

10225/2021

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Cont.
 2/12/2021
 S/o. 2659980

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION
 THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED
 TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

Cont.
 Addl. District Sub-Registrar,
 Siliguri-II at Bagdogra

- (1) Kushal Mukherjee
- (2) Kanak Mukhopadhyay
- (3) Shudhakarathu Guha

UNITY BUILDERS

Beiran
 PARTNER

UNITY BUILDERS

Shakti Sen
 PARTNER

21 DEC 2021

DEVELOPMENT OF AGREEMENT

THIS DEED OF AGREEMENT IS MADE ON THIS

THE 21st DAY OF December 2021.

27/9

(1) KUSHAL MUKHERJEE
(2) KANKAN MUKHOPADHYAY
(3) SHUDDHASATTWA GUHA

UNITY BUILDERS
Bisram
PARTNER

UNITY BUILDERS
Bhola Majumdar
PARTNER

BETWEEN

(1) SRI KUSHAL MUKHERJEE, Son of Late Kamal Kanti Mukhopadhyay, I.T. PAN. BDBPM6684B, Aadhaar No.2961 7244 1947, **(2) MR. KANKAN MUKHOPADHYAY**, Son of Sri Kaushik Mukhopadhyay, Aadhaar No.7781 9828 3819 & **(3) MR. SHUDDHASATTWA GUHA**, Son of Sri Subrata Guha & Manidipa Guha, Aadhaar No.5019 0136 4155, PAN : DCWPG0436B, all are Hindu by religion, Indian by Nationality, Owner No. 1 Business , Owner Nos.2 & 3 Student by occupation, Owner Nos. 1 & 2 resident of Nivedita Road by Lane, P.O. & P.S. Pradhan Nagar, Under ward No.02 of S.M.C., District Darjeeling, Pin - 734003, State of West Bengal, Owner No. 3 Resident of Deshbandhu Para, Deshbandhu Bidyapith Road, P.O. Siliguri Town, P.S. Siliguri, District- Darjeeling, Pin -734004, State of West Bengal - hereinafter called the "**FIRST PARTY / OWNERS**" (Which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, legal representative, administrators and assigns) of the **FIRST PART**.

A N D

UNITY BUILDERS, A partnership Firm, having its office Ground Floor, Star Royal, Nayabasti, Besides Kali Mandir, P.O. Champasari & P.S Pradhan Nagar, Pin 734403, Dist. Darjeeling, PAN NO.AAHFU0568L, represented by its Partners **(1) SRI SAURABH EIRAN**, Son of Sri Suresh Agarwal, PAN :- AAYPE6083B, Aadhaar No.5762 8857 6089 & **(2) SRI BHOLA MAJUMDAR**, Son of Sri Ramakant Majumdar, PAN:-AJPPM4043F, Aadhaar No. 5479 4832 2057, Hindu by religion. Business by occupation, Partner No.1 residing at Hat Bazar Masjid Lane, Ward No.15 of Kurseong Municipality, P.O. & P.S. Kurseong, Dist Darjeeling, Pin 734203, Partner No.2 residing at Bhanu Bhakta Sarani Bye Lane, Near Jyotirmoy Athletic Club, P.O & P.S Pradhan Nagar, Dist Darjeeling, Pin - 734003, West Bengal - hereinafter called the "**SECOND PARTY/ DEVELOPER**" (Which expression shall mean and include unless excluded by or repugnant to the context its partners, executors, successors, legal representatives, administrators and assigns) of the **OTHER PART**.

A N D

WHEREAS Kamal Kanti Mukhopadhyay is absolute owner of the land measuring 13 Decimals or 0.13 Acres mentioned in schedule "A", appertaining to and forming part of R.S. Plot No.54, R.S. Khatlan No.2/1, J.L.No.83, situated in mouza of Daknikata, Pargana - Patharghata, Police Station - Pradhan Nagar, District - Darjeeling, by virtue a Deed of Sale, executed by Smt. Shantiprova Roy Chowdhury, Wife of Late Binay Kamal Roy Chowdhury & Others, execution on 18.05.1979 at Sub-Registry Office Siliguri, registered in Book No.I, Volume

(1) Kushal Mukherjee

(2) Kankan Mukhopadhyay

(3) Shubhanshu Guha

UNITY BUILDERS
B.L.O.M.
PARTNER

UNITY BUILDERS
B.L. & L.R.O. Matigara
PARTNER

No.60, Pages from 59 to 64, being No.3190, for the year of 1979. From the date of such purchased, hereof the aforesaid Kamal Kanti Mukhopadhyay kept the aforesaid land measuring 13Decimals in his actual and physical possession having permanent, heritable, transferable and marketable right, title and interest thereon, free from all encumbrances and charges whatsoever.

A N D

WHEREAS Kamal Kanti Mukhopadhyay has mutated the land in his name to the B.L. & L.R.O. Matigara at Shivmandir and such authority issued Khatian in his name, Vide Khatian No.385 and L.R. Plot No.328 .

A N D

WHEREAS in view of the aforesaid manner the said Kamal Kanti Mukhopadhyay became the absolute and exclusive owner in possession of the said land and during his continuous possession of the said land he died leaving behind his, his two sons namely (1) Sri Kaushik Mukhopadhyay, (2) Sri Kushal Mukhopadhyay & one daughter namely (3) Smt. Manidipa Guha Nee Mukherjee as his only legal heirs and successors to inherit the said landed property left by him each having One Third undivided share therein mentioned in schedule "A".

A N D

WHEREAS 1)Sri Kaushik Mukhopadhyay, (2) Sri Kushal Mukhopadhyay and (3) Smt. Manidipa Guha Nee Mukherjee has mutated the land in their names to the B.L. & L.R.O. Matigara at Shivmandir and such authority issued Khatian in their names, Vide Khatian Nos.1906 ,1907 & 1908 and in L.R. Plot No.328 .

A N D

WHEREAS owner Nos.2 & 3 acquired land measuring 0.08660 Acres, recorded in L.R. Khatian Nos. 1907 & 1908 , L.R. Plot No.328, situated within Mouza - Daknikata, J.L. No.83, Pargana - Patharghata, Ward No.46 of **SILIGURI MUNICIPAL CORPORATION**, by virtue a Deed of Gift, executing by (1) **SRI KAUSHIK MUKHOPADHYAY**, Son of Late Kamal Kanti Mukhopadhyay & (2) **MRS. MANIDIPA GUHA NEE MUKHERJEE**, Wife of Sri Subrata Guha & Daughter of Late Kamal Kanti Mukhopadhyay, registered on 17.09.2021 at A.D.S.R. Bagdogra, recorded in Book No.1, CD Volume No.0403 - 2021, Pages from 167436 167461 , being No. 6559, for the year of 2021.

