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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

27.12.21
2-2512609/2



Brobin Biswas
Shefali Biswas

Gomji Chaulukhy
For Self and Constituted Attorneys
No. 2/83
Gitanishhe Ganguly
Rita Chaulukhy

G 453919

For New World Construction

Gomji Chaulukhy
Partner

DEVELOPMENT AGREEMENT

THIS INDENTURE IS MADE ON THIS THE 7th DAY OF
DECEMBER, TWO THOUSAND TWENTY-ONE.

BETWEEN

Page 1 of 18

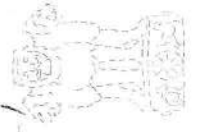
Certified that the Document is admitted for
Registration and the Signature Sheet and
the Endorsement Sheet attached to this
Document are part of this Document

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

07 DEC 2021

Sl. NO 22883

Date 29/11/2021



PURCHASER Robb's Browsers & Another

Full Address Siliguri

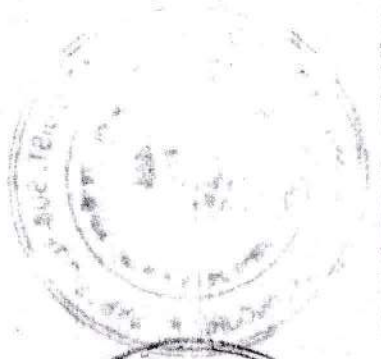
Total Value 5000/-

Stamp Purchased from IPG Treasury-1

RB

STAMP VENDOR
JAYA RANI DAS
Licence No.1 of 99-2000
Addl. DSR Office, Rajgani, Jalpaiguri

0180342



REVENUE & TAX DEPARTMENT

[Signature]

Dist. Sub-Regd. Officer

Jalpaiguri District

07 DEC 2021

Prabir Biswas
Shefali Biswas

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Sanjib Chakraborty
For self and constituted
Attorney of Developers No
283 Gitashri Ganguly
Rita Chakraborty

For New World Construction
Sanjib Chakraborty
Partner

- 1) **SRI PRABIR BISWAS**, PAN- AGXPB9379G, Son of Sri Paresh Chandra Biswas,
- 2) **SMT. SHEFALI BISWAS**, PAN- AKDPB0205D, Wife of Sri Prabir Biswas, both are Indian by nationality, Hindu by religion, Business & Housewife by occupation respectably, resident of Suryasen Colony, Block-B, Post Office Siliguri Town, Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri (W.B.), PIN-734004 - hereinafter called the "**FIRST PARTIES/LANDOWNERS**" (Which expression shall mean and include, unless excluded by or repugnant to the context their heirs, executors, successors, legal representatives, administrators and assigns) of the **ONE PART**.

A N D

NEW WORLD CONSTRUCTION, PAN- AAJFN9729J, a Partnership Firm, having its Office at Ramesh Majumder Sarani, Near Dadabhai Sporting Club, Deshbandhupara, Post Office Siliguri Town, Police Station Siliguri, District Darjeeling (W.B.), PIN- 734004, represented by its partners (1) **SRI SANJIB CHAKRABOTY**, PAN- ACBPC8099C, Son of Late Chitta Ranjan Chakraborty, (2) **SMT. GITASHRI GANGULY**, PAN- ACZPG2023N, Wife of Sri Subrata Ganguly and (3) **SMT. RITA CHAKRABOTY**, PAN- AFSPC1855Q, Wife of Sri Goutam Chakraborty, all are Hindu by religion, Indian by Nationality, Business by occupation, No. 1 & 3 resident of Deshbandhupara, Post Office Siliguri Town, Police Station Siliguri, District Darjeeling (W.B.), PIN-734004 and No. 2 resident of Suryasen Colony, Post Office Siliguri Town, Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri (W.B.), PIN-734004 - hereinafter called the "**SECOND PARTY/DEVELOPER**" (Which expression shall mean and include, unless excluded by or repugnant to the context its executors, successors-in-office, legal representatives, administrators and assigns) of the **OTHER PART**. Smt. Gitashri Ganguly and Smt. Rita Chakraborty are represented by their constituted Attorney **SRI SANJIB CHAKRABOTY**, PAN- ACBPC8099C, Son of Late Chitta Ranjan Chakraborty, Hindu by religion, Indian by Nationality, Business by occupation, resident of Deshbandhupara, Post Office Siliguri Town, Police Station Siliguri, District Darjeeling (W.B.), PIN-734004, by virtue of registered

Bhabin Bhowmik
Shefali Biswas

- 3 -

Somyi Chatterjee
For self and constituted
Attorneys of Developers No
283 Guffahin Ganguly
/ Rita Chatterjee

For New Registration
Somyi Chatterjee
Partner

General Power of Attorney vide G.P. No. IV-668 for the year 2014, registered at the office of the Addl. District Sub-Registrar, Siliguri, District Darjeeling on 23.06.2014.

WHEREAS one (1) Mrinalini Dey (now deceased), Wife of Late Hirnya Dey @ Hiranya Dey and (2) Arati Dey (now deceased), Wife of Late Dharendra Dey became the joint owners of land measuring 5(Five) Decimals, recorded in R.S. Khatian No. 421, in R.S. Plot No. 99(P), Layout Plot No. 329, situated within Mouza Dabgram, J.L. No. 2(Two), R.S. Sheet No. 14, Pargana Baikunthapur, Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri, by virtue of a registered Deed of Gift (Patta), executed by the Addl. District Magistrate & Addl. Collector, Jalpaiguri, for and on behalf of the Governor, Refugee Relief and Rehabilitation Department, Government of West Bengal and registered at the office of the Additional District Registrar, Jalpaiguri on 21.04.1994, recorded in Book No. I, Volume No. II, Pages from 321 to 324, being Document No. 206 for the year 1994 and since the date of such transfer the abovenamed Mrinalini Dey and Arati Dey jointly had been enjoying and possessing the said land, each having undivided 50% share therein, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS thereafter Mrinalini Dey died intestate on 22.07.2002 leaving behind her six sons namely Sri Parimal Dey, Sri Ashit Dey, Sri Subhas Dey, Sri Pravash Ch. Dey, Sri Amar Dey, Sri Pradip Dey and four daughters namely Smt. Shova Bhowmick (Dey), Wife of Late Naresh Ch. Bhowmick, Smt. Gita Rani Dey, Wife of Kanu Dey, Smt. Bina Das (Dey), Wife of Khagen Das and Arati Dey (now deceased), Wife of Late Dharendra Dey as her only legal heirs and successors as per provision of Hindu Succession Act, 1956. Accordingly, the abovenamed legal heirs of Late Mrinalini Dey jointly inherited the undivided 50% share of the aforesaid land measuring 5(Five) Decimals left by the deceased Mrinalini Dey, each having undivided 1/10th share therein, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

