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*Jubha*  
11/01/23

Rainbow Valley InfraDev Pvt. Ltd.  
*Arjit Ghosh*  
Partner

Rainbow Valley InfraDev Pvt. Ltd.  
*Balwanti Dey*  
Partner

Rainbow Valley InfraDev Pvt. Ltd.  
*Pradip Kumar Shukla*  
Partner

Rainbow Associates & Co.  
*Arjit Ghosh*  
Partner

Rainbow Associates & Co.  
*Balwanti Dey*  
Partner

Rainbow Associates & Co.  
*Pradip Kumar Shukla*  
Partner

Rainbow Associates & Co.  
*Chandana Saha*  
Partner

Query no:

76839

### MEMORANDUM OF JOINT VENTURE DEVELOPMENT AGREEMENT

THIS INDENTURE OF AGREEMENT is made on this the 11th day of  
January 2023

Certified that the document is admitted to registration (no signature sheet(s) & the endorsement sheet(s) attached with the document are the part of the document.

Additional District Sub-Registrar  
Raiganj, Uttar Dinajpur

11 JAN 2023

*Subrata Basak*  
**SUBRATA BASAK**  
Advocate  
Bidrohi More, Raiganj, 731101

Rainbow valley InfraDev Pvt. Ltd  
Utkalpara  
Arijit Ghosh  
Partner

Rainbow valley InfraDev Pvt. Ltd  
Utkalpara  
Barnali Dey  
Partner

Rainbow valley InfraDev Pvt. Ltd  
Utkalpara  
Pradipta Kishore Bhattacharjee  
Partner

Rainbow Associates & Co.  
Arijit Ghosh  
Partner

Rainbow Associates & Co.  
Barnali Dey  
Partner

Rainbow Associates & Co.  
Pradipta Kishore Bhattacharjee  
Partner  
Rainbow Associates & Co.  
Gopal Saha  
Partner

(2)

### BETWEEN

1. "RAINBOW VALLEY INFRADEV PRIVATE LIMITED" PAN – AADCR9826K, a private company limited by share represented by its Directors namely (a) MR. ARIJIT GHOSH, S/o. Late Amal Krishna Ghosh, PAN – AHKPG8576A, (b) MRS. BARNALI DEY W/o. Late Satrughna Dey, PAN – ALCPD0268J, (c) MR. PRADIPTA KISHORE BHATTACHARJEE, S/o. Late Prasad Kishore Bhattacharjee, PAN - AFQPB5513G, all are residents of Ukilpara, P.O. & P.S. Raiganj, Dist. Uttar Dinajpur, West Bengal, PIN – 733134, and carrying on business as builders, promoters, Developers and constructors having its office at Ukilpara, P.O. & P.S. Raiganj Dist. - Uttar Dinajpur, West Bengal, PIN – 733134, hereinafter referred to as the LAND LORD
2. "RAINBOW ASSOCIATES & COMPANY" Red. Office at Rainbow Residency, M.G. Road, P.O. & P.S. Raiganj, Dist. – Uttar Dinajpur, PIN – 733134, West Bengal, India, represented by its partner namely (a) SRI ARIJIT GHOSH, S/o. Late Amal Krishna Ghosh, PAN - AHKPG8576A, (b) MRS. BARNALI DEY W/o. Late Satrughna Dey, PAN – ALCPD0268J, (c) SRI PRADIPTA KISHORE BHATTACHARJEE, S/o. Late Prasad Kishore Bhattacharjee, PAN - AFQPB5513G, & (d) SRI GOPAL SAHA, S/O. Late Manindra Nath Saha, PAN – CFTPS6015R, are carrying on business as builders, promoters, Developers and constructors having its office at Rainbow Residency, M.G. Road, Raiganj, Dist. Uttar Dinajpur, hereinafter referred to as the LAND LORD

Rainbow valley Infradev Pvt. Ltd  
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Uttarizar

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Uttarizar

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Partner

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Pradipta Kishore Bhattacharjee  
Partner

(3)

(Which expression shall unless excluded by or repugnant to the context be deemed to mean its executors, administrators, legal representatives, their heirs successors and assigns) of the FIRST PART, (which term or expression shall unless repugnant to the context or otherwise be deemed to mean and include their successors-in-office legal representative, assigns and nominees) of the ONE PART.

A N D

"RAINBOW VALLEY INFRADEV PRIVATE LIMITED" PAN - AADCR9826K, a private company limited by share represented by its Directors namely a) MR. ARIJIT GHOSH, S/o. Late Amal Krishna Ghosh, PAN - AHKPG8576A, (b) MRS. BARNALI DEY W/o. Late Satrugna Dey, PAN - ALCPD0268J, (c) MR. PRADIPTA KISHORE BHATTACHARJEE, S/o. Late Prasad Kishore Bhattacharjee, PAN - AFQPB5513G, all are residents of Ukilpara, P.O. & P.S. Raiganj, Dist. Uttar Dinajpur, West Bengal, PIN - 733134, and carrying on business as builders, promoters, Developers and constructors having its office at Ukilpara, P.O. & P.S. Raiganj Dist. - Uttar Dinajpur, West Bengal, PIN - 733134, being owners of the land hereinafter referred to as its DEVELOPER (which term or expression shall unless repugnant to the context be deemed to mean and include its Successors-in-Office, Legal Representative, assigns and nominees) of the OTHER PART.

The subject matter of Land presently belongs to Rainbow Valley Infradev Pvt. Ltd & Rainbow Associates & Company, with common demarcation, bearing separate LR Khatian numbers, comprised in one LR Plot being number 1972.

Rainbow Valley Infrastructure Pvt. Ltd.  
Uttara 110  
Anjith Ghosh

Rainbow Valley Infrastructure Pvt. Ltd.  
Uttara 110  
Bannadi Dey

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Uttara 110  
Anjith Ghosh

Rainbow Associates & Co.  
Uttara 110  
Anjith Ghosh  
Partner

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Bannadi Dey  
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The LR Plot being number 1972 comes from RS Plot numbers 829, 830, 831, 832 & 833.

- A) RS Plot number 829, 830 & 832 was previously belongs to (a) Sukumar Guha, (b) Sushil Kumar Guha, (c) Sudhir @ Subir Kumar Guha, (d) Sucharu Guha and (e) Suraj Kumar Guha all sons of Late Kalu Charan Guha, jointly and severally and their name were recorded in the RS Khatian being number 141, which was recorded in the year 1972, measuring 0.05, 0.13 & 0.55 acres respectively, thus in the said RS Khatian being number 141, total land recorded measuring 0.73 acres of land for the before stated 3 numbers of plots.
- B) RS Plot number 833 was previously belongs to Smt. Gyanada Sundari Guha wife of Late Kalu Charan Guha, measuring 0.13 acres of land vide RS Khatian being number 198/1 which was recorded in the year 1972.
- C) RS Plot number 831 was previously belongs to Sri Sucharu Guha, measuring 0.05 acres of land, vide RS Khatian number 3630 which was recorded in the year 1972.

(A) (B) From the above it revealed that the entire 4 numbers of RS Plots measuring total 0.86 acres of land belongs to all sons of Kul Chandra Guha, Gyanada (their mother) and Sucharu (one of their brother), and (C) rest 0.05 acres belongs to one brother namely Sucharu. Thus in total A+B+C measured as 0.91 acres.

After the death of their mother namely Gyanada Sundari Guha, (B), all the heirs as stated in the RS Khatian being number 141 (A) a,b,c,d,e, inherited the property of their mother. Subsequently (A)(b) Sushil Kumar Guha also died living behind (b/i) Juthika Guha (wife) and son (b/ii) Subrata Guha inherited the property. Subsequently all the legal heirs of deceased Gyanada Sunadari Guha and Kalucharan Guha, i.e. (a) (b/i) (b/ii) (c) (d) (e) partitioned the land {(A)+ (B)} measuring 0.86 acres of land, by means and bound registered partition deed being number 3593 for the year 1976. It is here pertinent to mention that the said RS plot being numbers 829, 830, 832 & 833 comes from CS Khatian which was belongs to Kalu Chanran Guha and his wife Gyanada Sundari Guha vide CS Khatian

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Raj Kumar Bhargava  
Officer

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Chopra Saha  
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(5)

being number 141 & 198/1, as in the RS stage, no change had been done save and except inclusion of legal heirs are done by the office concern. But the RS plot number 831 was recorded separately being individual ownership vide RS Khatian number 3630. By that dint of partition deed as made by all RS Tenants from RS Khatian number 141 along with all legal heirs of Gyanada Sundari Guha vide RS Khatian number 198/1, the respective lands by which Sukumar (a) got 0.2946 acres, heirs of Sushil (b/i), (b/ii) got 0.1487 acres, Subir @Sudhir (c) got 0.1066 acres, Sucharu (d) got 0.1638 acres, Suraj (e) got 0.1473 acres, as per equal valuation of the land.