- (1) Kusol Mukherjee
- (2) Kankar Mukhopadhyay
- (3) Shudhansu Kumar

UNITY BUILDERS
Biswan
PARTNER

UNITY BUILDERS
Bh. / S. / Mukherjee
PARTNER

A N D

WHEREAS the Developer / Second party has been carrying on a business of development of land by promoting construction of Multi storied building.

A N D

WHEREAS the First Party / Owner have been trying to use and utilize their land described in the schedule "A" below by constructing a residential complex thereon.

A N D

WHEREAS the First party / owner being avoid of technical, engineering and / or knowledge and particularly finance, the First party / owner has decided to get the work of development, done by the Developer / Second party on certain terms and conditions hereinafter appearing and the Developer / Second party has also agreed to undertake the development works of constructing the residential premises upon the said land described in the schedule "A" below as per sanctioned plan subject to the terms and conditions and consideration, hereinafter contained.

ARTICLE-I:

OBJECTS

The object behind this agreement is to construct and / or caused to be constructed a ground floor, first floor, second floor and Third floor and garage only of building but sanctioned plan G +3 (Three) storied fully residential building on the Plot of land described in the schedule "A" below at the cost of the Developer / Second party.

The tentative scheme of the development is that the total super built - up area including covered space and common facilities. The First Party / owners allocation as mentioned in schedule "B" hereunder shall be exclusively held and retained by the owners and the remaining covered area, being the Developer / Second party's allocation, will be the property of the Developer / Second Party.

ARTICLE-II :

TITLE AND INDEMNITY BY THE FIRST PARTY / OWNER

(1) Kustal Mukherjee
(2) KanKan Mukhopadhyay
(3) Shudhakarata Suba

UNITY BUILDERS
Biswan
PARTNER

UNITY BUILDERS
Bh. / Anjan
PARTNER

- 01) That the First party / Owners hereby declare that they have good right, title, interest, and possession in the said land as described in the schedule "A" and has full power to enter into this Agreement for development.
- 02) That the First party / Owners declare that the said premises is free from all and any manner of encumbrances whatsoever and the entire premises is in exclusive possession of the First party / owners and First party / Owners hereby undertake to indemnify the Developer / Second party from and against any such encumbrances, charges or claim whatsoever.
- 03) That the First party / Owners also undertake that the Developer / Second party shall be entitled to construct and complete the building upon the land as described in the schedule "A" below as agreed between the Parties hereto and shall also enter into any agreement with the intending purchaser and / or Transferees for the transfer of the Developer / Second party's area and for the purpose to receive money from them or any of them.
- 04) Upon the execution this present, The First party / Owners shall deliver to developer / Second Party all original documents of title and other necessary papers relating to the land described in the schedule below. In case of failure to deliver the original title Deeds or other papers accordingly the agreement shall be cancelled and the amount of legal expenses and damages shall be paid by the Owners to the Developer and after completion this project Developer shall be handover all original documents of title to the land owners and other necessary papers relating to the land described in the schedule below peacefully .

ARTICLE-III :

LAND OWNER'S OBLIGATION

- 01) During the continuance of this agreement, the Landowners shall not in any way any impediment or obstruction whatsoever, in the proposed construction or development works to be made by the Developer on the said land in terms of this agreement.
- 02) That landowners shall sign all necessary papers and documents from time to time which may be required by the developer for the purpose of construction and development of the said land.

(1) Kishor Makherjee

(2) Kankar Mukhopadhyay

(3) Mudharathine Suba

UNITY BUILDERS
Bisram
PARTNER

UNITY BUILDERS
Bh. / M. / S.
PARTNER

- 03) The land owners shall grant and execute General Power of Attorney in favour of the Developer to facilitate the construction of the building according to the sanctioned building plan and to sell / let out the flats, parking spaces etc. of the developer's allocation.
- 04) In case of the death of the land owners his legal heir/s shall execute a General Power of Attorney, if necessary, in favour of the developer empowering him to sell / let out the flats, parking spaces etc. of the developer's allocation and for such purpose to enter into agreement/s with intending purchaser/s, receive all earnest money and all payments towards consideration money and to execute, sign and register such deed/s of conveyance / agreement of tenancy etc. in respect of flats, parking spaces etc. of the developer's allocation. The landowner shall have no liability whatsoever, for receipt of the money by the developer and shall not be responsible for the same in any manner, whatsoever.
- 05) That landowners like all other Purchaser/s / Third party or parties shall use his/her/their flat, parking space only for residential purpose.

ARTICLE-IV :

INDEMINITY BY THE SECOND PARTY / DEVELOPER

- 01) That the Developer / Second party shall be solely and fully responsible for proper and legal construction of the said project in the said land in accordance with sanctioned building Plan passed by Concerned Authority.
- 02) That the developer / second party shall not create any charge or mortgage with respect to the First Party / owners allocation.
- 03) That the Developer / Second party shall keep the First party / Owners indemnified from and against all action, suits, proceedings, costs, charges and expenses because of any wrongful or illegal act (construction or devolution of the sanctioned plan or non compliance of any rules regarding the building construction) or arising out of negligence and error of the Developer / Second party and / or it's men or Agents.

(1) Kishor Mukherjee

(2) KanKan Mukhopadhyay

(3) Muddhasatru Saha

UNITY BUILDERS
Srisam
PARTNER

UNITY BUILDERS
B.K. Singh
PARTNER

- 04) That the Developer / Second party shall complete the construction work within 24 months from the date of approval of the building plan by the Siliguri Municipal Corporation and / or concerned authority and start the construction work immediately from the date of approval of the plan as stated above.
- 05) That the Second party shall be entitled to enter into separate contracts in its own name with building contractors, architects and other for carrying out the said development at its risk and costs.
- 06) That entire top roof of the said building shall be used in common manner with the other flat owner of the said building and Top roof the building shall be shedded by the G.I. shed (Tata Lysaght / equivalent quality).