Prabir Biswas
Shefali Biswas

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A N D

Somyi Chakraborty
For Self and Constituent
Attorney of Deed No
2-23 Gita Rani Ganguly,
Rita Chakraborty

For New World Construction

Somyi Chakraborty
Partner

WHEREAS thereafter Arati Dey died intestate on 26.07.2010 leaving behind her one son Sri Prabir Kr. Dey as her only legal heir and successor as per provision of Hindu Succession Act, 1956. Accordingly, said Sri Prabir Kr. Dey inherited the land left by her deceased mother Arati Dey (i.e. undivided 50% share of the aforesaid land measuring 5(Five) Decimals alongwith the 1/10th share of 50% share of the aforesaid land measuring 5(Five) Decimals), having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS being joint owners in such possession the abovenamed Sri Parimal Dey, Sri Ashit Dey, Sri Subhas Dey, Sri Pravash Ch. Dey, Sri Amar Dey, Sri Pradip Dey, Smt. Shova Bhowmick (Dey), Smt. Gita Rani Dey, Smt. Bina Das (Dey) and Sri Prabir Kr. Dey jointly sold and transferred the land measuring 5(Five) Decimals together with tin shed old dilapidated residential structure standing therein to and in favour of Sri Prabir Biswas and Smt. Shefali Biswas (the First Parties hereof), by virtue of a registered Deed of Sale being Document No. 3440 for the year 2010, recorded in Book No. I, CD Volume No. 8, Pages from 5015 to 5028, registered at the office of the District Sub-Registrar, Jalpaiguri on 02.09.2010 and since the date of such purchase the First Parties hereof are in actual, khas and physical possession of the said land and structure having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS the First Parties hereof have also recorded their names with the relevant Record of Rights at the office of the B.L. & L.R.O. Rajganj and two separate L.R. Khatian has been opened in their names being L.R. Khatian No. 27 in the name of Sri Prabir Biswas and L.R. Khatian No. 28 in the name of Smt. Shefali Biswas, in L.R.

Probir Biswas
Shufali Biswas

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Sanjib Choudhury
For Self and constituted
Attorney of Developers
No 2/3 Gitaohai Ganguly
Rita Choudhury

For New World Construction

Sanjib Choudhury
Partner

Plot No. 200, within Mouza Dabgram, J.L. No. 2(Two), L.R. Sheet No. 153, Pargana Baikunthapur, Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri.

A N D

WHEREAS the First Parties herein are desirous of developing their aforesaid land measuring 5(Five) Decimals as fully described in the schedule "A" below by constructing a P+3 storied residential building thereon but due to paucity of necessary fund/finance and lack of technical experience it is not possible for them to develop their aforesaid landed property and as such they have decided to get their intended constructional works done by and through the Second Party on their said land as fully described in the Schedule "A" below, as per plan approved by the appropriate authority under certain terms and conditions as stated hereinafter.

A N D

WHEREAS the First Parties have also agreed to authorize the Second Party to develop their said 'A' schedule land by constructing a P+3 storied residential building consisting of several independent units or residential Flats and Garages/Car Parking Spaces on ownership basis and the First Parties have also agreed to convey, assign and transfer the proportionate share in the land in the Flats and Garages/Car Parking Spaces directly to the intending Purchaser/s as may be nominated by the Second Party herein with respect to the allocation of the Second Party in the proposed P+3 storied residential building as stated hereinafter.

A N D

WHEREAS in order to avoid all future disputes, differences and legal complications that may crop up amongst themselves i.e. the parties herein, it has been thought/demand fit and proper to put in writing the said oral terms and conditions as mutually agreed upon by and between the parties herein.

Biswajit Biswas
Shefali Biswas

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Sanjib Chakraborty
For Self and constituted
authority of developers
No. 2 X 3 Gitanjali
Ganguly, Rita
Chakraborty

For New 450 sq. ft. construction
Sanjib Chakraborty
Partner

NOW IN WITNESSETH WHEREOF IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREOF AS FOLLOWS:

1. That a P+3 storied residential building consisting of several independent Flats & Garages/Car parking spaces shall be constructed by the Second Party on the land of the First Parties, as fully described in the schedule "A" below, on the terms as mentioned herein below, and as may be permitted by the concerned authorities for constructing the said P+3 storied residential building on the said 'A' scheduled land. It is pertinent to be mentioned here that the proposed P+3 storied residential building shall be constructed consisting of several Flats/parking spaces/garages.
2. That the Second Party agrees that the Second Party shall obtain whatsoever permission as are required to develop the aforesaid land for constructing the said building at its own cost and responsibilities in the name of the First Parties after meeting all necessary requirements as required for the same.
3. That with a view to develop the aforesaid land of the First Parties, the First Parties shall handover and deliver the vacant possession of the 'A' scheduled land to and in favour of the Second Party with the right to develop the aforesaid Property/Land for making/Constructing the said P+3 storied residential building on the terms herein contained.
4. That the existing structure which is standing over the below "A" scheduled land shall be demolished by the Second Party at its own cost and expenses and the price of scrap materials shall be kept by the Second Party.
5. That the developer shall complete in all respects the construction of the said multi storied building according to the drawing plan and specification and in conformity with the details of construction with 18 (Eighteen) months from the date of sanction of building plan from the Siliguri Municipal Corporation and deliver the vacant possession of the First

Brenbin Biswas
Shefali Biswas

- 7 -

Somjit Chakrabarty
For Self and Constructed
Attorney of Developer No
283 Gitanjali Ganguly,
Rita Chakrabarty

Somjit Chakrabarty
For New Construction

Partner

Parties allocation of the building to the First Parties unless prevented from so doing by act of God such as natural calamities or any unforeseen circumstances beyond the control of the Developer/Second Party and the said time may be extended for further 6(Six) months for any unavoidable circumstances.

