City:- Coochbehar, P.O:- Cooch Behar, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101, Sex: Male, Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx2A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CREATIVE CONSTRUCTION AND DEVELOPER (as PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri GOUTAM KAR Son of Shri Gobinda Kar Charakerkuthi Dewanbosh, Village:- Charakerkuthi Dewanbosh, P.O:- Tapurhat, P.S:-Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736170			
Identifier Of Shri DILIP PRAMANIK, Shri NIRMALYA DEY SARKAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri DILIP PRAMANIK	CREATIVE CONSTRUCTION AND DEVELOPER-12 Dec

Land Details as per Land Record

District: Coochbehar, P.S:- Coochbehar, Gram Panchayat: KHAGRABARI, Mouza: Khagrabari, JI No: 89, Pin Code: 736179

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4818, LR Khatian No:- 13919		Seller is not the recorded Owner per Applicant.

Endorsement For Deed Number : I - 080101634 / 2023

On 27-02-2023

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

Presented for registration at 18:45 hrs on 27-02-2023, at the Private residence by Shri DILIP PRAMANIK, Exer

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 1,96,36,344/-

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

Execution is admitted on 27/02/2023 by Shri DILIP PRAMANIK, Son of Late Krishna Lal Pramanik, West Khagra Road, Near Gouria Math, P.O: Khagragari, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736170 by caste Hindu, by Profession Others

Indetified by Shri GOUTAM KAR, , , Son of Shri Gobinda Kar, Charakerkuthi Dewanbosh, P.O: Tapurhat, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736170, by caste Hindu, by profession Private Service

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

Execution is admitted on 27-02-2023 by Shri NIRMALYA DEY SARKAR, PROPRIETOR, CREATIVE CONSTRUCTION AND DEVELOPER (Sole Proprietoship), S. N. Road Bye Lane, Dharmatala, City:- Coochbehar Cooch Behar, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101

Indetified by Shri GOUTAM KAR, , , Son of Shri Gobinda Kar, Charakerkuthi Dewanbosh, P.O: Tapurhat, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736170, by caste Hindu, by profession Private Service

M. Lama
Tulsi Lama
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
Coochbehar, West Bengal

On 28-02-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 123.00/- (E = Rs 91.00/- , H = Rs 28.00/- = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 123/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal
Online on 27/02/2023 9:55PM with Govt. Ref. No: 192022230313742321 on 27-02-2023, Amount Rs: 123/-, Branch State Bank of India (SBIN0000001), Ref. No. IK0CCXLMN5 on 27-02-2023, Head of Account 0030-03-104-001

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,120/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,120/-

Description of Stamp

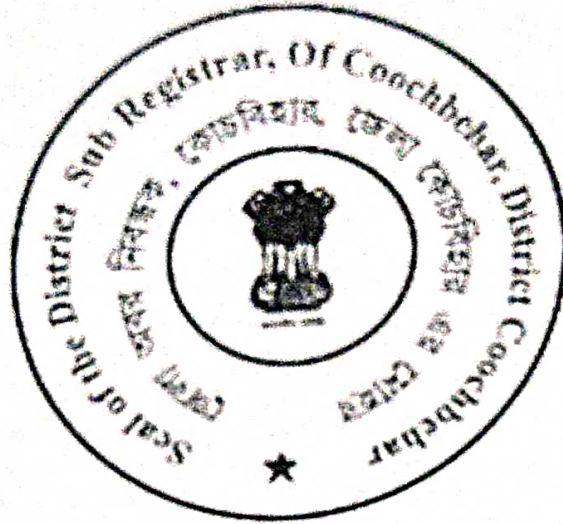
1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 621, Amount: Rs.5,000.00/-, Date of Purchase: 27/02/2023, Vendor name: A
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of V
Online on 27/02/2023 9:55PM with Govt. Ref. No: 192022230313742321 on 27-02-2023, Amount Rs: 35,120/-, B
State Bank of India (SBIN0000001), Ref. No. IK0CCXLMN5 on 27-02-2023, Head of Account 0030-02-103-003-02

Tulsi Lama

Tulsi Lama
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHA
Coochbehar, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0801-2023, Page from 25004 to 25025
being No.080101634 for the year 2023.



Digitally signed by TULSI LAMA
Date: 2023.03.02 13:44:05 +05:30
Reason: Digital Signing of Deed.

(Tulsi Lama) 2023/03/02 01:44:05 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
West Bengal.

(This document is digitally signed.)