ARTICLE-V :

DEVELOPMENT RIGHT

- 01) That the First party / Owners grant exclusive right to the Developer / Second party to develop the said premises in such manner as the Developer / Second party deem fit and proper but in consistence of the provisions contained herein and in accordance with the sanctioned plan and the specifications.
- 02) That the Owners shall from time to time and at any time submit and / or join with the Developer / Second party in submitting the Building Plan and shall execute all such papers, documents etc. required to be signed. Developer / Second party shall be able to change the Building plan, as shall be required by the Govt. or any other authority as aforesaid to be submitted in the name of the First party / Owners and at the cost of the Developer / Second party.
- 03) That the First party / Owners shall execute a General Power of Attorney in favour of the Developer / Second party, authorizing the Developer / Second party to carry out all sorts of developing works of the said premises and 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 / Owners and

(1) Kishor Mukherjee

(2) Kankar Mukhopadhyay

(3) Bhudhantra Suba

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Biswan
PARTNER

UNITY BUILDERS
Bhaskar Mukherjee
PARTNER

also to obtain necessary sanction from the Concerned Authority and the transfer of the Developer / Second party's area and the said General Power of Attorney shall remain in force until and unless the Development works is completed as well as the title of entire Developer / Second party area is transferred in favour of the intending Purchaser.

- 04) That the Attorney Holder on behalf of the owners shall always remain liable to execute and register appropriate Deed of Conveyance to sell, transfer and conveyance in favour of the other flat occupier, their proportionate undivided share, interest in the land beneath the building at the costs and expenses of the Developer or intending flat occupiers in respect of developer's allocation only wherein the owner shall have no interference or objection whatsoever and the entire consideration in respect of the developer's allocation will be receive by the developer directly from the intending purchaser/s.
- 05) That the attorney holder on behalf of the land owners shall execute, sign the necessary documents which will be required time to time for completion of the proposed project and apart from it the attorney holder shall represent the land owners before various authorities which will be required time to time for completion of the proposed project.
- 06) That the Developer shall have the exclusive right to deal with the constructed area of portion of the proposed building including its right to all common areas and facilities provided in the said building and shall have the right in his allocated portion to enter into any agreement with prospective flat owners as may be chosen and selected by the Developer for Sale of the portion of the building for or at such price and at such consideration of construction of such terms and conditions as may be agreed upon by and between the Developer and the Intending Purchaser/s.
- 07) Simultaneously with the execution of these presents Developer / Second party shall have the constructive possession of the said premises with a view and purpose envisaged herein.
- 08) That the First party / owners shall execute all necessary papers and documents from time to time as may be required by the

(1) KUSHAL MUKHERJEE

(2) KANKAN MUKHOPADHYAY

(3) MUDDESHANTHU Saha

UNITY BUILDERS
Seyon
PARTNER

UNITY BUILDERS
Bela's Mantra
PARTNER

Second party for construction of the said complex and transfer of the title to the Developer / Second party's area in favour of the Developer / Second party or any other person to the choice of the Developer / Second party.

- 09) That the Developer and Land owners shall execute Sale Deed in favour of any buyer of Flat / Car parking / garage at the choice of Developer allocation portion. The First party / Owners shall not raise any objection in this respect.

ARTICLE-VI:

BUILDING AND CONSTRUCTION

Under the construction of the Building, the First party / Owner shall has right to execute a sale Deed or any way of transfer deed in favour of Developer / Second party's area to the intending purchasers , together with the proportionate undivided share of interest in the land of the said premises within the area of the Developer / Second party's allocation. IT BEING DISTINCTLY UNDERSTOOD by and between the parties hereto that while executing and registering such Deed/ Deeds in connection with the Developer / Second party's area , the First party / Owners will not accept or claim any consideration whatsoever and will also be bound to execute all the necessary documents of transfer with respect to the Developer / Second party's area.

ARTICLE-VII :

CONSIDERATION

That the Developer / Second party shall be entitled to realize and receive any advance, sale consideration, Baina, Selami, premium, rent, lease premium, lease rent , tenancy etc. in respect of the Developer / Second party's area to which the First party / Owners shall not object and shall have no claim or share in such realization. It is specifically settled that the constructed "OWNERS AREA" allotted to the First Party as per the description and specification mentioned in the schedule "B" the right given to developer / second party to construct the entire construction, possess and transfer the Developer area. Possess and transfer the Developer / Second party' allocation area . The profit and loss is at the risk of the Developer / Second party.

ARTICLE-VIII :

(1) Kishal Mukherjee
(2) Kankar Mukhopadhyay
(3) Bhudhanatha Saha

AUTHORITIES

UNITY BUILDERS
Biswas
PARTNER

UNITY BUILDERS
Bhattacharya
PARTNER

- 1) That the First party / Owners shall be at liberty and entitled to transfer or otherwise, dispose of or deal with the said First party / Owners allocation as the First party / Owners in their absolute discretion may think fit and proper.
- 2) The Developer / second party shall be at liberty to occupy or to transfer by way of sale, gift, mortgage, exchange or to let out, lease out or to enter into any agreement to sell or exchange or let out, lease out the Developer / Second party's area, to any person / party on terms and condition of it's choice at any time after execution of these presents.
- 3) The First party / Owners shall not sale or transfer otherwise or enter into agreement for sale otherwise at any time in respect to the Developer / Second party's area.

ARTICLE-IX :

DEFAULT

The Developer / Second party shall complete the project within 24months with from the date of sanction of the Building Plan.

ARTICLE - X :

- 1) THE Developer / Second party shall abide by all the laws, bye - laws, rules regulations of the Govt. 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 cause any act or action which would hamper the right of the respective parties.

ARTICLE-XI :

TAXES

(1) Kishor Mukherjee

(2) Kan Kan Mukhopadhyay

(3) Mubobhoshina Guha

UNITY BUILDERS
Seitani
PARTNER

UNITY BUILDERS
B.L. / K. Srinivas
PARTNER

That all taxes , rents and any other dues payable by the First party / Owner relating to the period prior to the execution of these premises of the construction of the building shall be payable by the First party / Owner.

That all taxes , rents, electric bills and any other dues payable by the Second party/ Developer relating to the period after execution of these agreement upto the date of delivery of the possession of the flat and arage to the First party / Owners.