Thereafter, during separate demarcated possession, Sucharu (d) sold out 6 anna 16 gonda, i.e. 3595.9 square feet of land (0.0825 acres) in favour of Subir @Sudhir (c) by way of registered sale deed being number 1053 for the year 1976. Thus Subir @ Sidhir (c) got total  $0.1066+0.0825=0.1891$  acres of land and Sucharu (d) holds  $\{(0.1638+0.05)-0.0825\}=0.1313$  acres of land.

Soon after, Subir @Sudhir (c) died intestate living behind his two sons namely Satirtha (c/i), Shankar (c/ii) and three daughters namely Sanghamitra (c/iii) Sanjukta (c/iv) Sumita (c/v), as only legal heirs. Subsequently Satirtha (c/i) also died living behind his wife namely Anjana (c/i/1) and son namely [unclear] as legal heirs. Thus all the above heirs of deceased Subir @Sudhir (c) got 0.1891 acres.

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Arijit Ghosh  
Uttar India

Rainbow Valley Infradev Pvt. Ltd.  
Bannu Day  
Uttar India

Rainbow Valley Infradev Pvt. Ltd.  
Bannu Day  
Uttar India

Rainbow Associates & Co.  
Arijit Ghosh  
Partner

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Bannu Day  
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Bannu Day  
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Rainbow Associates & Co.  
Bannu Day  
Partner

(6)

After that, said Sucharu (d) died intested being unmarried living behind his brothers namely Sukumar (a) and Suraj (e) as legal heirs, as Subir (c) and Sushil (b) died predeceased; by which each get 0.0662 acres of land.

Thus Sukumar (a) got  $0.2946 + 0.0662 = 0.3608$  acres and Suraj (e) got  $0.1473 + 0.0656 = 0.2129$  acres.

Sukumar (a) died and before his death he left his testamentary will, where his entire share distributed equally in favour of his two sons and one grandson {as father of the said grandson died before him, i.e. his 3rd son namely Subash (a/ii)}, namely Suhas (a/i) Sambhudhya (a/ii) and Satyaki (a/iii/1). After his death, all above three testator applied grant of Probate before the Court of Law at Raiganj Judicature vide Misc Probate case number 16/2004. But during pendency of the said Misc Case, his one of the son i.e. one of the testator namely Suhas (a/i) also died leaving his last testament where he wished to get his entire share of land in favour of his nephew namely Satyaki (a/iii/1). Thus said Satyaki (a/iii/1) applied for grant of probate before the Court of Law vide Misc Probate case number 06/2008. The two probate case, head simultaneously, and ultimately Ld. Additional District & Sessions Judge (2nd Court) at Raiganj, Uttar Dinajpur on 27/01/2016 passed Letter of Administration of Will in favour of Sambhudhya (a/ii) and Satyaki (a/iii/1) in case number 16/2004 and in favour of Satyaki (a/iii/1) in case number 06/2008. By that dint of two wills, the property owned by Sukumar (a) distributed in favour of Sambudhya (a/ii) in 1/3 share of land and in also in favour of Satyaki (a/iii/1) in 2/3 share of total land, that is to say 0.3608 acres of land.

\*\*\* Present Land Lord Ranbow Vally Infradev Private Limited acquired 24.063 decimal of land from Satyaki (a/iii/1) through registered sale deed being number 12792 for the year 2017 with valid consideration, at the same time.

Rainbow valley InfraDev Pvt. Ltd

*Arijit Ghosh*  
UltraViva

Rainbow valley InfraDev Pvt. Ltd.

*Banwari Dey*  
UltraViva

Rainbow valley InfraDev Pvt. Ltd

*Pradyumn Kumar*  
UltraViva

Rainbow Associates & Co.

*Arijit Ghosh*  
Partner

Rainbow Associates & Co.

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*Pradyumn Kumar*  
Partner

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*Pradyumn Kumar*  
Partner

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\*\*\* Present Land Lord Rainbow Associates & Company acquired 12.025 decimal of land from Sambhudhya (a/ii) by way of registered sale deed being number 12790 for the year 2017 with valid consideration.

Suraj (e) died intestate leaving behind two daughters namely Sunanda @ Sunanda Amal Dey (e/i) Srilata (e/ii) and three sons namely Sudipta (e/iii) Soumadipta (e/iv) Sudhya Satya (e/v), inherited the entire property measuring total 0.2129 acres.

\*\*\* Present Land Lord Rainbow Associates & Company, acquired land measuring 0.07356 acres of land from heirs of Suraj (e) i.e. from (e/i, e/ii, e/iii, e/iv, e/v) with valid consideration by way of registered sale deed being number 12791 for the year 2017.

After acquiring the land with absolute valid right title and interest the name of the present Land Lords has been duly recorded in LR khatian and two new LR khatian being number 21402 & 14885 has been allotted. The land was classified as Bastu as per LR ROR.

WHEREAS "RAINBOW VALLEY INFRADEV PRIVATE LIMITED" Regd. office at Ukilpara, P.O. & P.S. Raiganj Dist. - Uttar Dinajpur, West Bengal, PIN - 733134, is absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the land i.e. District. Uttar Dinajpur, P.S. Raiganj, A.D.S.R. Office Raiganj, J.L. No. 150, Mouja - Raiganj, Raiganj Municipal Ward No. 14, Holding No. 12/17, Khatian No. R.S. 141, 3630 & 198/1 corresponding to L.R. 14885, Plot No. R.S. 829, 830, 831, 832 & 833 corresponding to L.R. 1972, Area - 24.063 Decimal, Classification of land - "BASTU" more fully and particularly described in the "A" Schedule

Rainbow Valley Infradev Pvt. Ltd.  
Arijit Ghosh  
Officer in

Rainbow Valley Infradev Pvt. Ltd.  
Bharati Das  
Officer in

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Pr. S. W. S. S. S.  
Officer in

Rainbow Associates & Co.  
Arijit Ghosh  
Partner

Rainbow Associates & Co.  
Bharati Das  
Partner

Rainbow Associates & Co.  
Pr. S. W. S. S. S.  
Partner

Rainbow Associates & Co.  
Chopal Saha  
Partner

(8)

AND

WHEREAS "RAINBOW ASSOCIATES & COMPANY" Red. Office at Rainbow Residency, M.G. Road, R.O. & P.S. Raiganj, Dist. - Uttar Dinajpur, PIN - 733134, West Bengal, India, is absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the land i.e. District - Uttar Dinajpur, P.S. Raiganj, A.D.S.R. Office Raiganj, J.L. No. 150, Mouja - Raiganj, Raiganj Municipal Ward No. 14, Holding No. 14/14, Khatian No. R.S. 141, 3630 & 198/1 corresponding to L.R. 21402, Plot No. R.S. 829, 830, 831, 832 & 833 corresponding to L.R. 1972, Area - 19.40 Decimal, Classification of land - "BASTU" more fully and particularly described in the "B" Schedule hereunder written and for the sake of brevity herein after referred to as the said property and since such possess by the said owner is actual khas and physical of such land acquiring therein permanent transferable and heritable right, title and interest.

Additional District Sub-Registrar  
Raiganj, Uttar Dinajpur

AND WHEREAS the land lord herein, have now become desirous of developing the " A " & " B " schedule property of which they are the absolute joint owners and due to various reasons as well as dearth of technical skill in the field of civil construction, has since been in search of a suitable and trust - worthy Developer who can undertake and complete the development of the said " A " & " B " schedule property and somehow came to know that the Developer / Promoter herein is a reputed in the field and in that locality and area and has already executed number of such projects as such approached the developer herein to enter into a JOINT - VENTURE DEVELOPMENT agreement for the purpose of Development of the " A " & " B " schedule property and the Developer after primary negotiation has agreed to Develop the " A " & " B " schedule property. Market value of that land Rs. 3,17,67,845/- only.