6. That for the sake of proper and appropriate development of the 'A' scheduled land/Property the Second Party shall prepare a plan of the proposed P+3 storied residential building to be constructed on the 'A' scheduled land and the First Parties shall sign and execute the said building plan and thereafter the Second Party shall submit the same (signed building plan) to the Siliguri Municipal Corporation or to any other authorities wherever and whenever required for proper sanction/approval of the same from the appropriate authorities thereof.
7. That the First Parties shall be bound to produce the original Title Deed and other relevant documents in respect of the below "A" scheduled land as and when required by the Second Party for sanctioning building plan before the SJDA, Siliguri Municipal Corporation, Bank authority or any other concerned authority.
8. That the First Parties shall handover the possession of the "A" scheduled land to the Second Party for construction of the proposed P+3 storied residential building.

It may be mentioned here that the time limit for handing over the allocation of the First Parties shall be 18(Eighteen) months from the date of approval/sanction of building plan by the Siliguri Municipal Corporation authority and the said time may be extended for further 6(Six) months for any unavoidable circumstances.

Brenbin Biswas
Shefali Biswas

- 7 -

Somjit Chakrabarty
For Self and Constructed
Attorney of Developer No
283 Gitanjali Ganguly,
Rita Chakrabarty

For New Construction
Somjit Chakrabarty

Partner

Parties allocation of the building to the First Parties unless prevented from so doing by act of God such as natural calamities or any unforeseen circumstances beyond the control of the Developer/Second Party and the said time may be extended for further 6(Six) months for any unavoidable circumstances.

6. That for the sake of proper and appropriate development of the 'A' scheduled land/Property the Second Party shall prepare a plan of the proposed P+3 storied residential building to be constructed on the 'A' scheduled land and the First Parties shall sign and execute the said building plan and thereafter the Second Party shall submit the same (signed building plan) to the Siliguri Municipal Corporation or to any other authorities wherever and whenever required for proper sanction/approval of the same from the appropriate authorities thereof.
7. That the First Parties shall be bound to produce the original Title Deed and other relevant documents in respect of the below "A" scheduled land as and when required by the Second Party for sanctioning building plan before the SJDA, Siliguri Municipal Corporation, Bank authority or any other concerned authority.
8. That the First Parties shall handover the possession of the "A" scheduled land to the Second Party for construction of the proposed P+3 storied residential building.

It may be mentioned here that the time limit for handing over the allocation of the First Parties shall be 18(Eighteen) months from the date of approval/sanction of building plan by the Siliguri Municipal Corporation authority and the said time may be extended for further 6(Six) months for any unavoidable circumstances.

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Shefali Bisbis

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Somji Chokubdy
For Self and Consttuted
Attorney of Developer
No 2-3 Gaitach Ganga
Rita Chakraborty

For New Building Construction
Somji Chokubdy
Partner

9. (A) SHARE OF THE FIRST PARTIES IN THE PROPOSED/DEVELOPED BUILDING OR PROPERTY (OWNERS' ALLOCATION)

The First Parties shall get/retain two flats measuring about 800 Square feet each (including 20% super built-up area and proportionate share of staircase) - one at the First Floor (Front Side, North-east portion) and another at the Second Floor (Front Side, North-east portion) and three Parking Spaces measuring 120 Square feet each - one at the Ground Floor (Back Side, North-west Corner) and the other two Garages at the Ground Floor (Front Side, North-East Corner) of the proposed building (hereinafter called as "Owners' allocation"). All the dimension as stated above are approximate and may vary if site dimension changes or owing to changes in Corporation Rules during sanction by Siliguri. In addition to that the Second Party/Developer shall also pay a sum of Rs. 20,00,000/- (Rupees Twenty Lac) only to the First Parties as per the following manner:-

- i) At the time of Agreement Rs. 10,00,000/- (Rupees Ten Lac) only;
- ii) After ten days Rs. 5,00,000/- (Rupees Five Lac) only;
- iii) After one month Rs. 4,00,000/- (Rupees Four Lac) only;
- iv) Balance amount of Rs. 1,00,000/- (Rupees One Lac) only shall be paid after completion of registration of entire developer's allocation.

Be it mentioned here that the Owners' allocation shall be constructed as per specification as mentioned in the scheduled "B" below.

The Second Party shall also pay Rs. 5,000/- (Rupees Five Thousand) only to the First Parties as house rent from the date of handing over the possession of the below Schedule "A" land to the Second Party till handing over the owners' allocation to and in favour of the First Parties.

Bhabini Biswas,
Shefali Biswas

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Samjib Chakrabarty
For Self and constituted
Attorneys of Devel group
no 28 3/1 Tashil Chowdhury
Rita Chakrabarty

For New 100% construction
Samjib Chakrabarty

Partner

**(B) SHARE OF THE SECOND PARTY IN THE PROPOSED/
DEVELOPED BUILDING/PROPERTY (DEVELOPER'S
ALLOCATION)**

The Second Party shall get/retain the remaining constructed area of the proposed building save and except the Owners' allocation (hereinafter called as "Developer's allocation").

10. That the First Parties/Landowners shall bear the expenses of electric connection charges with respect to their allocation and shall also bear the proportionate transformer cost with respect to her allocation alongwith the other co-owners of the proposed P+3 storied residential building to be charged by the West Bengal State Electricity Distribution Company Limited + GST charges by the First Parties (if any).
11. That it is hereby agreed by and between the parties hereof that the Second Party shall be entitled to enter into agreement/agreements with the intending purchaser/s pertaining to the Second Party's share of allocation in the proposed P+3 storied residential building and the Second Party shall be entitled to receive any advance money or monies from the intending Purchaser/s and the First Parties shall bind their self to sign on all those Agreement to sell which will be entered with the intending purchaser/s.
12. That the Second Party shall sell his allocation and for that purpose the First Parties shall sign, execute and register the Sale Deed/Deeds of the Flats and Garage/Car parking space of the said P+3 storied residential building in favour of the nominee/nominees of the Second Party or intending purchaser/s with respect to the Second Party's allocation excepting the First Parties' allocation as mentioned in 9A) above, and all the sale proceeds/consideration money/monies with respect to the Second Party's allocation will be appropriated/taken by the Second Party and in that case the First Parties shall not raise any claim to any part of the sale proceeds/consideration money in any way, the contrary whereof shall not be tenable in law.