ARTICLE - XII:

NOTICE

Any notice to be given by either party to the other shall be without prejudice to any other mode of service be deemed to have been delivered or served if delivered by hand or by registered post at the address mentioned hereinabove or any message over by cellphone from the owner mobile numbers to developer mobile numbers vice - a - versa , this message shall be treated as served of notice if any parties change he/she/their Mobile Number subsequently such party shall intimate his/her/their new number to other Party/parties.

ARTICLE-XIII :

MISCELLANEOUS

01) That the First party / Owner shall has only the exclusive right to the portion, allotted to him as OWNERS ALLOCATION as mentioned as schedule "B" free from all costs and charges and they, will not be responsible or liable for the expenditure that may be required to complete the building according to the sanctioned Plan and for the extra work which is not mentioned in the schedule "B" hereunder shall not be paid by the First party/ Owners.

02) Out of total construction plinth area of G + 3(Three) storied fully residential building the Developer / Second party shall handover the complete Work of the building as mentioned in the schedule "B" below as OWNERS ALLOCATION and remaining portion of the constructed area is hereinafter called the "DEVELOPER ALLOCATION".

(1) Kushal Mukherjee

(2) Kankar Mukhopadhyay

(3) Sudobhobattar Saha

UNITY BUILDERS
B. S. Roy
PARTNER

UNITY BUILDERS
B. S. Roy
PARTNER

- 03) That the second party / Developer shall use standard building materials during the construction of the building as above referred to and shall be responsible for any damage, losses or accidents, which may god forbid might take place during the progress of the construction work.
- 04) That the Owners shall not do any act, deed or thing whereby construction of the said building is any way hindered or impeded with nor shall prevent the Developer from selling, transferring, assigning or disposing of unsold portion or rights, title and interest therein or appurtenant thereto.
- 05) That the Second party will use the said residential flat and parking area only for the purpose of residence and for no other purpose, whatsoever.
- 06) That the owner may engage any Engineer for supervising the above construction at their own cost.
- 07) That all the occupiers including owner shall have common rights in all stair cases, passages, roof etc of the building of their respective blocks and each of them shall be entitled to use and utilized the same without causing any disturbance to other.
- 08) That the common Electric meter for the common lights and pump shall be installed by all the Owners and occupiers of the different Flats at their own cost and the maintenance cost of the building shall be borne by all the Owners and occupiers of the building.
- 09) That the Second party may advertise in the media for sale of flat / space of proposed construction and building name should be fixed by the First party which as their choice.
- 10) That the Developer / Second party shall take new connection for their works to develop the building till handover the flat and garage.
- 11) This agreement having been executed in one original copy, the First party take duplicate Copy and Second party shall retain the original copy.
- 12) Not to cause any act or action which would hamper the right of the First party/ Owners.

(1) A. Vishal Mukherjee

(2) Kankar Mukhopadhyay

(3) Muddhaastha Sena

UNITY BUILDERS
Rajan
PARTNER

UNITY BUILDERS
Bh. / S. Manish
PARTNER

- 13) That the Developer has applied for a transformer for the complex the charges shall be same as per the rules of W.B.S.E.D.C.L. for his / her / their electric requirement and the connection charges as well as the electric consumption bill will be paid by the developer before execution a Sale Deed and intending Purchasers/s, the owners shall have no responsibility or any liability in this respect.
- 14) That the Developer have no right, association to be formed and all the occupiers to make association and the common area maintenance by the Association.
- 15) That the owner shall not encroach upon any portion of the land or building carved out by the Developer for the purpose of road, landing, stairs or other community purpose and in the event of encroachments, the developer or the executive body or any author authority of the occupants of the building acting as such at the relevant time shall be entitled to remove such unauthorized act or nuisance by force and the owners shall be legally bound to repay the entire cost and expenses including damages if any as will be caused by such nuisance and its subsequent removal.
- 16) That the Owners further covenant with the developer not to injure , harm or cause damage to any part of the building including common portions and areas as well as the common provision and utilities by making or causing any sort of alteration or withdrawal of any support or causing any construction, addition or deletion thereof or therein or otherwise in any manner whatsoever and in the event of contrary the Owner shall be fully responsible for it, the developer shall not be held responsible in any manner whatsoever.
- 17) That the land owners shall have no objection if any other owner/ occupants of the Car Parking Area in this complex in the said complex uses the parking facility in which the Purchasers/s of these presents has / have purchased the Car Parking Area, provided the said facility has been allotted / sold by the Developer.
- 18) This agreement shall remain binding on the parties hereto including their respective heirs and legal representatives and successors.
- 19) Due to any operation or any statutory order or otherwise if a portion of the entire scheme of development is discontinued or truncated then the

(1) Kishor Mukherjee

(2) Kankar Mukhopadhyay

(3) Subodhastha Sena

UNITY BUILDERS
Ratan
PARTNER

UNITY BUILDERS
R. S. Ray
PARTNER

developer affected by such discontinuation or truncation will have no right of compensation from the developer.

- 20) The Owner and Developer have entered into this Agreement purely on principal to principal basis and nothing stated herein shall be deemed to constitute a partnership between the owner and developer or to be construed as a joint venture or joint ventures between the Owner and Developer nor shall the Owner and Developer constitute an association of persons. Such party shall keep the other party duly indemnified from and against the same.
- 21) This agreement contains the entire Agreement of the parties and no oral representation or statement shall be considered valid or binding upon the either of the parties nor shall any provision of this Agreement be terminated or waived except by written consent by both the parties. The owner acknowledges upon signing this agreement, condition, stipulation, representations guarantees or warranties have been made by the Developer other than what is specifically set forth herein. In the event of any of clauses becoming void and / or unenforceable then and in that event the other clauses shall survive.

SCHEDULE - "A"

All that piece and parcel of land measuring 13 Decimals, recorded in R.S. Khatian No. 2/1, in R.S. Plot No. 54, Corresponding to L.R. Khatian Nos. 1906, 1907 & 1908, L.R. Plot No. 328, situated within Mouza - Daknikata J.L. No. 83, Pargana - Patharghata, Ward No. 46 of **SILIGURI MUNICIPAL CORPORATION, Road : Narmoda Bagan, Police Station - Pradhan Nagar, District - Darjeeling - 734003, in the State of West Bengal.**

The said land is butted and bounded as follows: -

North : 17ft Wide Pucca Road;
South : Land of Manos Kamal Roy Chowdhury
East : Land of Smt. Aarati Chakraborty;
West : 5 Ft. Road & land of Ratan Banik.