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Uplifter

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Bannu Dey  
Uplifter

Rainbow Valley Infrastructure Pvt. Ltd.  
Pradyumn Kumar  
Uplifter

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Arijit Ghosh  
Partner

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Bannu Dey  
Partner

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R. S. Kumar  
Partner

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Gopal Saha  
Partner

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AND WHEREAS Upon prolonged negotiations it has been agreed that the Developer allocation and Land Lord allocation : -

<b><u>DEVELOPERS ALLOCATION</u></b>	
a)	<b><u>BASEMENT</u></b> :- Area of the Basement 10860 sq.ft Super Built Area allotted in the name of " <b>RAINBOW VALLEY INFRADEV PVT. LTD.</b> "
b)	<b><u>2<sup>ND</sup> FLOOR</u></b> :- Area of the 2nd Floor i.e. Residential Area 7467 sq.ft Super Built allotted in the name of " <b>RAINBOW VALLEY INFRADEV PVT. LTD.</b> "
c)	<b><u>5<sup>TH</sup> FLOOR</u></b> :- Area of the 5 <sup>th</sup> Floor i.e. Residential Area 7467 sq.ft Super Built allotted in the name of " <b>RAINBOW VALLEY INFRADEV PVT. LTD.</b> "
<b>LAND LORD ALLOCATION (RAINBOW VALLEY INFRADEV PVT. LTD.)</b>	
a)	<b><u>1<sup>ST</sup> FLOOR</u></b> :- Area of the 1st Floor i.e. Commercial Area 12843 sq.ft Super Built allotted in the name of " <b>RAINBOW VALLEY INFRADEV PVT. LTD.</b> "
b)	<b><u>3<sup>RD</sup> FLOOR</u></b> :- Area of the 3 <sup>rd</sup> Floor i.e. Residential Area 7469 sq.ft Super Built allotted in the name of " <b>RAINBOW VALLEY INFRADEV PVT. LTD.</b> "
c)	<b><u>4<sup>TH</sup> FLOOR</u></b> :- Area of the 4 <sup>th</sup> Floor i.e. Residential Area 7670 sq.ft Super Built allotted in the name of " <b>RAINBOW VALLEY INFRADEV PVT. LTD.</b> "

  
**SUBRATA BASAK**  
Advocate  
Bidrohi More, Raiganj, U/D

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Rajesh Kumar Bhatnagar  
Partner

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### LAND LORD ALLOCATION ( RAINBOW ASSOCIATE & COMPANY)

- GROUND FLOOR** :- Area of the Ground Floor 8137.9 sq.ft Super Built Area bearing Shop No. 1 to 51 allotted in the name of "**RAINBOW ASSOCIATES & COMPANY**".
- 2<sup>ND</sup> FLOOR** :- Area of the 2nd Floor i.e. Commercial Area 3391 sq.ft Super Built allotted in the name of "**RAINBOW ASSOCIATES & COMPANY**".
- 3<sup>RD</sup> FLOOR** :- Area of the 3<sup>rd</sup> Floor i.e. Commercial Area 3391 sq.ft Super Built allotted in the name of "**RAINBOW ASSOCIATES & COMPANY**".
- 4<sup>TH</sup> FLOOR** :- Area of the 4<sup>th</sup> Floor i.e. Commercial Area 3391 sq.ft Super Built allotted in the name of "**RAINBOW ASSOCIATES & COMPANY**".
- 5<sup>TH</sup> FLOOR** :- Area of the 5<sup>th</sup> Floor i.e. Commercial Area 3391 sq.ft Super Built allotted in the name of "**RAINBOW ASSOCIATES & COMPANY**".

### SPECIFICATION IN RESPECT OF B+G+5 MULTI STORED BUILDING COMPLEX AS MENTIONED IN SCHEDULE 'A' & 'B' LAND (TO BE CONSTRUCTED IN FIRST SCHEDULE LAND)

The specification of construction of the Flat / Premises / Apartments will be made as follows:-

#### **General Specification:-**

The building will be R.C.C. framed structure as per design and it is open for inspection. All exterior walls will be 5" Thick cement brick work and all partition walls be 5" thick cement brick work.

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Ujjain  
Ajit Ghosh  
Partner

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Rainbow valley Infradev Pvt. Ltd  
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**Flooring & Dado:-**

All rooms, balconies W.C. bath, toilet and kitchen floor to be laid with floor tiles below 2'.00 X 2'.00 cut size with 4" dado, all round, tiles flooring will be provided in W.C. Bath or Toilet.

**Plaster:-**

The outside wall and inside wall and exposed concrete surface of the building to be plastered with 1/2", 3/4" and 1/4" (average) thick.

**Door & windows:-**

**Doors:-**

Door to be of Flash Door (Wooden Block Bord) frame of Flash Door to be of swal or similar wood. Still rolling Starrer allotted for Shop/Commercial place

**Fittings of Door:-**

ISI standard fittings e.g. Door Stoppers, Tower bolt, socket bolt, Hasp bolt Hinges handles etc, of Iron, Aluminum will be fitted in the doors with Electric Calling Bell connection.

**W.C. Bath / Toilet doors:-**

P.V.C. door shutters of Bath and Toilet room to be provided (@ Rs. 60.00 per sq.ft.) P.V.C. wood frame (@ Rs. 24.00 per sq.ft.)

**Windows:-**

Glazed aluminum outside windows with integrated grill for security purpose. Glazed aluminum inside windows without integrated grill and all aluminum windows two track.

**Wall Finishing:-**

The building shall be painted externally with Snowcem color. The vertical inside walls of Room shall to be laid with patty of Paris with any Cement base primer.

**Toilets to be provided with :-**

One Indian type W.C. with Sanitary fittings only concealed stop cock except all Type of cock will be provided (with C.P. fittings as required & one Wash basin (White) of approved make to be provided & Colored glazed tiles 6ft high will be provided by developers.. All Water Pipelines P.V.C. will be concealed type inside the Toilet & Bath.

**Kitchen to be provided with :-**

One cooking platform made of marble stone one Big Stainless steel sink except all Type of cock 70Sq.ft. Colored glazed tiles (backside of oven) will be provided by developers. Developer also provide Kitchen Slab.

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Partner

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Chiranjit Saha  
Partner

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#### Roof Top:-

3' high parapet wall with cement brick work will be provided all around of the roof slab. Suitable rain water P.V.C. pipe for proper drainage of waste water from roof, Bath & Kitchen Waste.

#### Electrical Installation:-

Separate meter space will be given to all meters in one block 220v Box of each flat. 05 Electrical Point in each Bed-room, 08 Electrical Point in Dining cum Drawing, 01 Electrical point for Freeze, Washing Machine & Micro Oven, 02 Electrical Point in W.C. 03 Electrical Point in bath cum Toilet, 01 light point in veranda & 02 Electrical Point in Kitchen only. One point for smooth exhaust fan for kitchen only. All electric wiring will be concealed type with proper copper wire and earthing. The expenditure in respect of electric connection will be borne by the purchaser himself. Extra Electrical Point will be charged @ Rs. 1,500.00 per point; Extra Power Point will be charged @ Rs. 4,500.00 per point & Inverter @ Rs. 5,000.00, Electrical Point A/c will be charged @ Rs.6000 00 per point.

#### Sanitary Work:-

Septic Tank to be constructed by the developers with necessary inspection pits ash pits.

#### Plumbing Works:-

The over head water reservoir, all the plumbing works and connection (input and output) to inside and outside of building are common for all the flat owners made by own cost of developers.

#### COMMON PORTION OF THE FLATS

- The land comprised in the premises but excluding those reserved for parking of Car/ Cars marked by the DEVELOPER exclusively to any unit or the PURCHASER and those mentioned herein.
- Only general light point /points of the common portions shall be provided.
- Total Water line, Water lifting Electric Pump, Water Preserver.
- Drains, Septic Tank, Private Road, Vacant land.
- Electrical wiring and main switchbox, main electrical distribution - board sub - distribution boards, Electrical wirings, and other installations and fittings.
- Boundary wall, Main gates, Drive ways are common to the said building including the roof of the said building.

#### **NOW THIS INDENTURE OF JOINT VENTURE DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-**

- Execution of this presents by the Landlords will tantamount to simultaneous execution of a General Power of Attorney of the DEVELOPER.

  
SUBRATA BASAK  
Advocate  
Bidrohi More, Raiganj, U/D

Rainbow valley Infracore Pvt. Ltd  
Arijit Ghosh  
Uttar 114

Rainbow valley Infracore Pvt. Ltd  
Barnali Dey  
Uttar 114

Rainbow valley Infracore Pvt. Ltd  
Pradipta Kishore Bhattacharjee  
Uttar 114

Rainbow Associates & Co.  
Arijit Ghosh  
Partner

Rainbow Associates & Co.  
Barnali Dey  
Partner

Rainbow Associates & Co.  
Pradipta Kishore Bhattacharjee  
Partner

Rainbow Associates & Co.  
Gopal Saha  
Partner

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B. In this Indenture unless it be contrary or repugnant to the context be deemed to mean and include the following :-

i. **LAND LORD / VENDOR** shall mean -

- a) "RAINBOW VALLEY INFRADEV PRIVATE LIMITED" PAN - AADCR9826K, a private company limited by share represented by its Directors namely (a) MR. ARIJIT GHOSH, S/o. Late Amal Krishna Ghosh, PAN - AHKPG8576A, (b) MRS. BARNALI DEY W/o. Late Satrugna Dey, PAN - ALCPD0268J, (c) MR. PRADIPTA KISHORE BHATTACHARJEE, S/o. Late Prasad Kishore Bhattacharjee, PAN - AFQPB5513G, all are residents of Ukilpara, P.O. & P.S. Raiganj, Dist. Uttar Dinajpur, West Bengal, PIN - 733134, and carrying on business as builders, promoters, Developers and constructors having its office at Ukilpara, P.O. & P.S. Raiganj Dist. - Uttar Dinajpur, West Bengal, PIN - 733134, includes their respective heirs, successors, legal representative, executors, administrators and assigns;
- b) "RAINBOW ASSOCIATES & COMPANY" Red. Office at Rainbow Residency, M.G. Road, P.O. & P.S. Raiganj, Dist. - Uttar Dinajpur, PIN - 733134, West Bengal, India, represented by its partner namely (a) SRI ARIJIT GHOSH, S/o. Late Amal Krishna Ghosh, PAN - AHKPG8576A, (b) MRS. BARNALI DEY W/o. Late Satrugna Dey, PAN - ALCPD0268J, (c) SRI PRADIPTA KISHORE BHATTACHARJEE, S/o. Late Prasad Kishore Bhattacharjee, PAN - AFQPB5513G, & (d) SRI GOPAL SAHA, S/O. Late Manindra Nath Saha, PAN - CFTPS6015R, are carrying on business as builders, promoters, Developers and constructors having its office at Rainbow Residency, M.G. Road, Raiganj, Dist. Uttar Dinajpur, includes their respective heirs, successors, legal representative, executors, administrators and assigns;

