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AL 414228

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Sayanmal Roy

CRAFTSMAN VENTURES
Bishank singh
PARTNER

DEVELOPMENT AGREEMENT

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

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

11 FEB 2022

Handwritten initials: K. S.

Sl. NO. 30875 Date 17.1.2022
PURCHASER Shyamal Roy
Full Address P.S. Abherinagar Dist. Jalpaiguri
Total Value 100/-
Stamp Purchased from JPG Treasury-1

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



Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

11 FEB 2022

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Bikash Singh

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**THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE
09TH DAY OF FEBRUARY, TWO THOUSAND AND TWENTY
TWO (2022).**

::BETWEEN::

SRI SHYAMAL ROY, son of Late Jaynath Roy alias Jayanta Roy, having I.Tax PAN No. **ATQPR9232G**; Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Ward No. 41, Shastrinagar, P.O. Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri, in the State of West Bengal - Hereinafter referred to and called as the "**LAND OWNER / FIRST PARTY**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives, successors and assigns) of the "**ONE PART**".

AND

CRAFTSMAN VENTURES, a Partnership Firm, having I.Tax PAN No. **AAQFC3492E**; having its Office at 5th Floor, Onkar Tower, Hill Cart Road, Siliguri, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal, herein Represented by one of its Partner, **SRI BIKASH KUMAR SINGHAL**, son of Sri Ratan Kumar Singhal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of K.C. Dey Road, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal - Hereinafter referred to and called as the "**DEVELOPER / SECOND PARTY**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its partners, executors, administrators, legal representatives, successors and assigns) of the "**OTHER PART**".

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Rishabh Singh

WHEREAS one Sima Singh (Sing), son of Late Dikdar Singh (Sing) was the Recorded Owner of land situated within Mouza Dabgram, Recorded in R.S. Khatian No. 213, under Police Station Bhaktinagar, in the District of Jalpaiguri.

AND WHEREAS the abovenamed Sima Singh (Sing) thereafter sold and transferred her land measuring 1.25 Acre unto and in favour of Sri Krishna Singh Roy alias Krishta Singh Roy, son of Late Duki Singh Roy by virtue of a registered Deed of Sale dated 11.04.1966, being Document No. I-2808 for the year 1966 and the same was registered in the Office of the District Sub Registrar Jalpaiguri.

AND WHEREAS the abovenamed Sri Krishta Singh Roy alias Krishna Singh Roy, son of Late Duki Singh Roy thereafter transferred by way of gift his aforesaid land measuring 45 Katha 8 Chattak unto and in favour of Sri Shyamal Roy (the **Land Owner/First Party** herein) vide a registered Deed of Gift dated 27.12.2004, being Document No. I-2349 for the year 2005 and the same was registered in the Office of the Additonal District Sub Registrar Rajganj. That there was some typographical mistake in the said Gift Deed and the same was duly rectified and supported vide a registered Deed of Rectification dated 09.01.2006 being Document No. I-106 for the year 2006 and the same was registered in the Office of the Additonal District Sub Registrar Rajganj.

AND WHEREAS the name of the abovenamed Sri Shyamal Roy (the Landowner/First Party herein) was duly mutated/recorded in the concerned B.L.&L.R.O. Rajganj in the Record of Rights and a new L.R. Khatian No. 156 was framed in his name under the provisions of the West Bengal Land Reforms Act, 1956.

AND WHEREAS in this manner the abovenamed Sri Shyamal Roy (the Landowner/First Party herein) became the sole and absolute owner in possession of the aforesaid land and ever since is in in exclusive and peaceful possession of the aforesaid land without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the First Party is now desirous of constructing multistoried building complex on part of his aforesaid land measuring **20 Katha 08 Chatak or 0.3388 Acre** (hereinafter referred to as the said Land more particularly described in

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PARTNER
Bilal Singh

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the SCHEDULE-"A" given herein) free from all charges and encumbrances whatsoever.

AND WHEREAS the Second Party is a bonafide Developer/Promoter/ Contractor/Builder having experience in designing, construction and development and adequate resources of finance in construction of such multistoried building projects.

AND WHEREAS the First Party being desirous of developing the said Land by constructing multistoried building thereat but is not in a position to put his contemplation and scheme into action due to paucity of funds and lack of expertise in the sphere of development.