SCHEDULE - "B"

(LAND OWNER ALLOCATION)

(1) Kushal Mukherjee

(2) KanKan Mukho pasthyay

(3) Shudhanathu Saha

UNITY BUILDERS
S. S. Saha
PARTNER

UNITY BUILDERS
S. S. Saha
PARTNER

- (1) One Flat measuring 924Sq.Ft. (including super built up area) more or less in the First floor, Front side of the building, being Flat No. "A". (North East)
- (2) One Flat measuring 722Sq.Ft. (including super built up area) more or less in the First floor, Back side of the building, being Flat No. "B". (South East).
- (3) One Flat measuring 924Sq.Ft. (including super built up area) more or less in the Second floor, Front side of the building, being Flat No. "A". (North East).
- (4) One Flat measuring 722Sq.Ft. (including super built up area) more or less in the Second floor, Back side of the building, being Flat No. "B". (South East).
- (5) One Flat measuring 722Sq.Ft. (including super built up area) more or less in the Third floor, Back side of the building, being Flat No. "B" (South East).
- (6) 5 (Five) parking area 600Sq.Ft at Ground Floor.

SCHEDULE - "C"
(SPECIFICATION OF FLAT)

- 1) FOUNDATION:- Construction will be R.C.C. frame structure / TMT BAAR must be of ISI Marked.
- 2) BRICK WORK:- All wall shall 5" Thick brick walls approved quality Cement.
 - a) DOORS & WINDOWS :- **Main entrance door for Flat:** Wooden main panel Door shutter flush type both side painted by Gamari / Chikrasi Woods and windows should be made for saving the rain water.
 - b) Sal wooden Door frame of 7Feet height 38" wide by 4"/2.5" (Main Doors Only).
 - c) Aluminum Tower bold from inside.
 - d) Telescopic Peephole.
 - e) Electronic bell point (Calling bell) & One Light Point.

(1) Kunal Mukherjee

(2) Kankan Mukherjee

(3) Shubhankar Jena

UNITY BUILDERS
Partner

UNITY BUILDERS
Partner

- f) Lock with handle.
- g) Halozin of the building.

OTHER DOORS:-

- a) 28mm Commercial flush or ply panel with both side laminated.
- b) 7feet height 32" wide 4"/2.5" Sall wooden frame.
- c) Aluminum Tower bold from inside with handle.

WINDOWS:

- a) All windows will be sliding window with M.S. GRILL out side cover and glass aluminum shatter inside.
- b) All windows shall have 3 - 4mm black glass.

- 3) FLOOR FINISH & SKIRTING:- vitrified Tiles 2 X 2
- 4) PLASTER:- The out side & inside of the building will have sand cement Plaster (1:5) where the ceiling plaster will be C.M(1:4).
- 5) LIME PANI: Inside putty & outside white cement wash, water proof primer, with weather coat Asian paints.
- 6) TOILET / BATHROOM:- upto 6feet tiles.
- 7) STAIR CASE:- Thick Marble , one molding, and steel railing.
- 8) KITCHEN:-Slab thick black granite & up to 3 Feet tiles from the kitchen slab.
 - a) ELECTRIFICATION:- Separate main switch will be provide in the staircase in ground floor.
 - b) 4Light point, 1 washing machine point in suitable place, 1 Fan point, 1 power point (5amp), 1 Cable point in Drawing Room, Bed Room, Night lamp point, bed switch in the bed room.
 - c) 2Light point, 1 fan Point, 1 power point (5amp), One A/C point with 15amp power point, in master bed room.

(1) Kushal Murbhake

(2) Kankar Mukhopadhyay

(3) Buddhathine Zuba

UNITY BUILDERS
RUBAN
PARTNER

UNITY BUILDERS
Bh. J. G. Kulkarni
PARTNER

- d) 2 Light point, 1 fan Point, 1 power point (5amp), One A/C point with 15amp power point, in other bed room.
- e) 1 Light point, 1 Geyser Point, 1 Exhaust Fan point in Bath room.
- f) 1 Light point, 1 chimney Point, 1 water Filter Point, 1 exhaust fan Point, 1-15 amp power point (5amp) in kitchen cum Dining.
- g) 1 Light point in Balcony.
- h) Sufficient light point out side of the building.
- i) Bed switch.
- j) Main entrance of the building two light points with decorated articles.

9) TOILET / BATHROOM:-

- a) 1/2" PVC PIPE LINE .
- b) All White Anglo Commode (HINDWARE) , Hand shower, PVC Cistern,
- c) One showers
- d) One Mixture with one tap.
- e) PVC Door with PVC Frame.
- f) Geezer line.
- g) Basin

10) PLUMBING:-. Concealed P.V.C pipe will be laid for inside water connection outside water supply line will be made of P.V.C water line pipe only

11) WATER SUPPLY:- Common water reservoir will be provided vacant place of the aforesaid land and common supply water tanki will be fixed at the top of the building and changer system water .

12) ROOF:- 2 1/2 Feet Height parapet will be provided all around the top roof t .

1. Staircase on all floors;
2. Lift, (Capacity Carry 4Person)
3. Staircase landing on all floors and ultimate roof of the top floor;
4. Common passage on the ground floor and lobby, if there be any;
5. Water pump, water tank (overhead and underground water pipes and other common plumbing installation);
6. Drainage and sewerage / septic tank;
7. Electrical wiring and common meter including fittings;
8. Boundary walls and main gates;
9. Security room and common toilets if Install/Avail;
10. Well designed letter box;
11. Top roof the building;
12. Such other common parts, areas, equipments installation, fixtures fittings and space in or about the said building as are necessary for passages of for the use and occupancy of the flats in common.

Handwritten signature

COMMON PARTS OF THE SAID BUILDING

SCHEDULE - "D"

14) SPECIAL EXTRA WORKS:- Any extra works other than the standard specified terms shall be entertained and charged at a rate as will be mutually agreed upon starting execution of the said work and payment shall be made by the land owner in this regard.

13) COMPOUND:- A) Gate.
B) steel railing throughout the length of stairs.

Handwritten signature

Handwritten signature

Handwritten signature

UNITY BUILDERS
Signature
PARTNER

UNITY BUILDERS
Signature
PARTNER

IN WITNESS WHEREOF the parties hereof do hereunto sets and subscribed their respective hands and seals on these present on the day, month and year first above written.