Rainbow Valley InfraDev Pvt. Ltd  
Utkalpara  
Arijit Ghosh

Rainbow Valley InfraDev Pvt. Ltd  
Utkalpara  
Barnali Dey

Rainbow Valley InfraDev Pvt. Ltd  
Utkalpara  
Pradipta Kishore Bhattacharjee

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Barnali Dey  
Partner

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Pradipta Kishore Bhattacharjee  
Partner

Rainbow Associates & Co.  
Gopal Saha  
Partner

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- ii) **DEVELOPER / PROMOTER** shall mean "RAINBOW VALLEY INFRADEV PRIVATE LIMITED" PAN - AACDR9826K, a private company limited by share represented by its Directors namely (a) MR. ARIJIT GHOSH, S/o. Late Amal Krishna Ghosh, PAN - AHKPG8576A, (b) MRS. BARNALI DEY W/o. Late Satrugna Dey, PAN - ALCPD0268J, (c) MR. PRADIPTA KISHORE BHATTACHARJEE, S/o. Late Prasad Kishore Bhattacharjee, PAN - AFQPB5513G, all are residents of Ukilpara, P.O. & P.S. Raiganj, Dist. Uttar Dinajpur, West Bengal, PIN - 733134, and carrying on business as builders, promoters, Developers and constructors having its office at Ukilpara, P.O. & P.S. Raiganj Dist. - Uttar Dinajpur, West Bengal, PIN - 733134, and carrying on business as builders, promoters, Developers and constructors having its office at Ukilpara, P.O. & P.S. Raiganj Dist. - Uttar Dinajpur, West Bengal, PIN - 733134, being owners of the land hereinafter referred to as its **DEVELOPER** and includes its successors - in office, legal representative, executors, administrators and assigns;
- ii) The Principal shall mean the Landlords herein jointly.
- iii) The Constituted Attorney shall mean the Developer the Second Party herein.
- iv) **THE SAID LAND** shall mean ALL THAT piece and parcel of land situated and lying at

#### SCHEDULE - "A"

District - Uttar Dinajpur, P.S. Raiganj, A.D.S.R. Office Raiganj, J.L. No. 150, Mouja - Raiganj, Raiganj Municipal Ward No. 14, Holding No. 12/17, Khatian No. R.S. 141, 3630 & 198/1 corresponding to L.R. 14885, Plot No. R.S. 829, 830, 831, 832 & 833 corresponding to L.R. 1972, Area - 24.063 Decimal, Classification of land - "BASTU"

#### SCHEDULE - "B"

District - Uttar Dinajpur, P.S. Raiganj, A.D.S.R. Office Raiganj, J.L. No. 150, Mouja - Raiganj, Raiganj Municipal Ward No. 14, Holding No. 14/14, Khatian No. R.S. 141, 3630 & 198/1 corresponding to L.R. 21402, Plot No. R.S. 829, 830, 831, 832 & 833 corresponding to L.R. 1972, Area - 19.40 Decimal, Classification of land - "BASTU"

Rainbow valley Infradev Pvt. Ltd  
Uttara  
Arijit Ghosh  
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Bannu Dey  
Rainbow valley Infradev Pvt. Ltd  
Uttara  
Bannu Dey  
Rainbow Associates & Co.  
Partner  
Arijit Ghosh  
Rainbow Associates & Co.  
Partner  
Bannu Dey  
Rainbow Associates & Co.  
Uttara  
Bannu Dey  
Rainbow Associates & Co.  
Partner  
Bannu Dey  
Rainbow Associates & Co.  
Uttara  
Bannu Dey  
Rainbow Associates & Co.  
Partner  
Bannu Dey

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including all easements, rights and title free from all encumbrances, hereinafter referred to as said "A" & "B" schedule property" within the Raiganj Municipal Ward No. 14.

**Boundary of the "A" & "B" Schedule Land :-**

ON THE NORTH BY : House of Sri Sidhatha Kumar Basu & others.  
ON THE SOUTH BY : Smt. Mukta Basu & others  
ON THE EAST BY : Thana Road & Mordam Watch Co. & others  
ON THE WEST BY : M.G. Road.

- v) **BUILDING** shall mean the new multi-unit building constructed by the Developer / Promoter on the said "A" & "B" schedule property after obtaining sanctioned building plan sanctioned by the proper authority concern i.e.. Raiganj Municipal Authority bearing no. AUG10/N/CB/PWD-III/RM/2020-21 dated 11/12/2020, in the name of the Landlord for construction of a new multi-storied and multi unit building.
- vi) **PROPORTION** : Save and except what are prohibited by this indenture, the Developer / Promoter will have every right to the said "A" & "B" schedule property" mentioned herein above for the purpose of construction / development of the multi-storied and multi unit building.
- vii) **CONSIDERATION** : The object behind this agreement is to Develop and Construct and / or cause to be constructed a multi-storied and multi unit building with modern amenities and standard materials in the said "A" & "B" schedule property and to meet all the expenses and / or remuneration, incidental thereto so that the landlord shall not require to spare or to borrow money or raise fund from any sources. The Developers / Promoter shall arrange finance for such construction and the consideration value of the Developer allocation shall be the cost of construction and in lieu of such consideration the landlord shall get constructed area of the said building as mentioned hereunder. It is further mutually agreed that the Landlord shall get possession into its share of owners allocation and Developer shall get possession into its share of their allocation and both party selling their own share.

Rainbow Valley Infradiv Pvt. Ltd

Anjita Ghosh  
Officer

Rainbow Valley Infradiv Pvt. Ltd

Balaram Das  
Officer

Rainbow Valley Infradiv Pvt. Ltd

to Sd/- Mr. M. S. Ghosh  
Officer

Rainbow Associates & Co.

Anjita Ghosh  
Partner

Rainbow Associates & Co.

Balaram Das  
Partner

Rainbow Associates & Co.

to Sd/- Mr. M. S. Ghosh  
Partner

Rainbow Associates & Co.

to Sd/- Mr. M. S. Ghosh  
Partner

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- viii) **THE ARCHITECT** shall mean such person or persons who may be appointed by the Developer / Promoter for designing and planning of the Development scheme of the said "A" & "B" schedule property .
- ix) **TRANSFER** with its grammatical variation shall include a transfer by possession and by any other means adopted for effecting transfer of space / flats to the intending Purchasers and as provided in the Transfer of Property.
- x) **TRANSFeree** shall mean a person or persons who shall be entitled to purchase any portion of saleable space / flats upon bearing price so fixed by the Developer and the additional cost for super built area thereof for the purpose of purchase the proportionate and undivided share in the land of the "A" & "B" schedule property and also include the proportionate undivided right to use the common area and / or services like passage, light(if any), water pump, common lighting, lift etc.
- xi) **TRANSFEROR** shall principally mean the Landlord and also the Developer / Promoter who also sign as Confirming party in all Deeds or Conveyances which will be placed for registration in due course.
- xii) **DEVELOPER / PROMOTER'S ALLOCATION** shall mean and include other then of the entire constructed area out of the total Sanctioned Strength of the new multi-storied and multi unit building comprised of Flat / spaces including the common space, roof, staircase, machine room, service room etc. whatsoever required for the enjoyment / maintenance / management of the new building on the said "A" & "B" schedule property or part thereof and right to sell, lease, hire or in any manner at or for such rate as will be fixed by the Developer / Promoter together with right to get addition of all charges on super built up area from the intending buyers / purchasers save and except the proposed allocation of flat / portions of the landlord as mentioned hereinabove and under and as mentioned Page 5 & 6 of this agreement i.e. constructed area allocation.
- xiii) **LANDLORD'S ALLOCATION** shall mean and include above mention Flats / spaces i.e. indicate Para 2 of the entire constructed area out of the total Sanctioned Strength of the new multi-storied and multi unit building comprised of Flat / spaces including the common space, roof, staircase, machine room, service room etc. whatsoever required for the enjoyment / maintenance / management of the new building on the said "A" & "B" schedule property or part thereof and right to sell, lease, hire or in any manner at or for such rate as will be fixed by the