AND WHEREAS the First Party having come to know about the credential of the Second Party, the First Party approaches the Second Party to construct multistoried building complex on the said Land on the basis of the plan approved by the competent authority taking into account or consideration the maximum utility of the land on the terms and conditons as set forth herein. The Second Party shall do all such construction from its own resources, efforts and endeavors and shall recover the investment made by it by selling its allocations in the constructed building/saleable spaces on ownership basis as mentioned herein to the intending buyers/purchasers or as it deems fit.

AND WHEREAS the Second Party has now accepted the offer of the First Party and has agreed to construct multistoried building complex on and over the said SCHEDULE-"A" Land.

AND WHEREAS in consideration of the aforesaid offer and the acceptance by the Parties and to avoid future disputes and misunderstandings the Parties hereby mutually agree to the following terms and conditions appearing hereunder:-

NOW THIS INDENTURE/ AGREEMENT FOR DEVELOPMENT WITNESSETH and it is hereby agreed by and between the Parties hereto as follows:-

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CRAFTSMAN VENTURES
Rishabh Singh
PARTNER

ARTICLE-I
DEFINITIONS

In this Agreement unless inconsistent with or repugnant to the subject or context:-

- 1.1 "LAND OWNER" shall mean **SRI SHYAMAL ROY.**
- 1.2 "DEVELOPER" shall collectively mean **CRAFTSMAN VENTURES.**
- 1.3 "BUILDING" shall mean building comprising of Two Blocks (Block-I and Block-II) to be constructed at the said Land as per the building plan.
- 1.4 "BUILDING PLAN" shall mean the plan to be sanctioned by the Siliguri Municipal Corporation or any other competent authority and shall include all amendments and / or modifications thereof.
- 1.5 "COMMON AREA" shall mean the common areas and portions of the project as also the common facilities and infrastructure, which may be made available by the Developer for the users/occupiers to access and/or facilitate the use and enjoyment of the Unit(s).
- 1.6 "CONSULTANT" shall mean any civil and electrical Engineer, any person having expertise in plumbing, sanitary etc. for the purpose of development of the said building.
- 1.7 "CONSTRUCTED" shall mean the space in the Building (Block-I and Block-II) available for independent use and occupation including the space demarcated for common facilities and services as per Sanction Plan.
- 1.8 "LAND OWNER'S ALLOCATION" shall mean total Ten (10) nos. of Residential Flats along with Five (5) nos. of Covered Car Parking Spaces in the Multistoried Building Complex to be constructed on the said Land together with undivided proportionate share in the land and proportionate right, title and interest over the common facilities and

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CHAPTMAN FEATURES

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amenities on pro rata basis more particularly described in the **Schedule "B"** below.

1.9 "DEVELOPER'S ALLOCATION" shall mean the entire Saleable Space/s of the entire Multistoried Building Complex (Block-I and Block-II) including roof, save and except the Land Owner's Allocation as mentioned herein, in the said multistoried building complex to be constructed on the said Land together with undivided proportionate share in the land and proportionate right, title and interest over the common facilities and amenities on pro rata basis more particularly described in the **Schedule "C"** below.

1.10 "OWNER AND DEVELOPER" shall include their respective transferees/nominees.

1.11 "SALEABLE AREA" shall mean the space or spaces in the new Multistoried Building Complex (Block-I and Block-II) available for independent use and occupation after making due provisions of common facilities and the space required therefore.

1.12 "CARPET AREA" shall means the net usable floor area of an unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the unit.

1.13 "SUPER BUILT UP AREA" shall mean the carpet area inclusive of area covered by the external walls and exclusive balcony and including the common proportionate area of staircase, lift/s, lobby, landings and passage only of the floor of the designated unit, including thickness of the internal and external walls and columns and 25% approx. lump sum super built up for other common areas.

1.14 "SUPERSTRUCTURES" shall mean foundation, basement, R.C.C. Columns, all slabs, beams, staircase, lift shafts, etc.

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Kishore Singh
PARTNER

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1.15 "TRANSFER" with its grammatical variations shall include a transfer by possession and by any other means adopted for effecting what is understood as transfer of unit in a multistoried building to purchasers thereto although the same may not amount to a transfer in law.

1.16 "THE SAID LAND" shall mean ALL THAT butted and bounded piece and parcel of land measuring **20 Katha 08 Chatak or 0.3388 Acre** more fully and particularly described in **SCHEDULE-"A"** hereunder written.