WITNESSES:

Kaushik Mukhopadhyay
S/O Late Kanai Kanti Mukhopadhyay
34, Nivedita Road,
Pradhan Nagar,
Sili guri Dist: Doochery.
Pin: 734003

(2) Manidipa Mukherjee
W/o Subrata Chatterjee
17, Vidyapith Road
Bishnupara
Siliguri
734004

(1) Kunal Mukherjee

(2) Kankar Mukhopadhyay

(3) Muddhasatwa Saha

Signature of the First party.

UNITY BUILDERS
Suman PARTNER
UNITY BUILDERS
Shalini PARTNER

Signature of the Second party.

Drafted, read over & explained line by line in Bengali by witness No.1 and printed in my Office.


(Nirmalendu Roy)
Advocate, Siliguri
Enrol. No. F - 810/777 of 2004.

Signature with date
Muhammad Asim Gido












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

Signature with date
Kashish Mukherjee

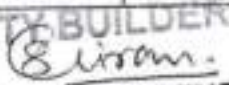
						
	Right Hand	Left Hand				
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	
						
						












Signature with date
Kushal Mukherjee

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

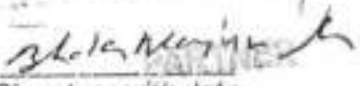
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	Right Hand					



 UNITY BUILDERS
 PARTNER

UNITY BUILDERS

 Signature with date
 PARTNER

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


 PARTNER


 Signature with date

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

Signature with date



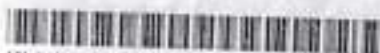
भारत सरकार / Government of India

भारत सरकार
Unique Identification Authority of India
Government of India

आधार क्रमांक / Enrollment No. : 1215/91293/33350

To
Kushal Mukherjee
कुशल मुखर्जी
34N/VEDITA ROAD BY LANE
PRADHAN NAGAR
Sālguri (M. Corp)
Pradhan Nagar, Darjeeling
West Bengal - 734003

13/01/2014



KL757622745FT

75762274



आपका आधार क्रमांक / Your Aadhaar No. :

2961 7244 1947

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



कुशल मुखर्जी
Kushal Mukherjee
पिता : कामेश्वर मुखर्जी
Father : Kameshwar Mukherjee

जन्म तिथि/DOB: 10/06/1958
लिंग / Male

2961 7244 1947



आधार - आम आदमी का अधिकार

Kushal Mukherjee



ভারত সরকার

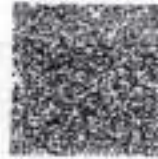
Government of India

ককন মুখোপাধ্যায়
Kankan Mukhopadhyay

পিতা : কাশক মুখোপাধ্যায়
Father : Kaushk Mukhopadhyay



স্মারক/DOB: 07/07/2003
সঙ্গ / Male



7781 9828 3819

আধার - সাধারণ মানুষের অধিকার

Kankan Mukhopadhyay



Unique Identification Authority of India

ঠিকানা: নিবেদিতা রোড-প্রধান
প্রধান নগর, শিলিগুড়ি (ম. কর্প.)
প্রধান নগর, শিলিগুড়ি, পশ্চিম বঙ্গ

Address: NVEDITA ROAD
BY LANE, PRADHAN
NAGAR, Siliguri (M. Corp.)
Darjeeling, Pradhan Nagar
West Bengal, 734003

7781 9828 3819



1800 333 1917



help@uidai.gov.in



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Income-tax Rules, 1962

FORM NO. 60

[See second proviso to rule 111B]

Form for declaration to be filed by an individual or person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

1	First Name	Mr KANKAN			
	Middle Name				
	Surname	MUKHOPADHYAY			
2	Date of Birth/Incorporation of Declarant	07-07-2003			
3	Father's Name (in case individual)				
	First Name	Mr KAUSHIK			
	Middle Name				
	Surname	MUKHOPADHYAY			
4	Flat/Room No.	5	Floor No.		
6	Name of premises	7	Block Name/No.		
8	Road/Street/Lane	9	Area/Locality		
			City		
10	Town/City	11	District	12	State
	Not Specified		WEST BENGAL		District-Darjeeling.
13	Pin code	14	Telephone Number (With STD)	15	Mobile Number
	734003				7001117566
16	Amount of Transaction (Rs.)	0/-			
17	Date of transaction	04-10-2021			
18	In case of transaction in joint names, number of persons involved in the transaction	4			
19	Mode of transaction :				
20	Aadhaar Number issued by UIDAI (if available)				
21	If applied for PAN and it is not yet generated enter date of application and acknowledgement number				
22	If PAN not applied, fill estimated total income (including income of spouse, minor child etc. as per section 64 of income-tax Act, 1961) for the financial year in which the above transaction is held.				
	a	Agricultural income (Rs.)	0/-		
	b	Other than agricultural income (Rs.)	0/-		
23	Details of document being produced in support of identify in column 1 (Refer Instruction overleaf)	AADHAR card			
24	Details of document being produced in support of address in Columns 4 to 13 (Refer Instruction overleaf)	AADHAR card			

Verification

I, _____ do hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my/our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax, 1961) computed in accordance with the provisions of Income-tax Act, 1961 for the financial Year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Verified today, the 21st day of Sept 2021.

Place: Siliguri

Kankan Mukhopadhyay
(Signature of declarant)

Note :

1. Before signing the declaration, the declarant should satisfy himself that the information furnished in this form is true, correct and complete in all respects. Any person making a false statement in the declaration shall be liable to prosecution under section 277 of the Income-tax Act, 1961 and on conviction be punishable,

i) in a case where tax sought to be evaded exceeds twenty-five lakh rupees, with rigorous imprisonment which shall not be less than six months but which may extend to seven years and with fine.

ii) in any other case, with rigorous imprisonment which shall not be less than three months but which may extend to two years and with fine.