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*Arijit Ghosh*  
 Ultra id

Rainbow valley Infradev Pvt. Ltd  
*Banani Dey*  
 Ultra id

Rainbow valley Infradev Pvt. Ltd  
*Sanjay Kumar*  
 Ultra id

Rainbow Associates & Co.  
*Arijit Ghosh*  
 Partner

Rainbow Associates & Co.  
*Banani Dey*  
 Partner

Rainbow Associates & Co.  
*Sanjay Kumar*  
 Partner

Rainbow Associates & Co.  
*Chopra Saha*  
 Partner

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Developer / Promoter together with right to get addition of all charges on super built up area from the intending buyers / purchasers save and except the proposed allocation of flat / portions of the Developer as mentioned hereinabove reserved for the landlord's and excluding the ground floor area in its entirety and as mentioned Page 5 & 6 of this agreement i.e. constructed area allocation.

xiv) MANDATORY CONDITION:-

- i) The Landlord doth hereby grant exclusive right to the Developer / Promoter to built a new multi-storied and multi unit building on the said " A " & "B" schedule property as mentioned hereinbefore containing several self contained flats / units in accordance with sanctioned building plan to be obtained from concern authority and the Developer / Promoter shall have exclusive right limited to their allocation as agreed herein before to sell, lease, hire those flats/units and other spaces mentioned herein to the intending buyers under "OWN YOU OWN APARTMENT SCHEME" Landlord's also transfer their Allocation and the Developer shall have no right to deal with the Landlord's allocation which will be exclusive prerogative of the Landlords;
- ii) The Developer / Promoter has further been authorized by the Landlord's to deal any matter in respect of the proposed new building on the said " A " & "B" schedule property and the Landlord's herein have hereby executed a General Power of Attorney in favour of the Developer / Promoter or its nominee in respect thereof;
- iii) The Developer / Promoter shall complete the construction of the new building on the said " A " & "B" schedule property within thirty months from the date of this agreement;
- iv) The Developer / Promoter shall at his own cost do the necessary things and shall deal with the help of his Architect and prepare necessary building plan and after getting sanction to construction the new multi-storied and multi unit building thereon on the strength of the General Power of Attorney granted hereby the Landlord's in favour of the Developer / Promoter herein simultaneously with execution of these presents.
- v) That on and from the date of execution of this agreement with the General Power of Attorney the Landlord shall kept all original documents of the said " A " & "B" schedule property in his

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 Advocate  
 Bidrohi More, Raiganj, U/D

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Bhawani Dab  
Partner  
Rainbow Associates & Co.  
Bhawani Dab  
Partner  
Rainbow Associates & Co.  
Bhawani Dab  
Partner

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personal custody, but landlord shall be obliged to produce the original documents of the said "A" & "B" schedule property for the purpose of the Developers in anywhere and any reason;

- vi) The Landlord's hereby empower the Promoter to affix hoarding or signboard or any kind of publicity for the benefit of commercial exploitation either on the said " A " & "B" schedule property or on newly constructed building till all the flats are sold.
- vii) The Landlord's are hereby authorized Developer / Promoter to raise any fund / funds from any Bank and / or Financial Institution for the purpose of construction of the project and / or further to raise such funds from the Project Lone for construction of B+G+5 Multi stored Building as per approved Plane Bearing No. AUG10/N/CB/PWD-III/RM/2020-21 dated 11<sup>th</sup> December 2020 / intending buyer of the flats on booking of the flat / unit during construction period, either from the own source of the intending buyer or from any Bank or Financial Institution financing the intending buyer. In such eventualities the Landlord will raise no objection and if so demanded or required by the intending buyer or buyers or the Bankers and / or the Financial Institution involved in financing the Project and or the Buyer, but the Landlord's shall never join, confirm and guarantee any Loan Agreement to be entered into between the intending buyer and the Developer herein for the purpose of sale of either financing the project or for the purpose of sale of the Developer's allocation and Landlord's shall be kept outside the purview for such confirmation, joining and giving guarantee therefore but the Landlord's / Developers will create necessary equitable mortgage of the proportionate title of the said " A " & "B" schedule property in favour of the Bank and / or any Financial Institution upon receipt of the proportionate consideration by the Developer in respect thereof. This clause will apply only in respect of the Developer's Allocation.

xv) **PROCEDURE**

- i) The Landlord's will sign and the Developer / Promoter will submit the aforesaid plan on behalf of the Landlord's to the Municipal Authority for sanction, renewal, permission and / or clearance;
- ii) All application related thereto referred to in the clauses above will be made in the name of the Landlord and as such the necessary renewal permissions, sanction and / or clearance shall be obtained in the name of the Landlord's which shall be detained by the Developer / Promoter till the building is completed;

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Ultimate

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*Banwari Das*

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*Dr. P. K. Das*

Ultimate

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Partner

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*Banwari Das*

Partner

Rainbow Associates & Co.

*Dr. P. K. Das*

Partner

Rainbow Associates & Co.

*Chopra Saha*

Partner

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- iii) The Developer shall bear all expenses whatsoever to obtain sanction renewal permission and / or clearance for the building plan including the cost of preparing of the same together with all other expenses as mentioned herein together with the right to get refund of excess money. The Developer shall also liable for payment of taxes and other imposition demanded by competent authority for the sale of flat or space in the building but will be entitled to get reimbursement of such payment of tax or other statutory imposition imposed irrespective of share allocation and till the date of execution of the final sale deed in favour of the buyer of the flat / unit or from the date of giving possession of the flat / unit;
- iv) The Landlord's shall render the Developer all sorts of assistance whatsoever to obtain in and / or transfer as mentioned above, and the Landlord's hereby agree and assure the Developer to sign and execute such plans application and other papers as may be lawfully required by the Developer from time to time in this respect;
- v) Simultaneously with execution of these presents the Landlords have also executed and registered a General Power of Attorney in favour of the Developer / promoter to enter upon the " A " & "B" schedule property and its affair like, take measurements thereon and to appropriate the same without assigning any reason and to construction the proposed building, represent the Landlords and to sell, lease, hire the same or any other portion thereof as mentioned here-in-before.

xvi) **CONSTRUCTION**

- i) The Developer / Promoter at their own cost install and provide such facilities that may be required to be provided according to the statutory bye-laws and regulations of the West Bengal Municipal Act and / or other related authorities;
- ii) The Developer / Promoter shall also be authorized by the Landlord or to apply for and obtain temporary and / or permanent connection of water, electricity and other facilities required for the proposed building.

xvii) **RATES AND TAXES**

- i) The Developer / Promoter shall be responsible for the payments of any or all Municipal rates and taxes and other outgoings at present or as may be assessed or imposed with regard to the " A " & "B" Schedule Property till of all the flats / units are completed after completion of the construction.

Rainbow Valley Infradev Pvt. Ltd  
Arijit Ghosh  
Ultimate  
Rainbow Valley Infradev Pvt. Ltd  
Bamuni Das  
Ultimate  
Rainbow Valley Infradev Pvt. Ltd  
Pradyumn Kumar Shukla  
Ultimate  
Rainbow Associates & Co.  
Arijit Ghosh  
Partner  
Rainbow Associates & Co.  
Bamuni Das  
Partner  
Rainbow Associates & Co.  
Pradyumn Kumar Shukla  
Partner  
Rainbow Associates & Co.  
Anupam Saha  
Partner

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- ii) The Developer / Promoter sufficiently indemnify the landlord against all claims, actions, demands, costs, charges expenses and proceedings whatsoever suffered or incurred by it consequent to any default by the developer's during the course of construction and thereafter till handing over possession of flats / unites to the purchasers thereof;

xviii) **LANDLORD OBLIGATION**

- i) The Landlord's hereby agree and covenant with Developer not to cause any interference or hindrance in the construction of the building by the Developer in any manner whatsoever.
- ii) The Landlord's hereby agree and covenant with Developer / Promoter that the landlord's will not do any act, deed or deeds or thing whereby the Developer / Promoter may be prevented from selling, assigning and / or disposing of the building or portion of the building.
- iii) The Landlord's hereby covenants and agrees with the Developer / Promoter not to let out, grant lease, mortgage and / or charge the said " A " & "B" schedule property. or any portion thereof in any manner without consent in writing of the developer or its nominees till delivery of landlord's allocation or share is made by the Developer / Promoter.

xix) **DEVELOPER / PROMOTER'S OBLIGATION**

The Developer hereby agrees and covenant with the Landlord's as follows:-

- a) to complete the building within 48 months from the date of this agreement but delivery of complete Flat/Shop/Commercial Area to the Landlord's allocation has to be made strictly within two months thereafter. It is further clarified that in case the construction period is not completed within the agreed period of 4 years, then the Development Agreement shall continue to remain in force until and unless the construction work is completed and the constructed areas in the Project are sold and transferred;
- b) not to violate or contravene any of the provisions or rules applicable for construction of the new building;
- c) to indemnify the landlord's of any damages that may arise out of the construction work in any manner whatsoever.