1.17 "UNIT" shall mean the flat and / or constructed area and / or other space/s in the Building (Block-I and Block-II) being constructed or intended to be constructed by the Developer and/or constructed area capable of being exclusively occupied and enjoyed independently, including common area.

Expressions imparting masculine shall include feminine and neuter gender. Words imparting plural number shall include singular number as well and vice-versa.

The paragraphs heading of the articles do not form part of this Agreement and shall not be taken into account for construction or interpretation thereof.

ARTICLE-II COMMENCEMENT

2.1 The Agreement shall come into effect on the day of execution of this Agreement.

ARTICLE-III RIGHT, TITLE AND INDEMNITIES OF THE LAND OWNER

3.1 The Land Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said Land and every part thereof.

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(Partner)

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- 3.2 Except the Land Owner, no other person or persons has/have any claim or interest and/or demand over and in respect of the said Land and/or any portion thereof.
- 3.3 That the entirety of the said Land is free all encumbrances, charges, liens, lispendens, attachments, trusts whatsoever or howsoever and the Land Owner has a marketable title in respect of the said Land. That in the event the title of the Land Owner to the said land is found to be defective or encumbered in any way, then the Land Owner shall take all necessary and effective steps to remove such defects and encumbrances and shall also remove all hurdles in the way of development so as to enable the Developer to carry on the construction work smoothly.
- 3.4 The Land Owner agrees to keep the Developer indemnified against any claim or demand in respect of the said Land arising out of aforesaid.
- 3.5 That no suit or proceedings is pending in any court or before any other authority regarding the title or of any other nature whatsoever in respect to the said land or any part thereof and / or created third party interest therein.
- 3.6 The Land Owner has not entered into any agreement for sale, lease, mortgage, license, transfer or any commitment of any nature whatsoever with any person for creating any right or encumbrance of any nature in respect of the said land or any part thereof nor has the Land Owner entered into any agreement for sale of the said Land or any part thereof proposed to be constructed thereon nor shall the Land Owner hereafter enter into any agreement and/or commitment with any other person entitling such person to execute development of the said land or for sale of the said Land or any part thereof, built thereon, except as provided elsewhere in this Agreement

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- 3.7 That the Land Owner is in exclusive peaceful possession of the said Land.

ARTICLE IV DEVELOPERS' RIGHTS

4.1 That the Land Owner hereby grants exclusive right to the Developer to build upon and to commercially exploit the said Land by constructing the new multistoried Building Complex (Block-I and Block-II) at the said Land in accordance with the plan or plans to be sanctioned by the Siliguri Municipal Corporation or any other competent authority (ies) with or without any modification and/or amendment thereto made or caused to be made hereto.

4.2 That all applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer on behalf of the Land Owner and shall be signed by the Land Owner and / or the Developer (through the duly authorized representative in that behalf) and submitted by the Developer at the Developer own costs and expenses.

ARTICLE-V CONSTRUCTION AND CONSIDERATION

5.1 In consideration of the Agreement and convent herein contained on the part of the Developer to develop the said Land by constructing at the said Land, Building (Block-I and Block-II) at its own costs and expenses in accordance with the sanctioned building plan, in consultation with architect and structural engineer as well as all other terms, conditions and covenants herein contained, the Land Owner shall subject to and in terms hereof grant exclusive right to the Developer to develop the said land and in pursuance of which grants license to the Developer and/or its men, servants and agents only for free ingress and egress to the said Land for development of the said Land by constructing the said building thereat.

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5.2 All costs, charges, expenses and outgoings for construction, erection and completion of the Building (Block-I and Block-II) with amenities and facilities as specified herein shall be borne and paid by the Developer.

5.3 Both the Parties shall bear all their respective expenses for brokerage fees proportionately as per allocation mentioned above for sale/rent of the residential flats, other spaces, and car parking spaces.

5.4 The Land Owner shall have the right to inspect and/or cause to be inspected at any time the material and construction at the said Land.

5.5 The Developer shall never claim exclusive possession of the said Land same being always with the Land Owner and Developer shall not claim any right of any nature whatsoever on the said Land other than the Developer's share as defined in Article 1.8 hereinabove.

5.6 The Developer shall handover to the Land Owner total Ten (10) nos. of Residential Flats along with Five (5) nos. of Covered Car Parking Spaces in the multistoried building complex to be constructed on said Land towards consideration.