2. The person accepting the declaration shall not accept the declaration where the amount of income of the nature referred to in item 22b exceeds the maximum amount which is not chargeable to tax, unless PAN is applied for and column 21 is duly filled.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ভূমিকাঙ্কিত আই ডি / Enrollment No.: 1215/71144/00746

To
শুদ্ধাসত্বে গুহা
Shuddhasatwa Guha
DESHBANDHU BIDYAPITH ROAD
SILIGURI TOWN
Siliguri Town
Siliguri Town
Siliguri Darjeeling
West Bengal 734004



আপনার আধার সংখ্যা / Your Aadhaar No. :

5019 0136 4155

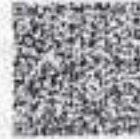
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শুদ্ধাসত্বে গুহা
Shuddhasatwa Guha
পিতা : শুব্রা গুহা
Father : SUBRATA GUHA
জন্মদিন / DOB : 25/05/2001
পুরুষ / Male



5019 0136 4155

আধার - সাধারণ মানুষের অধিকার

Shuddhasatwa Guha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DCWPG0436B



नाम / Name
SHRUDHASATTWA GUHA

पति का नाम / Father's Name
SUBRATA GUHA

कार्ड नं. / Card No.
23852024

Shrudhasattu Guha
हस्ताक्षर / Signature

Shrudhasattu Guha

UNITY BUILDERS
PARTNER

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

प्राचीन शक्ति और नई
Permanent Account Number Card

AAHFU0568L

UNITY BUILDERS
Card Name



21100071

पत्र / पत्र की तिथि
Date of Issuance / Expiry
22/09/2021



भारत सरकार
Government of India



नाम / Name
Saurabh Eran
जन्म तिथि / DOB : 28/11/1988
पुरुष / Male



5762 8857 6089

आधार - आम आदमी का अधिकार

Saurabh Eran



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: भवानी सुरेश भवन, एच
बजार, नरसिपुड, ताम्रल, कोट नं. 15,
खरनाहरा, टाजीसिरी, बरसाहन,
पश्चिम बंग, 734203

Address: SD Suresh Bhawan, H
Bazar, Narasipud, Tamral, Kot No. 15, Kharanahara,
Tajisiri, Barsahan, West Bengal,
734203

5762 8857 6089



1927
006 505 1927



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BHOLA MAJUMDAR
RAMAKANT MAJUMDAR
17/01/1971
Permanent Account Number
AJPPM4043F

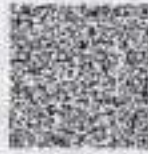


Signature

UNITY B. DE
Bhola Majumdar
PARTNER

১৬৭৯ ৮৫৯৭ ৩৪৬৯

7679 8597 3469



পিতা / মাতা
জন্ম তারিখ / DOB : 16/08/1966
পিতা : কামাল মুখোপাধ্যায়
কামাল মুখোপাধ্যায়
পিতা : কামাল মুখোপাধ্যায়
কামাল মুখোপাধ্যায়

ভারত সরকার
Government of India



Kamal Mukhopadhyay

১৬৭৯ ৮৫৯৭ ৩৪৬৯

7679 8597 3469

আপনার স্মারক / Your Aadhaar No. :



To
কামাল মুখোপাধ্যায়
KAMAL MUKHOPADHYAY
34 NIVEDITA ROAD BY LANE
RAJDHAN NAGAR
গুগল (M. Corp)
Pradhan Nagar
Sector Durgam
West Bengal 74003
MA635021696FT

স্মারক সংগ্রহ / Enrollment No. : 000M00272/66927

Government of India

Indian Identification Authority of India

ভারত সরকার

ভারত



Major Information of the Deed



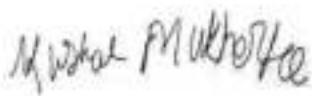


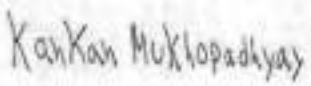


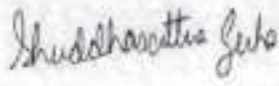
Deed No :	I-0403-09935/2021	Date of Registration	21/12/2021
Query No / Year	0403-2002659980/2021	Office where deed is registered	
Query Date	18/12/2021 7:35:04 PM		0403-2002659980/2021
Applicant Name, Address & Other Details	NIRMALENDU ROY SILIGURI COURT, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734004, Mobile No. : 9733013586, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 89,34,542/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Municipality: SILIGURI MC, Road: Narmada Bagan, Mouza: Daknikata(sheet-3 & 4), JI No: 83, Pin Code : 734003

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-328 (RS :-)	LR-1906	Bastu	Bastu	0.0434 Acre		29,82,762/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L2	LR-328 (RS :-)	LR-1907	Bastu	Bastu	0.0433 Acre		29,75,890/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L3	LR-328 (RS :-)	LR-1908	Bastu	Bastu	0.0433 Acre		29,75,890/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
TOTAL :					13Dec	0 /-	89,34,542 /-	
Grand Total :					13Dec	0 /-	89,34,542 /-	

Lord Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
1 Mr KUSHAL MUKHERJEE Son of Late KAMAL KANTI MUKHOPADHAY Executed by: Self, Date of Execution: 21/12/2021 , Admitted by: Self, Date of Admission: 21/12/2021 ,Place : Office	 21/12/2021	 LTI 21/12/2021	 21/12/2021
NIVEDITA ROAD BY LANE, City:- Not Specified, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BDxxxxxx4B, Aadhaar No: 29xxxxxxxx1947, Status :Individual, Executed by: Self, Date of Execution: 21/12/2021 , Admitted by: Self, Date of Admission: 21/12/2021 ,Place : Office			
2 Mr KANKAN MUKHOPADHYAY Son of Mr KAUSHIK MUKHOPADHYAY Executed by: Self, Date of Execution: 21/12/2021 , Admitted by: Self, Date of Admission: 21/12/2021 ,Place : Office	 21/12/2021	 LTI 21/12/2021	 21/12/2021
NIVEDITA ROAD BY LANE, City:- Not Specified, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, Applied for Form 60, Aadhaar No: 77xxxxxxxx3819, Status :Individual, Executed by: Self, Date of Execution: 21/12/2021 , Admitted by: Self, Date of Admission: 21/12/2021 ,Place : Office			
3 Mr SHUDDHASATTWA GUHA Son of Mr SUBRATA GUHA Executed by: Self, Date of Execution: 21/12/2021 , Admitted by: Self, Date of Admission: 21/12/2021 ,Place : Office	 21/12/2021	 LTI 21/12/2021	 21/12/2021
DESHBANDHU PARA, City:- Not Specified, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: DCxxxxxx6B, Aadhaar No: 50xxxxxxxx4155, Status :Individual, Executed by: Self, Date of Execution: 21/12/2021 , Admitted by: Self, Date of Admission: 21/12/2021 ,Place : Office			

Operator Details :