Rainbow valley Infradev Pvt. Ltd  
Uttam sir  
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Rainbow valley Infradev Pvt. Ltd  
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Partner  
Rainbow Associates & Co.  
Uttam sir  
Anji T Ghosh  
Partner

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xx) **LANDLORD INDEMNITY:-**

- i) The Landlord hereby undertakes that the Developer / Promoter will be entitled to construct and complete the building and enjoy the same without any interference and / or disturbance and to deal with the same in any manner and moreover on demand or placing of any deed of conveyance for registration by the Developer to the Landlord's, the Landlord's will execute the same and will register the same within putting any question or obligation subject to delivery of possession of the Landlord's allocation of shares;
- ii) The Landlord hereby agrees to indemnify the Developer/Promoter against all actions, suits, costs, proceedings and claims that may arise out of the Landlord's title in the said " A " & "B" schedule property.

xxi) **TITLE DEED**

The original title deed and related documents in respect of the said " A " & "B" schedule property shall be kept under the custody of the Developer till completion of the building and transfer thereof bearing deed nos. - 180112790/2017, 180112791/2017, 180112792/2017 & 180401549/2019; and subsequently same may be mortgaged by the developers to raise funds for the construction of project from any Bank or Financial institution/s.

xxii) **MICELLANEOUS:-**

- i. The Landlord's and the Developer / Promoter have entered into this agreement purely as a contract & nothing herein which shall be deemed or construed as a partnership between them.
- ii) The Land Lords hereby agrees and confirms that for the purposes of obtaining any Project Finance in respect of the said Land and the project proposed to be undertaken thereat, the Developer shall have complete right to create any kind of mortgage in respect of the said Land in its entirety or any part thereof, including by way of equitable mortgage by deposit of the original documents of title with the Banks / Financial Institutions from whom such Project Finance is obtained by the Developer.



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Advocate  
Bidrohi More, Raiganj, U/D

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Ultimate

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Pradyumn Kalyan  
Partner

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Pradyumn Kalyan  
Partner

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- iii) The parties hereby further record and confirm that the Developer shall be entitled to sign all necessary documents as may be required by any prospective Allottee in the project for obtaining any Home Loans in respect of any Unit or Apartment proposed to be and/or purchased and/or acquired at the said Project.
- iv) It is understood that from time to time, to facilitate the constructions of the building by the developer, various deeds, matters and things not herein specified may be required to be done and expected by the landlord's and for which the developer may need authority of the landlord's and various applications and other documents may be required to be signed or made by the landlord relating to which specification provisions may not have herein, the landlord's hereby authorized the developer to do all such acts, deeds matters and things that may be done by the developer and landlord's undertakes to execute any such additional document subject to his approval as may be required by the developer for the purpose as stated above. The landlord's also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, matters & things do not in any way prejudice the rights of the Landlords and / or go against the spirit of this agreement. All cost in the regard shall be borne by the Developer / Promoter;
- v) As regards demarcation of the allocation of the said herein it is agreed by an between parties hereto that a draft demarcation in their representative allocation will be made on the proposed building plan which will be submitted before the Municipal Authority and it is further agreed by and between the parties hereto that in the event of any variation of the proposed Building Plan after sanctioned of the same is given by the Municipal Authority, the demarcation in relation to the allocation will be accordingly mutually changed and varied and shall be treated as final demarcation.
- vi) Any notice required to be given by the landlord will without prejudice to any other mode of service available, deemed to have been served on the developer if delivered by hand or sent by registered post with acknowledgement at the last known address of the developer by the landlord's;
- vii) Any notice required to be given by the developer shall without prejudice to any other mode of service available, deemed to have been served on the landlord's if delivered by hand or sent by registered post with acknowledgement to the landlord's present address recorded herein.

Rainbow Valley InfraDev Pvt. Ltd  
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Partner

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Pradyumn Kumar Mishra  
Partner

Rainbow Associates & Co.  
Pradyumn Kumar Mishra  
Partner

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xxiii) **FORCE MAJEURE :-**

- i) The parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the related obligations is prevented by the existence of a force majeure & shall be suspended from the obligation during the duration of the majeure;
- ii) Force majeure shall mean and include flood, earth-quake, war storm, civil commotion, strike, terrorism, lock - out any other act beyond the control of the parties hereof;
- iii) In Promoter fulfilling or willingness to fulfill all the obligation of any sale deed or any conveyance relating to transfer of the space or flat to be constructed at the said " A " & "B" schedule property and in any manner on demand of and / or placing those documents by the promoter before the landlord or if the landlord fail to execute the same in favour of the promoter or his nominated transferee or transferee and future fails to perform its other obligations hereunder provided in such event, the developer/ promoter shall have the option to sue the Landlord's for specific performance of contract;
- iv) In Case of the Landlord fulfilling and /or readiness or willing to fulfill his obligations and developer/ promoter fails or neglects to perform its obligations & fails to handover the possession of the aforesaid flats as mentioned hereinabove in such event, the landlord will have the option to sue the promoter for recovery of possession of those flats as mentioned herein before and the promoter shall be also liable to compensate the landlord's accordingly.

**SCHEDULE - "A"**

District - Uttar Dinajpur, P.S. Raiganj, A.D.S.R. Office Raiganj, J.L. No. 150, Mouja - Raiganj, Raiganj Municipal Ward No. 14, Holding No. 12/17, Khatian No. R.S. 141, 3630 & 198/1 corresponding to L.R. 14885, Plot No. R.S. 829, 830, 831, 832 & 833 corresponding to L.R. 1972, Area - 24.063 Decimal, Classification of land - "BASTU"

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Partner  
Rainbow Associates & Co.  
Pradyum Kishore Ghosh  
Partner  
Rainbow Associates & Co.  
Gopal Saha  
Partner

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**SCHEDULE - "B"**

District - Uttar Dinajpur, P.S. Raiganj, A.D.S.R. Office Raiganj, J.L. No. 150, Mouja - Raiganj, Raiganj Municipal Ward No. 14, Holding No. 14/14, Khatian No. R.S. 141, 3630 & 198/1 corresponding to L.R. 21402, Plot No. R.S. 829, 830, 831, 832 & 833 corresponding to L.R. 1972, Area - 19.40 Decimal, Classification of land - "BASTU" including all easements, rights and title free from all encumbrances, hereinafter referred to as said "A" & "B" schedule property" within the Raiganj Municipal Ward No. 14.

**Boundary of the "A" & "B" Schedule Land :-**

ON THE NORTH BY : House of Sri Sidhatha Kumar Basu & others.  
ON THE SOUTH BY : Smt. Mukta Basu & others  
ON THE EAST BY : Thana Road & Mordam Watch Co. & others  
ON THE WEST BY : M.G. Road.

IN WITNESS WHERE OF the parties here to have here unto set and subscribed their respective hands and seals on the day month and year first above written.



Rainbow Valley Infradev Pvt. Ltd  
*Arijit Ghosh*  
 Ultra 1111

Rainbow Valley Infradev Pvt. Ltd  
*Banmali Dey*  
 Ultra 1111

Rainbow Valley Infradev Pvt. Ltd  
*Bridpa Kumar Bhattacharya*  
 Ultra 1111

Rainbow Associates & Co.  
*Arijit Ghosh*  
 Partner

Rainbow Associates & Co.  
*Banmali Dey*  
 Partner

Rainbow Associates & Co.  
*Bridpa Kumar Bhattacharya*  
 Partner

Rainbow Associates & Co.  
*Gopal Saha*  
 Partner

(25)

This agreement contains one Stamp of Rs. 5000/- and 25 bond papers on three witnesses thereon including the advocate with photo of both parties in 1 bond paper which bears finger prints of both parties submitted herewith.

WITNESS :-

1) *Chanchal Sarkar*  
 (MR. CHANCHAL SARKAR)  
 S/o. Gopi Nath Sarkar  
 Vill. & P.O. Debinagar, P.S. Raiganj  
 Dist. Uttar Dinajpur, PIN - 733123

2) *Kaustav Samkan*  
 S/o - *Kanak Samkan*  
 Vill - *Binnagar*  
 P.O.P.S - *Raiganj*  
 Dist - *Uttar Dinajpur*

Rainbow Valley Infradev Pvt. Ltd

*Arijit Ghosh*  
 Ultra 1111

Rainbow Valley Infradev Pvt. Ltd

*Banmali Dey*  
 Ultra 1111

Rainbow Valley Infradev Pvt. Ltd

*Bridpa Kumar Bhattacharya*  
 Ultra 1111

Rainbow Associates & Co.