5.7 That any interest free security deposit amount paid by the Developer to the Land Owner shall be refunded before the handover of Land Owner's Allocation as mentioned herein and/or may be adjusted with the Land Owner's Allocation as the case may be.

5.8 The Developer hereby undertakes to sign all agreements, documents, conveyances as Confirming Party for all sales.

5.9 Similarly the Land Owner hereby expressly covenants that he shall execute and register a **GENERAL POWER OF ATTORNEY** in favour of the Developer which is required for the purpose of obtaining necessary permissions and sanctions from the concerned Offices and/or other different authority or authorities in connection with the construction of the Project/Building Complex at the said Land and for giving effect to this

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CHARTERED SURVEYORS
Rishabh Singhania

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Agreement including execution and registration of the advance agreement for sale, sale deeds, conveyances, lease, instruments of transfer in favour of the intending purchaser or purchasers in respect of the Developer's Allocation.

5.10 The Developer by the consent of the Land Owner from time to time can appoint consultant for the development of the said Land at the fees, costs, charges and expenses to be paid by the Developer. The Developer shall keep the Land Owner harmless and indemnified against the same.

ARTICLE- VI LAND OWNER'S ALLOCATION

6.1 In lieu of granting the Development Rights in favour of the Developer, the Land Owner shall be entitled to total Ten (10) nos. of Residential Flats along with Five (5) nos. of Covered Car Parking Spaces in the multistoried building complex to be constructed on said Land together with proportionate undivided share in the land attributable to it along with proportionate right, title and interest over the common areas, facilities and amenities more particularly described in the Schedule-"B" herein ("**LAND OWNER'S ALLOCATION**").

ARTICLE VII DEVELOPER'S ALLOCATION

7.1 In lieu of development and construction of the building complex at its own cost and expenses by the Developer Party and also fulfill the obligations under the Agreement, the Developer shall be entitled to entire Saleable Space/s of the entire multistoried Building Complex (Block-I and Block-II) including roof, save and except the Land Owner's Allocation as mentioned herein, in the said multistoried building complex to be constructed on the said Land, together with undivided proportionate share in the land and proportionate right, title and interest over the common

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Mr. Venk. Srinivasulu

PARTNER

facilities and amenities on pro rata basis more particularly described in the Schedule-"C" herein ("**DEVELOPER'S ALLOCATION**").

7.2 The Developer shall have the absolute and unfettered right and authority to deal with and/or dispose of any unit/s or part or portion of the Building Complex (Block-I and Block-II) in respect of the Developers Allocation, each in such a manner as the Developer may deem fit and proper at its sole and absolute discretion, in lieu of consideration to be determined, collected and appropriated only by the Developer only and on such terms and conditions as the Developer may deem fit and proper, and each of such areas shall be under the exclusive ownership, control, use and possession of the Developer save and except as provided herein.

7.3 Save and except Gross Receipts all the balance sums including Deposit and Charges collected by the Developer including the taxes, GST, levies and statutory deposits and extra charges, other amounts/deposits for infrastructure facilities and / or utilities, other amounts/deposits for electricity, fire provisions or similar infrastructure facilities and / or utilities which are by its nature supposed to be retained or appropriated by the Developer or paid by the Developer to the concerned tax authorities or other Government Authorities, shall also be retained by the Developer and the Land Owner shall have no claim and / or demand against the Developer in this regard in any manner and / or of any nature whatsoever.

ARTICLE-VIII
LAND OWNER'S OBLIGATION

The Land Owner hereby agrees and covenants with the Developer as follows:-

8.1 To handover the vacant peaceful possession of the said Land to the Developer on the date of execution of this Agreement.

8.2 To pay Land Khazana and Holding Tax till the completion of the said building complex.

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Rishabh Singhania

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8.3 To pay proportionate costs for installation of the electric transformer and connections and incidental expenses.

8.4 Not to cause any interference or objection during the construction/completion of the boundary wall on the said Land within by the Developer at its own costs. The Developer may/shall immediately start the construction of the said boundary wall after signing of this Indenture.

8.5 Not to cause any interference or hindrance in the construction of the proposed building complex at the said Land by the Developer.

8.6 Not to do any act deed or thing whereby the Developer is prevented from constructing or selling, assigning or disposing of the portions of its allocation in the said building complex.