Name,Address,Photo,Finger print and Signature	
1	UNITY BUILDERS Block/Sector: PRADHAN NAGAR, City:- Not Specified, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734003 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature				
Sl No	Name	Photo	Finger Print	Signature
1	Mr SOURABH EIRAN Son of Mr SURESH AGARWAL Date of Execution - 21/12/2021, , Admitted by: Self, Date of Admission: 21/12/2021, Place of Admission of Execution: Office	 Dec 21 2021 2:09PM	 LTI 21/12/2021	 21/12/2021
City:- Not Specified, P.O:- KURSEONG, P.S:-Kurseong, District:-Darjeeling, West Bengal, India, PIN:- 734203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx3B, Aadhaar No: 57xxxxxxxx6089 Status : Representative, Representative of : UNITY BUILDERS (as PARTNER)				
2	Mr BHOLA MAZUMDER (Presentant) Son of Mr RAMAKANTA MAZUMDER Date of Execution - 21/12/2021, , Admitted by: Self, Date of Admission: 21/12/2021, Place of Admission of Execution: Office	 Dec 21 2021 2:10PM	 LTI 21/12/2021	 21/12/2021
BHANU BHAKTA SARANI BY LANE, City:- Not Specified, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx3F, Aadhaar No: 54xxxxxxxx2057 Status : Representative, Representative of : UNITY BUILDERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KAUSHIK MUKHOPADHYAY Son of Late KAMAL KANTI MUKHOPADHYAY NIVEDITA ROAD BY LANE, City:- , P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003	 21/12/2021	 21/12/2021	 21/12/2021
Identifier Of Mr KUSHAL MUKHERJEE, Mr KANKAN MUKHOPADHYAY, Mr SHUDDHASATTWA GUHA, Mr SOURABH EIRAN, Mr BHOLA MAZUMDER			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
	Mr KUSHAL MUKHERJEE	UNITY BUILDERS-1.44667 Dec
2	Mr KANKAN MUKHOPADHYAY	UNITY BUILDERS-1.44667 Dec
3	Mr SHUDDHASATTWA GUHA	UNITY BUILDERS-1.44667 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr KUSHAL MUKHERJEE	UNITY BUILDERS-1.44333 Dec
2	Mr KANKAN MUKHOPADHYAY	UNITY BUILDERS-1.44333 Dec
3	Mr SHUDDHASATTWA GUHA	UNITY BUILDERS-1.44333 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr KUSHAL MUKHERJEE	UNITY BUILDERS-1.44333 Dec
2	Mr KANKAN MUKHOPADHYAY	UNITY BUILDERS-1.44333 Dec
3	Mr SHUDDHASATTWA GUHA	UNITY BUILDERS-1.44333 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Pradhan Nagar, Municipality: SILIGURI MC, Road: Narmada Bagan, Mouza: Daknikata(sheet-3 & 4), JI No: 83, Pin Code : 734003

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 328, LR Khatian No:- 1906	Owner:কুশাল মুখার্জী, Gurdian:কমল কাহ্নি মুখার্জী, Address:নিজ , Classification:ডাঙ্গা, Area:0.04340000 Acre,	Mr KUSHAL MUKHERJEE
L2	LR Plot No:- 328, LR Khatian No:- 1907	Owner:কৌশিক মুখার্জী, Gurdian:কমল কাহ্নি মুখার্জী, Address:নিজ , Classification:ডাঙ্গা, Area:0.04330000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 328, LR Khatian No:- 1908	Owner:মনিদিপা মুখার্জী, Gurdian:কমল কাহ্নি মুখার্জী, Address:নিজ , Classification:ডাঙ্গা, Area:0.04330000 Acre,	Seller is not the recorded Owner as per Applicant.

21-12-2021

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 13:38 hrs on 21-12-2021, at the Office of the A.D.S.R. BAGDOGRA by Mr BHOLA MAZUMDER ,.

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 89,34,542/-

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

Execution is admitted on 21/12/2021 by 1. Mr KUSHAL MUKHERJEE, Son of Late KAMAL KANTI MUKHOPADHAY, NIVEDITA ROAD BY LANE, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Service, 2. Mr KANKAN MUKHOPADHYAY, Son of Mr KAUSHIK MUKHOPADHYAY, NIVEDITA ROAD BY LANE, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Student, 3. Mr SHUDDHASATTWA GUHA, Son of Mr SUBRATA GUHA, DESHBANDHU PARA, P.O: SILIGURI TOWN, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Student

Identified by Mr KAUSHIK MUKHOPADHYAY, , Son of Late KAMAL KANTI MUKHOPADHYAY, NIVEDITA ROAD BY LANE, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Service

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

Execution is admitted on 21-12-2021 by Mr SOURABH EIRAN, PARTNER, UNITY BUILDERS (Partnership Firm), Block/Sector: PRADHAN NAGAR, City:- Not Specified, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734003

Identified by Mr KAUSHIK MUKHOPADHYAY, , Son of Late KAMAL KANTI MUKHOPADHYAY, NIVEDITA ROAD BY LANE, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Service

Execution is admitted on 21-12-2021 by Mr BHOLA MAZUMDER, PARTNER, UNITY BUILDERS (Partnership Firm), Block/Sector: PRADHAN NAGAR, City:- Not Specified, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734003

Identified by Mr KAUSHIK MUKHOPADHYAY, , Son of Late KAMAL KANTI MUKHOPADHYAY, NIVEDITA ROAD BY LANE, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Service

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/12/2021 9:23PM with Govt. Ref. No: 192021220141585548 on 20-12-2021, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 9718988650518 on 20-12-2021, Head of Account 0030-03-104-001-16

ent of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000/-,
online = Rs 5,020/-
Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 3427, Amount: Rs.5,000/-, Date of Purchase: 17/12/2021, Vendor name: S S

GOON

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/12/2021 9:23PM with Govt. Ref. No: 192021220141585548 on 20-12-2021, Amount Rs: 5,020/-, Bank:

SBI EPay (SBIPay), Ref. No. 9718988650518 on 20-12-2021, Head of Account 0030-02-103-003-02



Yogen Tshering Bhutia

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Darjeeling, West Bengal

icate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0403-2021, Page from 254207 to 254247
being No 040309935 for the year 2021.



Digitally signed by YOGEN TSHERING
BHUTIA
Date: 2021.12.29 16:17:46 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2021/12/29 04:17:46 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)