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Shefali Biswas

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Somyid Chete Subaly
For Sign and Consttuted
Attorney of Developers No
25 Ghatshol Gungdy
Ribe Chakraborty

FOR NEW WEIGH METER CONSTRUCTION
Somyid Chete Subaly
Partner

13. That this agreement shall not be treated as a Partnership between the parties hereof in any way or manner whatsoever.
14. That though the Second Party is satisfied with the ownership of the First Parties over the 'A' scheduled land but all along the First Parties shall be responsible to the Second Party if any encumbrances whatsoever in nature is detected in future in the 'A' scheduled land/property then in that case the First Parties shall be responsible to make good all the losses sustained or to be sustained in consequence thereof to the Second Party for such encumbrances with respect to 'A' scheduled land/property.
15. That the Second Party shall not start any constructional work of the proposed building on the 'A' scheduled land unless the said land is free from all encumbrances and the building plan is sanctioned by the Siliguri Municipal Corporation and/or any other concerned authority/authorities after meeting all requirements and expenses by the Second Party.
16. That the development of the 'A' scheduled land by constructing a P+3 storied residential building thereon shall be entirely at the costs, expenses and risks and on the entire account of the Second Party. The building is to be constructed on the 'A' scheduled land and the dwelling units thereon will be done in accordance with approved plan. The Second Party shall be at liberty to make necessary application for this purpose to the authority/authorities concerned at his own costs and expenses in the name of the First Parties but the responsibility for obtaining such permission will be on the Second Party and at his own costs.
17. That the First Parties confers right to the Second Party to enter upon the schedule 'A' mentioned land or any part thereof, as aforesaid, with full right and authority to commence, carry on and complete the construction of the building in accordance with the approved plan. The said right to develop the schedule 'A' mentioned land will be personal to the Second Party.

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Shefali Biswas

Sanjib Chatterjee
For Self and Constituted
Attorney of Developers viz
283 Sitadai Ganguly
Rite Chatterjee

Sanjib Chatterjee
Partner

18. That the First Parties shall at the request and costs of the Second Party sign and execute from time to time the plans and other applications for layouts, Sub-Divisions, constructions of the building as approved by the Siliguri Municipal Corporation or other authority/authorities provided that all costs, charges and expenses including Architect's fees in this connection shall be borne and paid by the Second Party who shall indemnify and keep indemnified the First Parties against all actions, suits, proceedings, fines, penalties, Architect's remunerations and other outgoings suffered by the First Parties.

19. That the Second Party shall be entitled to carry out at his own costs, charges and expenses in respect of all or any items of work for development of the said property including laying of drainage, cables, water pipes and other connections and lighting or roads and other items as per the terms and conditions imposed by the Siliguri Municipal Corporation authority while sanctioning the layout scheme and the said plans and also other items of works as may be required to be carried out for the purpose of making the 'A' schedule land fit for construction of building and structure therein. All finance for completion of the said items of work shall be provided and borne and paid by the Second Party alone. The First Parties hereby agrees to render all assistance and Co-operations that may be required by the Second Party from time to time for carrying out the development work in respect of the said property for construction and completion of building thereon in accordance with the terms and conditions as may be stipulated by the concerned authorities and in respect of any other matter relating to or arising thereon provided that the First Parties shall not be liable to incur any financial obligations in that behalf.

20. That the Second Party shall be at liberty to sell and/or allot the dwelling units or flats and/or other tenants and/or rights in the buildings and structures to be constructed on the 'A' scheduled land and/or to enter into any package/deal/arrangement for allotment of buildings and

Brenbit Biswas
Shefali Biswas

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Somjit Chandel
For Sogand constituted
attorney of developer
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Sangudi Rito
Chakraborty

For New World Construction
Somjit Chandel

Partner

- structures to be constructed on the said land at such price and on such terms and conditions and provisions as the Second Party may think fit except First Parties' share.
21. That the Second Party shall be entitled to put up and permit to be put up advertisement boards upon the property but without involving the name of the First Parties in any manner whatsoever.
 22. That after completion of the construction of the said P+3 storied building the First Parties shall directly execute and deliver any one or more deeds of conveyance in favour of one or more Purchasers of flats, tenements, dwelling units, garage/car parking spaces of the said P+3 storied residential building as may be nominated by the Second Party with respect to the allocation of the Second Party, if required in law. The Second Party hereby agrees to join such deed or deeds of conveyance as confirming party, if required.
 23. It is agreed that after the date of execution of this agreement the Second Party shall pay and discharge all taxes and outgoings including Municipal Tax and all other charges, rates, cess, taxes that may be levied upon by any public body or authorities in respect of the 'A' scheduled land which would be payable by the First Parties as owner thereof. The Second Party shall indemnify and keep indemnified the First Parties from and against non-payment thereof. In the event of the Second Party paying any refundable deposits to the Siliguri Municipal Corporation and other concerned authorities in course of the development of the said property in the name of the First Parties, the Second Party shall be entitled to get the refund of such deposit/s. To enable the Second Party to obtain such refund, the First Parties shall sign or execute all such writings as may be required by the Second Party in that behalf, without raising any objection thereof.
 24. That the First Parties declares that no notice of acquisition and/or requisition from the Government or any local body or authority including the Siliguri Municipal Corporation have been received by or served upon the First Parties or any

Brambar Biswas
shufali Biswas

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Somjit Churembak
For & Self and Constituted
Attorney of Development No
273 Chitreshi Scarpully
Rita Chakraborty

For New World Construction
Somjit Churembak
Partner

person having interest in the said property fully described in the schedule 'A' below.