8.7 To sign and apply for all deeds, papers and documents, applications and render all assistance as may be required by the Developer from time to time concerning the said Land which is necessary for its development.

8.8 The Land Owner shall execute and register a General Power of Attorney in favour of the Developer for development of the said Land as well as to sell/transfer the units of the Developer's allocation.

8.9 The Land Owner shall not be liable to pay any costs, charges and expenses for development of the said construction of the said building and allied expenses.

ARTICLE-IX **DEVELOPER'S OBLIGATION**

9.1 It shall be the obligation of the Developer to complete the construction and erection of the building within (Four) years from the date of sanction of the building Plan and in the event of delay due to some unavoidable circumstance, the time shall be mutually extended.

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CHAFFMAN HOLDINGS
101 West 61st Street
New York, NY 10023

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9.2 Not to transfer or assign the benefit of this Agreement without the consent in writing of the Land Owner.

9.3 Not to violate or contravene any of the provisions or rules applicable for construction of the proposed building complex.

9.4 To comply with the provisions of all statues, rules and regulations as are applicable in this connection.

9.5 To construct the building at the said Land strictly in terms of the building plan and/or its amendments and notifications.

9.6 The Developer shall bear all costs, charges and expenses for Advertising, Marketing and Liaison for sale of Unit/s for the Developer's Allocation only.

ARTICLE-X CONSTRUCTION

10.1 The Developer shall at own cost and expenses and without creating any financial or other liability on the Land Owner and/or any charge on the said Land construct the Building strictly in accordance with the building Plan, subject to any amendment modification or variations to the said building Plan which may be agreed between the Land Owner and the Developer and approved by the appropriate authorities.

10.2 The building shall be constructed under the supervision and guidance of the architect and the decision of the Architect as to the cost, quality of the materials and specifications to be used for the construction of the building shall be final, binding and conclusive on the Developer and the Land Owner.

10.3 The Developer shall comply with the requirements and requisitions of the concerned authority and other local authorities relating to the construction of the building at the said Land and shall obtain the necessary

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approval or approvals from the authorities concerned as and when required at its own cost and expenses.

10.4 The Developer shall provide amenities and fittings in the said building as agreed between the parties herein.

10.5 All costs, charges and expenses incidental to the construction of the building including cost of materials, Architect's fees, Structural Engineers and Consultant's fees, charges and expenses for modification, amendment and regularization of the building Plan and all other expenses relating to development of the said Land shall be borne, paid and discharged by the Developer and the Developer hereby agree to indemnify and keep indemnified the Land Owner from and against all suits, proceedings, actions, claim and/or demands costs, charges and expenses and losses whatsoever relating to or in respect of the same.

10.6 The Developer shall indemnify and shall always keep the Land Owner indemnified and harmless against:-

(a) Claims, damages, compensation or expenses payable in consequence of any injury or accident or death sustained by any or other persons during construction and/or up to the completion, or other persons during construction and/or up to the building including the common areas and facilities appertaining thereto in all respects. The Land Owner shall not be bound and to defend any action filed in respect of such injury brought under the workmen's compensation act or any other laws.

(b) Any lien or charges claimed or enforced against any material supplied in construction of building on the said Land by any supplier of such materials.

(c) All action or proceedings which may be brought or taken against the Land Owner in respect of damage to the adjoining building, land or neighbours by the Developer in the performance of carrying out of the work under this Agreement.

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CHAIRMAN VENTURE

Rishabh Singh

ARTICLE

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(d) All acts, commissions, omissions, negligence and deviation in respect of the building plan with such modification as be approved by the appropriate authority and in regard to meeting of its obligations as herein mentioned and against all claims, demands, right and actions of all workmen, engineers, architects and their successors to be employed in the project.

10.7 In case of any defect in construction of the building or part thereof at the said Land whether detected while the work is in progress or within 6 (six) months after completion, after verification from the Developer's architect, the Developer shall take immediate steps to rectify the defect either on its own or upon receipt of any notice from the Land Owner to rectify such defects and all costs, charges and expenses in this connection shall be borne and paid by the Developer. Provided however the Developer will not be responsible for the defects arising due to the lack of or inadequate maintenance of the same.

ARTICLE-XI PLANS/PERMISSIONS/APPROVALS

11.1 The Land Owner shall from time to time submit the plans to the concerned Authorities and any other body local authority or Government for sanction permission clearance or approval of the plans as may or shall be required for the construction of the building on the said Land and such alterations as may be made in the Plan as may be required by the Government or such authority or authorities at the cost, charges and expenses of the Developer.