*Arijit Ghosh*  
 Partner

Rainbow Associates & Co.

*Banmali Dey*  
 Partner

Rainbow Associates & Co.

*Bridpa Kumar Bhattacharya*  
 Partner

Rainbow Associates & Co.

*Gopal Saha*  
 Partner

Landlord

Rainbow Valley Infradev Pvt. Ltd

*Arijit Ghosh*  
 Ultra 1111

Rainbow Valley Infradev Pvt. Ltd

*Banmali Dey*  
 Ultra 1111

Rainbow Valley Infradev Pvt. Ltd

*Bridpa Kumar Bhattacharya*  
 Ultra 1111

Developer

Drafted By -

*Subrata Basak*  
 Adv.

Subrata Basak  
 Advocate

Binnagar, Raiganj, U/D.  
 En. No. WB-909/2001

**SUBRATA BASAK**  
 Advocate  
 Bidroh, More, Raiganj, U/D

**SPECIMEN FOR TEN FINGER PRINTS**

	LEFT HAND	L	R	M	F	T
		T	F	M	R	L
RIGHT HAND	T	F	M	R	L	
	L	R	M	F	T	

Rainbow Valley Infratech Pvt. Ltd  
Arijit Ghosh  
Uttarakhand

**SPECIMEN FOR TEN FINGER PRINTS**

	LEFT HAND	L	R	M	F	T
		T	F	M	R	L
RIGHT HAND	T	F	M	R	L	
	L	R	M	F	T	


Rainbow Valley Infratech Pvt. Ltd  
Bannu Day  
Uttarakhand

**SPECIMEN FOR TEN FINGER PRINTS**

	LEFT HAND	L	R	M	F	T
		T	F	M	R	L
RIGHT HAND	T	F	M	R	L	
	L	R	M	F	T	

Rainbow Valley Infratech Pvt. Ltd  
Subrata Basak  
Uttarakhand

**SPECIMEN FOR TEN FINGER PRINTS**

	LEFT HAND	L	R	M	F	T
		T	F	M	R	L
RIGHT HAND	T	F	M	R	L	
	L	R	M	F	T	

Rainbow Associates & Co.  
Arijit Ghosh  
Partner

Subrata Basak  
Advocate  
Bimagar, Raiganj

**SPECIMEN FOR TEN FINGER PRINTS**



Rainbow Associates & Co.  
*Bhramini Dey*  
Partner

LEFT HAND	L	R	M	F	T
	T	F	M	R	L
RIGHT HAND					

**SPECIMEN FOR TEN FINGER PRINTS**



Rainbow Associates & Co.  
*Indraprasanna Kishore*  
Partner

LEFT HAND	L	R	M	F	T
	T	F	M	R	L
RIGHT HAND					

**SPECIMEN FOR TEN FINGER PRINTS**



Rainbow Associates & Co.  
*Gopal Sahas*  
Partner

LEFT HAND	L	R	M	F	T
	T	F	M	R	L
RIGHT HAND					

**SPECIMEN FOR TEN FINGER PRINTS**

Signature  
Vendi / Vender

PHOTO

LEFT HAND	L	R	M	F	T
	T	F	M	R	L
RIGHT HAND					

Subrata Basak  
Advocate  
Birmagar, Raiganj

### Major Information of the Deed

Deed No :	I-1804-00435/2023	Date of Registration	11/01/2023
Query No / Year	1804-2000076839/2023	Office where deed is registered	
Query Date	09/01/2023 10:22:16 PM	A.D.S.R. RAIGANJ, District: Uttar Dinajpur	
Applicant Name, Address & Other Details	Subrata Basak Birnagar, Thana : Raiganj, District : Uttar Dinajpur, WEST BENGAL, PIN - 733134, Mobile No. : 7001153838, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 23]		
Set Forth value	Market Value		
Rs. 3,17,67,845/-	Rs. 3,17,67,845/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,230/- (Article:48(g))	Rs. 168/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: Uttar Dinajpur, P.S:- Raiganj, Municipality: RAIGANJ, Road: Wakil Para, Mouza: Raiganj, JI No: 150, Pin Code : 733134

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-1972 (RS :- 829,830,83 1,832,833 )	LR-14885	RESIDEN TIAL	Bastu	24.063 Dec	1,75,88,055/-	1,75,88,055/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-1972 (RS :- )	LR-21402	RESIDEN TIAL	Bastu	19.4 Dec	1,41,79,790/-	1,41,79,790/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					<b>43.463Dec</b>	<b>317,67,845 /-</b>	<b>317,67,845 /-</b>	
<b>Grand Total :</b>					<b>43.463Dec</b>	<b>317,67,845 /-</b>	<b>317,67,845 /-</b>	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>RAINBOW VALLEY INFRADEV PRIVATE LIMITED</b> Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 , PAN No.:: AAxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



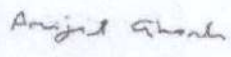


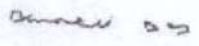


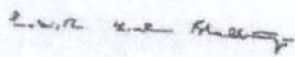
**2 RAINBOW ASSOCIATES & COMPANY**

Village:- M G ROAD, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 ,  
 PAN No.:: AAxxxxxx3K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>RAINBOW VALLEY INFRADEV PRIVATE LIMITED</b> Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 , PAN No.:: AAxxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr ARIJIT GHOSH</b> Son of Late AMAL KRISHNA GHOSH Date of Execution - 11/01/2023, , Admitted by: Self, Date of Admission: 11/01/2023, Place of Admission of Execution: Office	 Jan 11 2023 4:04PM	 LTI 11/01/2023	 11/01/2023
Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx6A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RAINBOW VALLEY INFRADEV PRIVATE LIMITED (as DIRECTOR)				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mrs BARNALI DEY</b> Wife of Late SATRUGHNA DEY Date of Execution - 11/01/2023, , Admitted by: Self, Date of Admission: 11/01/2023, Place of Admission of Execution: Office	 Jan 11 2023 4:07PM	 LTI 11/01/2023	 11/01/2023
Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx8J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RAINBOW VALLEY INFRADEV PRIVATE LIMITED (as DIRECTOR)				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr PRADIPTA KISHORE BHATTACHARJEE</b> Son of Late PRASAD KISHORE BHATTACHARJEE Date of Execution - 11/01/2023, , Admitted by: Self, Date of Admission: 11/01/2023, Place of Admission of Execution: Office	 Jan 11 2023 4:01PM	 LTI 11/01/2023	 11/01/2023

Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxx3G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RAINBOW VALLEY INFRADEV PRIVATE LIMITED (as DIRECTOR)

Name	Photo	Finger Print	Signature
<b>Mr ARIJIT GHOSH</b> Son of Late AMAL KRISHNA GHOSH Date of Execution - 11/01/2023, , Admitted by: Self, Date of Admission: 11/01/2023, Place of Admission of Execution: Office	 <small>Jan 11 2023 4:04PM</small>	 <small>LTI 11/01/2023</small>	 <small>11/01/2023</small>



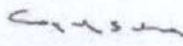


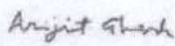


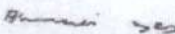


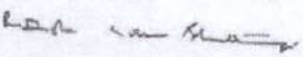
Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxx6A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RAINBOW ASSOCIATES & COMPANY (as PARTNER)

Name	Photo	Finger Print	Signature
<b>Mrs BARNALI DEY</b> Wife of Late SATRUGHNA DEY Date of Execution - 11/01/2023, , Admitted by: Self, Date of Admission: 11/01/2023, Place of Admission of Execution: Office	 <small>Jan 11 2023 4:07PM</small>	 <small>LTI 11/01/2023</small>	 <small>11/01/2023</small>

Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxx8J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RAINBOW ASSOCIATES & COMPANY (as PARTNER)



Name	Photo	Finger Print	Signature
<b>Mr PRADIPTA KISHORE BHATTACHARJEE</b> Son of Late PRASAD KISHORE BHATTACHARJEE Date of Execution - 11/01/2023, , Admitted by: Self, Date of Admission: 11/01/2023, Place of Admission of Execution: Office	 <small>Jan 11 2023 4:01PM</small>	 <small>LTI 11/01/2023</small>	 <small>11/01/2023</small>

Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxx3G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RAINBOW ASSOCIATES & COMPANY (as PARTNER)