25. That the First Parties hereby declares :
- A) That the First Parties is entitled to enter into this Agreement with the Second Party and he has full right and authority to sign and execute the same.
 - B) That the First Parties has not agreed, committed, contracted and/or entered into any binding contract or agreement for sale or lease of the said property or any part thereof with any person or persons other than the Second Party and he shall remove all encumbrances, if any, in or upon the 'A' scheduled land before delivery of physical possession in favour of the Second Party.
 - C) That the First Parties shall not do any act, deed, matter or thing whereby or by reason whereof, the development of the property may be prevented or effected in any manner whatsoever.
26. That all incidental expenses to this Development agreement and the transactions in pursuance thereof including the deed and other assurance in respect thereof including Stamp duty and registration charges shall be borne and paid by the Second Party.
27. That the Second Party shall indemnify and keep indemnified the First Parties against all such losses, damages, costs, charges, expenses that will be incurred or suffered by the First Parties on account of or arising out of any breaches of any of these terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by any other party in respect of such construction or otherwise whatsoever.
28. That the Second Party has every right to sell the Flats and Garage/Car Parking space from the proposed P+3 storied residential building with respect to his allocation (excepting the First Parties' allocation) and the First Parties shall be

Birendra Biswas
Shefali Biswas

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Somjit Chakraborty
For Self and constituted
Attorney of Developer
No 28 Seetashi Ganguly
Rita Chakraborty

FOR NEW World Construction
Somjit Chakraborty
Partner

bound to sign and execute necessary sale Deed/Deeds in favour of such purchaser/s as nominated by the Second Party, if required in law.

29. That the Second Party shall complete the construction of the Owners' allocation as per specification as mentioned in the schedule 'B' below and shall deliver the Owners' Allocation to the First Parties within 24(Twenty-four) months from the date of approval of building plan from the Siliguri Municipal Corporation and the said time may be extended for further 6(Six) months for any unavoidable circumstances.
30. That the First Parties undertake to execute necessary General Power of Attorney appointing the Second Party to construct the said P+3 storied residential building and to sell and convey the Second Party's allocation/share in the developed property/building to the intending purchaser/s as may be nominated/desired by the Second Party.
31. That the entire roof (top roof) of the said P+3 storied residential building shall be used as common use with the other flat owners of the said P+3 storied residential building.
32. That the Second Party shall have every right to install/fix electrical lines, drain pipe and water pipe lines or systems at any outside portion of the said proposed P+3 storied residential building.
33. That the cost of the common water pump and water tank of the said proposed P+3 storied residential building shall be borne by the Second Party.
34. That after completion of the building all the inhabitants of the building shall contribute and/or be liable to pay such amount or amounts as may be fixed or determined by any legal Association, Body, Society to be formed by the inhabitants of the said building towards the payment for maintenance and repairing of common facilities of the said building and/or for common services to be provided in the said building and shall abide by all the rules and regulations to be framed by the said Association, Body or Society.

Biswajit Biswas
Shefali Biswas

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Somjit Choudhary
For Self and Constituted
Authority of Developers
No 23 Gitanjali Colony
Rita Choudhary

Somjit Choudhary
Partner

35. That after completion of the building all the inhabitants of the building shall have the right to mutate their names with respect to their respective Flat/Garage/Car Parking Spaces in the office of the Siliguri Municipal Corporation and shall also pay proportionate share of land rent (Khajna) to the Association, Body or Society to be formed by the inhabitants of the said building for payment of the same to the concerned authority through the said Association, Body or Society to be formed by the inhabitants of the said building.

SCHEDULE - "A"

All that piece or parcel of homestead land measuring 5(Five) Decimals, recorded in R.S. Khatian No. 421 corresponding to L.R. Khatian No. 27 & 28, in R.S. Plot No. 99(P) corresponding to L.R. Plot No. 200, Layout Plot No. 329, situated within Mouza Dabgram, J.L. No. 2(Two), R.S. Sheet No. 14 corresponding to L.R. Sheet No. 153, Pargana Baikunthapur, Police Station New Jalpaiguri, Addl. District Sub-Registry Office Bhaktinagar, situated at Suryasen Colony, Block-B, within the limits of Siliguri Municipal Corporation Ward No. 34, Sub-Division & District Jalpaiguri in the state of West Bengal.

The said land measuring 5(Five) Decimals is butted and bounded as follows: -

North : Boundary wall of Sishu Uddan;
South : Land & house of Dilip Bhattacharjee;
East : 20 feet wide Pucca Road (Suryasen Colony Road);
West : 12 feet wide Pucca Road (Unmentioned Road).

SCHEDULE - "B"

[SPECIFICATION OF THE CONSTRUCTION]

- a) FOUNDATION:- construction will be R.C.C. frame structure.
b) Brick work:- 125 mm Thick.
c) DOORS:- Doors frame made of sal wood and the structure will be commercial flash doors with fittings and paint.

Prabin Biswas
Shufali Biswas

- 16 -

Somji Chavala
TSR Safford Consttucted
A Branch of Development
No 2 Safford Consttucted
Site Chavala

For New World Construction
Somji Chavala
Partner

- d) Windows:- Steel windows with glass panel and grill with paint and Balcony Grill will be 2'6" steel finished or bricks wall.
- e) Flooring:- all floors will be finished with Floor (2x2) vitrified Tiles, Drawing cum Dinig room will be finished with Floor Tiles, Kitchen will be Finished with floor tiles and Toilet will be finished with Marble and bathroom floor will be marble and Tiles up to linten height in toilet, bathroom and 3ft. height from oven slab of kitchen.
- f) Wall:- All inside wall shall be finished with cement plaster with lime punning in addition, outside wall will be finished with cement plaster with cement paint finishing and front side will be finished with JK Putting.
- g) Electrification:- Wiring will be concealed with standard wire, following connection shall be made without fittings all switch will be modular switch.
- | | |
|-------------------------|--|
| i. Bed Room: | 2 light points
1 Fan Point
5 amp plug point (Two) |
| ii. Dining Cum Drawing: | 2 light points
2 Fan point
15 amp plug point (one)
5 amp plug point (one) |
| iii. KITCHEN: | 1 T.V. Point
1 light point
1 exhaust Fan Point
15 amp plug point (two) |
| iv. Common Toilet: | 1 light point
1 Exhaust Fan point
1 Geyser Point (15 amp point) |
- h) Plumbing:- Outside plumbing work will be made of PVC pipe and inside will be made of concealed P.V.C./C.P.V.C. Pipes. If any Purchasers intends to take separate water line, then water connection charge and water pump is to be borne by the Purchasers.
- i) Sanitation:- Two commode shall be provided in common toilet, standard Tap & shower shall be provided, one porcelain basin shall be provided in dinning space.
- j) Painting:- All inside walls Lime Punning with one coat of Cement Primer and water proof cement based paint will be provided at the outside walls of the building.