11.2 The Developer shall render to the Land Owner all assistance necessary to apply for and/or obtain all sanctions, permissions, clearance, approvals and to do all such acts, deeds and things necessary for construction of building at the said land at the cost, charges and expenses of the Developer.

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Rishabh Sanyal
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11.3 The Land Owner shall apply for and obtain all permissions and approvals as are required and necessary from such authority for development of the said Land including commencement of construction at the cost, charges and expenses of the Developer.

11.4 The Land Owner shall permit the Developer and its men, servants and agents to enter the said Land only for the purpose of carrying out the said development work.

ARTICLE - XII
AUTHORITY IN FAVOUR OF THE DEVELOPER

12.1 In order to facilitate the Developer to undertake the building complex and/or for speedy construction, erection, completion and implementation of the building complex and to *inter alia* (a) exercise the Development Rights; (b) exercise the rights granted hereinabove and hereinafter referred, (c) sale/transfer of Developer's Allocation, the Land Owner hereby appoints the Developer, as his **CONSTITUTED ATTORNEY** and authorized representative, *inter alia* for each of the aforesaid purposes in respect of the said Land/Building Complex and hereby unconditionally grants to and in favour of the Developer with the execution of these presents, a registered general power of attorney in favour of the Developer and by said power of attorney, shall grant several powers, each with the intent and purpose that such powers shall be effective and operational and the Land Owner shall be bound by each of the acts done and executed by the Developer in pursuance of these powers and further the Land Owner, hereby ratifies and confirms and agrees to ratify and confirm and be bound by all and whatsoever the Developer shall do or cause to be done in or about the said Land/Building Complex in exercise of all the powers granted under these presents and/or in pursuance hereof. The Land Owner hereby agrees to execute and register further requisite documents, including **GENERAL POWER OF ATTORNEY** which is required for the purpose of giving effect to this Agreement including execution of the advance agreement for sale, sale deeds, conveyances, lease, instruments of transfer in respect of the sale of the Developer's Allocation. The Land Owner hereby agrees that the said

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SHARMA VENTURES
Rishabh Singh

Power of Attorney shall not be under any circumstances, revoked by the Land Owner as long as these presents subsist and remain binding upon the parties hereto.

12.2 It is agreed and understood that the powers granted hereunder by the Land Owner to the Developer shall not absolve the Land Owner from its liability and responsibility to make, file and obtain necessary sanctions, permissions etc., do such acts, deeds and things as may be reasonably requested by the Developer from time to time as also to fulfill and perform each of its several obligations and duties as stipulated herein.

12.3 It is further clarified and understood that despite the grant of the aforesaid authority in favour of the Developer, the Land Owner shall, as and when requested by the Developer, either himself or along with Developer, sign, execute and register/lodge for registration such deeds, documents, applications, etc., as may be requested from time to time by the Developer. The Land Owner or his authorized Attorney/Developer will sign, execute the deed and the same will be presented before the concerned authority for its registration. The Developer shall execute the deed as Confirming Party.

ARTICLE - XIII DOCUMENTATION

13.1 Subject to the terms herein, the Developer shall have the right to enter into all documents, deeds, any instrument of transfer etc., for the sale/transfer etc., of the Developers Allocation/entitled allocation in the said project in terms of these presents, in such a manner as the Developer may determine at its sole and absolute discretion.

13.2 All agreements, documents, deeds, papers etc., pertaining to the sale/transfer/creation of any manner of interest/right in any part or portion of the Project/Building Complex and/or the said Land shall be in terms of the drafts and or formats prepared and approved by the Developer.

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DRAFTSMAN VENTURES
Nishu Singh
PARTNER

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ARTICLE-XIV
TITLE DEEDS

14.1 The Land Owner/First Party hereby delivers to the Developer, the Original Title Deed and other documents in respect of the said Land. The said Title Deed and documents shall be retained by the Developer as Trustee for the purpose of fulfillment of this Agreement.

14.2 The said original Title Deeds shall be ultimately delivered back by the Developer to the Land Owner/Association and/or Society as the case may be.