7	<b>Name</b> <b>Mr GOPAL SAHA</b> Son of Late MANINDRA NATH SAHA Date of Execution - 11/01/2023, , Admitted by: Self, Date of Admission: 11/01/2023, Place of Admission of Execution: Office	<b>Photo</b>  Jan 11 2023 4:09PM	<b>Finger Print</b>  LTI 11/01/2023	<b>Signature</b>  11/01/2023
Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CFxxxxx5R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RAINBOW ASSOCIATES & COMPANY (as PARTNER)				
8	<b>Name</b> <b>Mr ARIJIT GHOSH (Presentant)</b> Son of Late AMAL KRISHNA GHOSH Date of Execution - 11/01/2023, , Admitted by: Self, Date of Admission: 11/01/2023, Place of Admission of Execution: Office	<b>Photo</b>  Jan 11 2023 4:04PM	<b>Finger Print</b>  LTI 11/01/2023	<b>Signature</b>  11/01/2023
Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx6A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RAINBOW VALLEY INFRADEV PRIVATE LIMITED (as DIRECTOR)				
9	<b>Name</b> <b>Mrs BARNALI DEY</b> Wife of Late SATRUGHNA DEY Date of Execution - 11/01/2023, , Admitted by: Self, Date of Admission: 11/01/2023, Place of Admission of Execution: Office	<b>Photo</b>  Jan 11 2023 4:07PM	<b>Finger Print</b>  LTI 11/01/2023	<b>Signature</b>  11/01/2023
Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx8J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RAINBOW VALLEY INFRADEV PRIVATE LIMITED (as DIRECTOR)				
10	<b>Name</b> <b>Mr PRADIPTA KISHORE BHATTACHARJEE</b> Son of Late PRASAD KISHORE BHATTACHARJEE Date of Execution - 11/01/2023, , Admitted by: Self, Date of Admission: 11/01/2023, Place of Admission of Execution: Office	<b>Photo</b>  Jan 11 2023 4:01PM	<b>Finger Print</b>  LTI 11/01/2023	<b>Signature</b>  11/01/2023

Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx3G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RAINBOW VALLEY INFRADEV PRIVATE LIMITED (as DIRECTOR)

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr CHANCHAL SARKAR</b> Son of GOPI NATH SARKAR DEBINAGAR, Village:- DEBINAGAR, P.O:- DEBINAGAR, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134			
	11/01/2023	11/01/2023	11/01/2023

Identifier Of Mr ARIJIT GHOSH, Mrs BARNALI DEY, Mr PRADIPTA KISHORE BHATTACHARJEE, Mr ARIJIT GHOSH, Mrs BARNALI DEY, Mr PRADIPTA KISHORE BHATTACHARJEE, Mr GOPAL SAHA, Mr ARIJIT GHOSH, Mrs BARNALI DEY, Mr PRADIPTA KISHORE BHATTACHARJEE

### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	RAINBOW VALLEY INFRADEV PRIVATE LIMITED	RAINBOW VALLEY INFRADEV PRIVATE LIMITED-24.063 Dec

### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	RAINBOW ASSOCIATES & COMPANY	RAINBOW VALLEY INFRADEV PRIVATE LIMITED-19.4 Dec

### Land Details as per Land Record

District: Uttar Dinajpur, P.S:- Raiganj, Municipality: RAIGANJ, Road: Wakil Para, Mouza: Raiganj, JI No: 150, Pin Code : 733134

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1972, LR Khatian No:- 14885	Owner:রেইনবো ভ্যালী ইনফ্রাডেভ প্রভেট লিমিঃ, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ , Classification:বাস্তু, Area:0.31670000 Acre,	RAINBOW VALLEY INFRADEV PRIVATE LIMITED
L2	LR Plot No:- 1972, LR Khatian No:- 21402	Owner:রেইনবো ব্রাসোসিয়েট এ্যান্ড কোম্পানি ., Gurdian:শ্রী শশুয় দে এবং অন্যান্য, Address:উকিলদাডা , Classification:বাস্তু, Area:0.19400000 Acre,	RAINBOW ASSOCIATES & COMPANY



Endorsement For Deed Number : I - 180400435 / 2023

On 11-01-2023

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 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 13:32 hrs on 11-01-2023, at the Office of the A.D.S.R. RAIGANJ by Mr ARIJIT GHOSH ,.

**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 3,17,67,845/-

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

Execution is admitted on 11-01-2023 by Mr GOPAL SAHA, PARTNER, RAINBOW ASSOCIATES & COMPANY, Village:- M G ROAD, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134

Indetified by Mr CHANCHAL SARKAR, , , Son of GOPI NATH SARKAR, DEBINAGAR, P.O: DEBINAGAR, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by profession Private Service

Execution is admitted on 11-01-2023 by Mr ARIJIT GHOSH, DIRECTOR, RAINBOW VALLEY INFRADEV PRIVATE LIMITED, Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134

Indetified by Mr CHANCHAL SARKAR, , , Son of GOPI NATH SARKAR, DEBINAGAR, P.O: DEBINAGAR, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by profession Private Service

Execution is admitted on 11-01-2023 by Mrs BARNALI DEY, DIRECTOR, RAINBOW VALLEY INFRADEV PRIVATE LIMITED, Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134

Indetified by Mr CHANCHAL SARKAR, , , Son of GOPI NATH SARKAR, DEBINAGAR, P.O: DEBINAGAR, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by profession Private Service

Execution is admitted on 11-01-2023 by Mr PRADIPTA KISHORE BHATTACHARJEE, DIRECTOR, RAINBOW VALLEY INFRADEV PRIVATE LIMITED, Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134

Indetified by Mr CHANCHAL SARKAR, , , Son of GOPI NATH SARKAR, DEBINAGAR, P.O: DEBINAGAR, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by profession Private Service

Execution is admitted on 11-01-2023 by Mr ARIJIT GHOSH, DIRECTOR, RAINBOW VALLEY INFRADEV PRIVATE LIMITED, Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134

Indetified by Mr CHANCHAL SARKAR, , , Son of GOPI NATH SARKAR, DEBINAGAR, P.O: DEBINAGAR, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by profession Private Service

Execution is admitted on 11-01-2023 by Mrs BARNALI DEY, DIRECTOR, RAINBOW VALLEY INFRADEV PRIVATE LIMITED, Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134

Indetified by Mr CHANCHAL SARKAR, , , Son of GOPI NATH SARKAR, DEBINAGAR, P.O: DEBINAGAR, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by profession Private Service

Execution is admitted on 11-01-2023 by Mr PRADIPTA KISHORE BHATTACHARJEE, DIRECTOR, RAINBOW VALLEY INFRADEV PRIVATE LIMITED, Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134

Indetified by Mr CHANCHAL SARKAR, , , Son of GOPI NATH SARKAR, DEBINAGAR, P.O: DEBINAGAR, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by profession Private Service

Execution is admitted on 11-01-2023 by Mr ARIJIT GHOSH, PARTNER, RAINBOW ASSOCIATES & COMPANY, Village:- M G ROAD, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134

Indetified by Mr CHANCHAL SARKAR, , , Son of GOPI NATH SARKAR, DEBINAGAR, P.O: DEBINAGAR, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by profession Private Service

Execution is admitted on 11-01-2023 by Mrs BARNALI DEY, PARTNER, RAINBOW ASSOCIATES & COMPANY, Village:- M G ROAD, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134

Indetified by Mr CHANCHAL SARKAR, , , Son of GOPI NATH SARKAR, DEBINAGAR, P.O: DEBINAGAR, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by profession Private Service

Execution is admitted on 11-01-2023 by Mr PRADIPTA KISHORE BHATTACHARJEE, PARTNER, RAINBOW ASSOCIATES & COMPANY, Village:- M G ROAD, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134

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**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 168.00/- ( E = Rs 168.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 168/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/01/2023 2:24PM with Govt. Ref. No: 192022230250070458 on 11-01-2023, Amount Rs: 168/-, Bank: SBI EPay ( SBlePay), Ref. No. 3539279224032 on 11-01-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

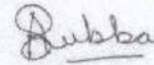
Certified that required Stamp Duty payable for this document is Rs. 75,230/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,230/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1100, Amount: Rs.5,000.00/-, Date of Purchase: 10/01/2023, Vendor name: Bidhan Ch Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/01/2023 2:24PM with Govt. Ref. No: 192022230250070458 on 11-01-2023, Amount Rs: 70,230/-, Bank: SBI EPay ( SBlePay), Ref. No. 3539279224032 on 11-01-2023, Head of Account 0030-02-103-003-02



Asish Subba

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAIGANJ

Uttar Dinajpur, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1804-2023, Page from 20460 to 20495  
being No 180400435 for the year 2023.



*Subba*

Digitally signed by ASISH SUBBA  
Date: 2023.01.24 15:31:10 +05:30  
Reason: Digital Signing of Deed.

(Asish Subba) 2023/01/24 03:31:10 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAIGANJ  
West Bengal.

(This document is digitally signed.)