Bhabini Biswas
Shefali Biswas

- 17 -

Somyib Cherehubaly
For Self and constituted
Attorney of Devalapany
NO 23 Giteshree
Ganguly, Kote Chakraborty

For New World Construction
Somyib Cherehubaly
Partner

- k) One light point shall be provided in the passage and balcony respectively.
- l) Separate Electricity Connection for each Flat owner will be obtain by the Purchasers/s in his/her/their own expenses from W.B. State Electricity Distribution Co. Ltd and all proportionate expenses regarding Transformer, other common utility will be borne by the Purchasers/s at their expenses.
- m) That GST (Goods & Service Tax) will payable as per prescribed rate by the Purchasers at the time of every payment.

Note: - In case of extra work First Parties should be given written letter and are should be finalized before start the work.

SCHEDULE "C"

(COMMON AREAS AND FACILITIES OF THE BUILDING)

- 1) All the stair case and landings;
- 2) All the electrical fittings of the stair case and landing with common meter;
- 3) All the drains, sewerage, rain water, pipes;
- 4) All the bore wells, water pumps and common running water, pipe lines;
- 5) All the pathways and gardens;
- 6) All vacant space in the schedule 'A' mentioned land;
- 7) Entire top roof of the building;
- 8) All the payments to be made to Chowkidars, Night Watchman and Sweepers.

Jamjit Chawla
For self and constituted
Attorney of P. V. K. P. S.
No. 23, Gita Road
Gangubay, Ratan
Karnal, India

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS AGREEMENT ON THIS THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

Prabir Biswas

1. Binay Kaul,
Sp. Late Kanoy Motan Kaul
Dependent Para
Siliguri, Darjeeling
734004

Shefali Biswas
(SIGNATURE OF THE FIRST PARTIES)












2. Subrata Goswami
Sp. Late Anil Kr. Goswami
Surja Sea Colony
Siliguri - 734004.

For New World Construction
Jamjit Chawla
Partner
(SIGNATURE OF THE SECOND PARTY)












Drafted as per instruction of the parties, readover and explained by me and printed in my chamber:

Arunava Dewajee
(ARUNAVA DEWANJEE)
Advocate, Siliguri
Enrolment No. F/368/223/2015












FINGER IMPRESSION SHEET

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

Prabir Biswas
SIGNATURE

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

Shefali Biswas
SIGNATURE

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

For NEW WORLD CONSTRUCTION

Sanjib Chakrabarty
SIGNATURE



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

MHX2259802

পরিচয় পত্র



Elector's Name **Prabir Biswas**
নির্বাচকের নাম **প্রবির বিশ্বাস**

Father's Name **Paresh**
পিতার নাম **পরেশ**

Sex **M**
লিঙ্গ **পুং**
Age as on 1.1.2000 **23**
১.১.২০০০-এ বয়স **২৩**

Prabir Biswas

Address

Suryasen Colony (Block-B)

Bhaktinagar

Jalpaiguri 734404

ঠিকানা

সুর্যাসেন কলোনি (ব্লক-বি)

ভক্তিনগর

জলপাইগুড়ি ৭৩৪৪০৪



Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For **21-Rajganj(SC)**
Assembly Constituency

২১-রাজগঞ্জ(তপঃ)

বিধানসভা নির্বাচন ক্ষেত্র

Place **Jalpaiguri**

স্থান **জলপাইগুড়ি**

Date **15.09.2000**

তারিখ **১৫.০৯.২০০০**



ভাৰতীয় বিচিত্ৰ শাসন প্ৰণালী

ভাৰত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তি আইডি / Enrollment No. : 1215/91408/64249

18/07/2014

To
PRABIR BISWAS
শ্ৰীৰ বিষ্ণু
SURYASEN COLONY BLOCK B
SILIGURI BAZAR
WARD NO-34
Siliguri (M. Corp.)
Siliguri Town, Jalpaiguri
West Bengal - 734004
9832010139



KL941838969FT

94183896



আপনার আধাৰ সংখ্যা / Your Aadhaar No. :

4834 2115 2362

আধাৰ - সাধাৰণ মানুহৰ অধিকাৰ



Government of India



শ্ৰীৰ বিষ্ণু
PRABIR BISWAS
পিতা : পৰেশ চন্দ্ৰ বিষ্ণু
Father : PARESH CH. BISWAS

জন্মতাৰিখ / DOB: 13/10/1976
পুৰুষ / Male

4834 2115 2362



আধাৰ - সাধাৰণ মানুহৰ অধিকাৰ

Prabir Biswas



Prabir Biswas


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD MHX2721983
 পরিচয় পত্র





Elector's Name Shefali Biswas
 নির্বাচকের নাম শেফালী বিশ্বাস
Husband's Name Prabir Biswas
 স্বামীর নাম প্রবীর বিশ্বাস

Sex	F
লিঙ্গ	স্ত্রী
Age as on 1.1.2003	22
১.১.২০০৩-এ বয়স	২২

Shefali Biswas

Address:
 Suryasen Colony (Blaka-Bi) Bhaktinagar Jalpaiguri
 734405

ঠিকানা:
 সুর্যসেন কলোনি (রক-বি) ভক্তিনগর জলপাইগুড়ি ৭৩৪৪০৫



Facsimile Signature
Electoral Registration Officer
 নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 21-Rajganj (SC)
 বিধানসভা নির্বাচন ক্ষেত্র : ২১-রাজগঞ্জ (তপশিলী জাতি)

District: Jalpaiguri জেলা: জলপাইগুড়ি
Date: 21.06.2003 তারিখ: ২১.০৬.২০০৩

146/0512



ভারত সরকার
Government of India



শেফালী বিশ্বাস
Shefali Biswas
পতি : প্রবীর বিশ্বাস
Husband : PRABIR BISWAS
জন্মতারিখ / DOB : 02/01/1980
মহিলা / Female



7179 9527 0913

আধার - সাধারণ মানুষের অধিকার

Shefali Biswas



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: ওয়ার্ডনং ৩৪, সুর্যসেন
কলোনী ব্লক বি, শিলিগুড়ি
(পৌরসভা), শিলিগুড়ি টাউন,
জলপাইগুড়ি, পশ্চিম বঙ্গ, ৭৩৪০০৪