ARTICLE-XV
MISCELLANEOUS

15.1 None of the parties hereto shall do or cause to be done any act, deed or thing whereby the progress of construction of the building to be constructed at the said land shall be in any way hindered or affected and if any of the parties shall or cause to be done any such act, deed or thing, then the party doing so shall be liable to forthwith remove such hindrance or difficulty or obstructions or shall be liable to compensate the other party for all losses and damages suffered by such other Party.

15.2 At no point of time the relationship between the Land Owner and Developer be constructed to be that of Principal and Agent. The relationship between the Land Owner and Developer shall be of Principal to Principal.

15.3 This Agreement authorizes the Developer only to develop the said Land by constructing new building at the said Land by demolishing the existing structures if any and shall be entitled to sale the debris therefrom. The Developer shall, however, be entitled to borrow money from any Bank or Banks/ Financial Institutions without creating in any manner any liability on the Land Owner or any charge or interest on the said Land and it being expressly agreed and understood that in no event the Land Owner nor any of his estate nor the said Land shall be responsible and/or be made liable for

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Rishabh Singh

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payment of any dues of such Bank or Banks/Financial Institutions and for that purpose the Developer shall keep the Land Owner indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

15.4 The Developer shall not employ any child labour for carrying out construction work at the said Land.

15.5 None of the parties shall be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by reason of a force majeure with a view that the obligation of the party affected by force majeure shall remain suspended for the duration of the force majeure. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock out, pandemic, prohibitory order and/or directions issued by the Court of Competent jurisdiction, State Government or any other local Body or Authority otherwise than due to default and/or negligence and/or its agents or employees or labours and any act or commission or omissions or occurrences not attributable to any extent to the fault or neglect of the party in question or preventable by the exercise of reasonable care or planning on the part of such party or due to change in law or due to a change in a declared policy of the governmental agencies (from whom approvals, sanctions or permissions are required whereby giving of the approvals, sanctions and permissions are suspended or withheld) either party hereto is prevented delayed or restricted from performing its obligations here under, the Party in question shall be excused in performance of its obligations under this agreement; however, the performance of such obligations shall be resumed as soon as practicable such disability is removed and such party shall use all reasonable efforts to remove such cause or conditions preventing, delaying or restricting its performance and to resume such performance as soon as possible.

15.6 The building complex shall always be known by such name which may be mutually agreed upon between the Land Owner and the Developer.

Shyamal Roy

SHYAMAL VENTURES
Nishal Singh

Page No. 21

15.7 All notice to be served under these presents shall be served by hand or by registered post with acknowledgement due at their respective addresses or at such other addresses as the respective parties may hereafter notify in writing to each other.

15.8 All deeds, papers and documents to be executed between the parties hereto and/or by the parties hereto in favour of the Purchasers of the units of the Developer's allocation shall be prepared by the Advocate.

15.9 Upon completion of the building in all respects, the Developer shall inform in writing to the Land Owner along with completion certificate issued by the concerned authorities certifying that the construction has been done in accordance with the building plan and as per the terms of this Agreement.

15.10 That both the Parties shall bear their respective proportionate statutory impositions and/or tax liabilities. The capital gain, wealth tax, gst, income tax, service tax and/or any other taxes that may arise due to the development of the property shall be borne by the parties in proportion to their respective share in the said building complex.

15.11 That in case of death of the party of the one part, the in that event his respective successor s/heirs will remain bound to execute the sale deed/s in favour of the prospective buyers to be selected by the Developer and also remain bound to execute a registered General Power of Attorney authorizing the same power in favour of the Developer.

15.12 Any notice required to be given by either of the parties to the other them shall without prejudice to any other mode of service available be deemed to have been served if delivered by hand and duly acknowledgement due to the last known or recorded address of the party concerned.

Shyamal Roy

Rishabh Singh

Page No. 22

ARTICLE-XVI
DEFAULT

16.1 In the event the Developer found out that there is defect in the title of the said Land, then the Developer shall inform the Land Owner to immediately rectify such defect at his own costs and liability.

16.2 In case of default by either party this Agreement shall not and cannot be cancelled without the written consent of the other and in case of any breach, each party shall be entitled to sue other for specific performance of contract.

ARTICLE-XVII
JURISDICTION

17.1 Only the Learned Court at Jalpaiguri shall have jurisdiction in relation to any matter, dispute and/or difference arising out to these presents.