Address: WARD 34, SURYASEN
COLONY BLOCK B, Siliguri
(M.Corp.), siliguri Town,
Jalpaiguri, West Bengal, 734004

7179 9527 0913

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHEFALI BISWAS

RAM KRISHNA SARKAR

02/01/1980

Permanent Account Number

AKDPB0205D

Shefali Biswas

Signature



01020006

Shefali Biswas

आयकर विभाग
INCOME TAX DEPARTMENT
SANJIB CHAKRABORTY



भारत सरकार
GOVT. OF INDIA

CHITTARANJAN CHAKRABORTY

01/01/1968
Permanent Account Number

ACBPC8099C

Sanjib-Chak
Chakraborty
Signature



31/03/2016

Sanjib Chakraborty



ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
MHX3639051

পরিচয় পত্র
IDENTITY CARD



নির্বাচকের নাম গীতশ্রী গাঙ্গুলী
Elector's Name Gitashri Ganguli
স্বামীর নাম সুব্রত গাঙ্গুলী
Husband's Name Subrata Ganguli
লিঙ্গ স্ত্রী
Sex F
১.১.২০০৬ এ বয়স ৪১
Age as on 1.1.2006 41

ঠিকানা:
সুর্যসেন কলোনি-ব্লক বি ভক্তিগর জলপাইগুড়ি ৭৩৪৪০৫

Address:
Suryasen Kaloni B Bhaktinagar Jalpaiguri 734405

নির্বাচক নিবন্ধন আধিকারিক
Facsimile Signature
Electoral Registration Officer

বিধানসভা নির্বাচন ক্ষেত্র : ২১-রাজপাঞ্জ (তপশিলী জাতি)
Assembly Constituency: 21-Rajganj (SC)

জেলা: জলপাইগুড়ি District: Jalpaiguri
তারিখ: ২৭.১০.২০০৬ Date: 27.10.2006

107/0047

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACZPG2023N



नाम /NAME

GITASREE GANGULY

पिता का नाम /FATHER'S NAME

UTPAL ROY

जन्म तिथि /DATE OF BIRTH

04-05-1968

हस्ताक्षर /SIGNATURE

Gitasree Ganguly

K. Das

आयकर आयुक्त, प.नं.-11

COMMISSIONER OF INCOME-TAX, W.B. - 11



ভারত সরকার

Government of India

পিতাশ্রী পাক্ষী

GITASHRI GANGULY

পতি : সুরত পাক্ষী

Husband : Subrata Ganguly



জন্মতারিখ / DOB: 04/05/1968

মহিলা / Female

6834 9553 6968



আধার - সাধারণ মানুষের অধিকার



ভারতীয় অনির্দিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: এইচ নং বি এল বি
সুর্যসেন কলোনি, ওয়ার্ড
শিলিগুড়ি (পৌরসভা), শিলিগুড়ি টাউন
জলপাইগুড়ি, পশ্চিম বঙ্গ,

Address: H NO 67 BL B,
SURYASEN COLONY,
WARD 34, Siliguri (M.Corp.),
Jalpaiguri, siliguri Town,
West Bengal, 734004

6834 9553 6968

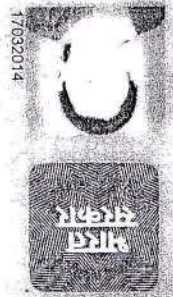
1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Rita Chakrabarty

If this card is lost / someone's lost card is found,
 please inform / return to
 Income Tax PAN Services Unit, NSDL,
 5th floor, Mantri Sterling
 Plot No. 341, Survey No. 997/8,
 Model Colony, Near Deep Bunglow Chowk,
 Pune - 411 016.
 Tel: 91-20-2721 8080 / 91-20-2721 8081
 e-mail: bhunip@nsdl.co.in



भारत सरकार
 GOVT OF INDIA



भारत सरकार
 INCOME TAX DEPARTMENT
 RITA CHAKRABORTY
 RAMANI MOHAN PAUL
 02/01/1972
 Permanent Account Number
 AFSPC1855Q
 Signature
 Rita Chakrabarty

17032014



ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB/04/025/0783619



Elector's Name : Chakraborty Rita
নির্বাচকের নাম : চক্রবর্তী রীতা
Father/Mother/
Husband's Name : Goutam
পিতা/মাতা/স্বামীর নাম : গৌতম
Sex : Female
লিঙ্গ : স্ত্রী
Age as on 1.1.1995: 22
১.১.১৯৯৫ -এ বয়স : ২২

Address
South Deshbandhupara
Siliguri
Darjeeling

ঠিকানা
দক্ষিণ দেশবন্ধুপাড়া
শিলিগুড়ি
দার্জিলিং

Facsimile Signature of
Electoral Registration Officer
নির্বাচক-নিবন্ধন আধিকারিক

For Siliguri Assembly Constituency
শিলিগুড়ি বিধানসভা নির্বাচন ক্ষেত্র

Place : Siliguri
স্থান : শিলিগুড়ি
Date : 27.2.95
তারিখ : ২৭.২.৯৫



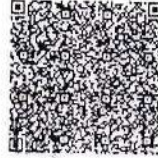
ভারত সরকার

Government of India



বিকাশ পাল
Bikash Paul
পিতা : রমণী মোহন পাল
Father : Ramani Mohan Paul

জন্মতারিখ / DOB: 08/06/1970
পুরুষ / Male



9743 3634 0924

আধার - সাধারণ মানুষের অধিকার

Bikash Paul



ভারত সরকার

Unique Identification Authority of India

ঠিকানা: কনক মুখার্জী সরনী
দেশবন্ধু পাড়া, শিলিগুড়ি (পৌরসভা)
শিলিগুড়ি টাউন দার্জিলিং
পশ্চিম বঙ্গ

Address: KANAK
MUKHARJEE SARANI,
DESH BANDHU PARA,
Siliguri (M. Corp),
Darjeeling, siliguri Town,
West Bengal, 734004

9743 3634 0924



1947



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help@uidai.gov.in

Major Information of the Deed



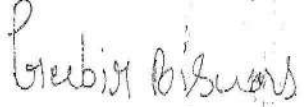
Deed No :	I-0711-10011/2021	Date of Registration	07/12/2021
Query No / Year	0711-2002513609/2021	Office where deed is registered	
Query Date	02/12/2021 9:12:27 PM		0711-2002513609/2021
Applicant Name, Address & Other Details	Arunava Dewanjee Siliguri, Thana : Siliguri; District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832072185, 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 : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 35,79,547/-	Rs. 35,79,547/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 20,021/- (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:- New Jalpaiguri, Municipality: SILIGURI MC, Road: Surya Sen Colony, Road Zone : (Block B -- Block B) , Mouza: Dabgram Sheet No - 14, JI No: 2, Pin Code : 734004

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-99	RS-421	Bastu	Bastu	5 Dec	35,79,547/-	35,79,547/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					5Dec	35,79,547 /-	35,79,547 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	PRABIR BISWAS (Presentant) Son of PARESH CHANDRA BISWAS Executed by: Self, Date of Execution: 07/12/2021 , Admitted by: Self, Date of Admission: 07/12/2021 , Place : Office	 07/12/2021	 LTI 07/12/2021	 07/12/2021

SURYASEN COLONY,BLOCK B
 WARD 34, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx9G, Aadhaar No: 48xxxxxxxx2362, Status :Individual, Executed by: Self, Date of Execution: 07/12/2021 , Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Office



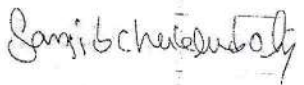


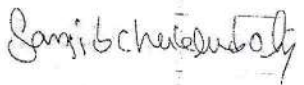


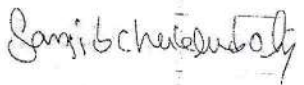
2	Name	Photo	Finger Print	Signature
	Smt SHEFALI BISWAS Wife of Shri PRABIR BISWAS Executed by: Self, Date of Execution: 07/12/2021 , Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Office			
	07/12/2021	LTI 07/12/2021	07/12/2021	

SURYASEN COLONY, BLOCK B,WARD34, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx5D, Aadhaar No: 71xxxxxxxx0913, Status :Individual, Executed by: Self, Date of Execution: 07/12/2021 , Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Office



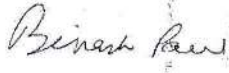
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NEW WORLD CONSTRUCTION RAMESH MAJUMDER SARANI,DESHBANDHUPARA, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 , PAN No.:: AAxxxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri SANJIB CHAKRABORTY Son of Late CHITTA RANJAN CHAKRABORTY Date of Execution - 07/12/2021 , , Admitted by: Self, Date of Admission: 07/12/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dec 7 2021 2:11PM</td> <td>LTI 07/12/2021</td> <td>07/12/2021</td> <td></td> </tr> </tbody> </table> <p>RAMESH MAJUMDER SARANI,DESHBANDHUPARA,WARD29, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PiN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9C, Aadhaar No: 30xxxxxxxx7215 Status : Representative, Representative of : NEW WORLD CONSTRUCTION (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Shri SANJIB CHAKRABORTY Son of Late CHITTA RANJAN CHAKRABORTY Date of Execution - 07/12/2021 , , Admitted by: Self, Date of Admission: 07/12/2021, Place of Admission of Execution: Office				Dec 7 2021 2:11PM	LTI 07/12/2021	07/12/2021	
Name	Photo	Finger Print	Signature										
Shri SANJIB CHAKRABORTY Son of Late CHITTA RANJAN CHAKRABORTY Date of Execution - 07/12/2021 , , Admitted by: Self, Date of Admission: 07/12/2021, Place of Admission of Execution: Office													
Dec 7 2021 2:11PM	LTI 07/12/2021	07/12/2021											

Identifier Details :

Name	Photo	Finger Print	Signature
BIKASH PAUL Son of Late RAMONI MOHAN PAUL DESHBANDHUPARA, WARD30, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004			
	07/12/2021	07/12/2021	07/12/2021
Identifier Of PRABIR BISWAS, Smt SHEFALI BISWAS, Shri SANJIB CHAKRABORTY, , , Shri SANJIB CHAKRABORTY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PRABIR BISWAS	NEW WORLD CONSTRUCTION-2.5 Dec
2	Smt SHEFALI BISWAS	NEW WORLD CONSTRUCTION-2.5 Dec

Endorsement For Deed Number : I - 071110011 / 2021

On 07-12-2021

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 13:05 hrs on 07-12-2021, at the Office of the A.D.S.R. BHAKTINAGAR by PRABIR BISWAS , 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 35,79,547/-

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

Execution is admitted on 07/12/2021 by 1. PRABIR BISWAS, Son of PARESH CHANDRA BISWAS, SURYASEN COLONY,BLOCK B

WARD 34, P.O: SILIGURI TOWN, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 2. Smt SHEFALI BISWAS, Wife of Shri PRABIR BISWAS, SURYASEN COLONY, BLOCK B,WARD34, P.O: SILIGURI TOWN, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession House wife

Indetified by BIKASH PAUL, , Son of Late RAMONI MOHAN PAUL, DESHBANDHUPARA,WARD30, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

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

Execution is admitted on 07-12-2021 by Shri SANJIB CHAKRABORTY, PARTNER, NEW WORLD CONSTRUCTION (Partnership Firm), RAMESH MAJUMDER SARANI,DESHBANDHUPARA, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004

Indetified by BIKASH PAUL, , Son of Late RAMONI MOHAN PAUL, DESHBANDHUPARA,WARD30, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,021/- (B = Rs 20,000/- ;E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/12/2021 12:00AM with Govt. Ref. No: 192021220126818782 on 02-12-2021, Amount Rs: 20,021/-, Bank: Union Bank of India (UBIN0530166), Ref. No. AA973918 on 03-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,021/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 22883, Amount: Rs.5,000/-, Date of Purchase: 29/11/2021, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/12/2021 12:00AM with Govt. Ref. No: 192021220126818782 on 02-12-2021, Amount Rs: 2,021/-, Bank: Union Bank of India (UBIN0530166), Ref. No. AA973918 on 03-12-2021, Head of Account 0030-02-103-003-02

M. 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 276395 to 276435
being No 071110011 for the year 2021.



Digitally signed by TULSI LAMA
Date: 2021.12.13 20:41:42 +05:30
Reason: Digital Signing of Deed.

Tulsi Lama

(Tulsi Lama) 2021/12/13 08:41:42 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)