17.2 All accounts between the parties hereto shall be settled at the office of the Developer.

ARTICLE-XVIII
ESSENCE OF THE AGREEMENT

18.1 Time is the Essence of this Agreement.

Continued to next page

Shyamal Roy

CHITRAKARTHI
Kishore Singh

Page No. 23

SCHEDULE - "A"
(DESCRIPTION OF THE SAID LAND)

All that piece or parcel of **LAND** measuring **20 Katha 08 Chatak or 0.3388 Acre**, situated within **MOUZA DABGRAM**, appertaining to and forming part of **R.S. Plot No. 112**, Recorded in **R.S. Khatian No. 213**, under **R.S. Sheet No. 9**, corresponding to **L.R. Plot No. 163**, Recorded in **L.R. Khatian No. 156**, under **L.R. Sheet No. 48**, J.L. No. 2, Pargana Baikunthapur, within the jurisdiction of Siliguri Municipal Corporation **Ward No. 41**, Shastri Nagar, unmentioned road, Police Station Bhaktinagar, District Jalpaiguri, in the State of West Bengal. The classification of the said land is bastu and proposed land use is also bastu.

The said land is butted and bounded as follows:-

- By the North ... Land and House of Sri Ashibani Paul and Others,
By the South ... Land of Sri Shyamal Roy (Land Owner herein) and Others,
By the East ... About 27 feet wide S.M.C. Road,
By the West ... Land of Sri Ravi Ranjan Dubey and Others.

Continued to next page

Shyamal Roy

Malik Singh

SCHEDULE - "B"
SPECIFICATION OF THE FIRST PARTY / LANDOWNER'S
ALLOCATIONS
(RESIDENTIAL FLATS / UNITS)

| SL. No. | BHK | FLAT No. | FLOOR | BLOCK | CARPET AREA (Sq.Ft.) | CARPET AREA inclusive of area covered by the external walls and exclusive balcony (Sq.Ft.) | SUPER BUILT-UP AREA (the measurement of which includes the common proportionate area of staircase, lift/s, lobby, landings and passage only of the floor of the designated unit, including thickness of the internal and external walls and columns and 25% approx. lump sum super built up for other common areas) (be the same a little more or less) (Sq.Ft.) |
|---------|-----|----------|-------|-------|----------------------|--|--|
| 1 | 2 | 1-A | 1 | I | 598 | 678 | 936 |
| 2 | 2 | 2-A | 2 | I | 598 | 678 | 936 |
| 3 | 2 | 3-A | 3 | I | 598 | 678 | 936 |
| 4 | 2 | 4-A | 4 | I | 598 | 678 | 936 |
| 5 | 3 | 4-C | 4 | I | 778 | 861 | 1188 |
| 6 | 2 | 1-D | 1 | I | 619 | 701 | 967 |
| 7 | 2 | 2-D | 2 | I | 619 | 701 | 967 |
| 8 | 2 | 3-D | 3 | I | 619 | 701 | 967 |
| 9 | 2 | 4-D | 4 | I | 619 | 701 | 967 |
| 10 | 2 | 4-E | 4 | II | 587 | 666 | 919 |

4/11

Syamal Roy

13/11/2014
13/11/2014

SCHEDULE - "B"
SPECIFICATION OF THE FIRST PARTY / LAND OWNER'S
ALLOCATIONS
(COVERED CAR PARKING SPACES)

| SL. No. | COVERED CAR PARKING No. | BLOCK | FLOOR | AREA (Sq.Ft.) |
|---------|-------------------------|-------|------------|---------------|
| 1 | 1 | I | Ground (0) | 135 |
| 2 | 2 | I | Ground (0) | 135 |
| 3 | 3 | I | Ground (0) | 135 |
| 4 | 4 | I | Ground (0) | 135 |
| 5 | 27 | II | Ground (0) | 135 |

SCHEDULE - "C"
SPECIFICATION OF THE SECOND PARTY/ DEVELOPER'S
ALLOCATIONS

All that the entire Saleable Space/s of the entire Multistoried Building Complex (Block-I and Block-II) including roof, *save and except* the Land Owner's Allocation as mentioned herein mentioned in the Schedule-"B" above, in the said multistoried building complex to be constructed on the said Schedule-"A" Land, together with undivided proportionate share in the land and proportionate right, title and interest over the common facilities and amenities on pro rata basis.

Continued to next page

Shyamal Roy

WASTMAN VENTURES
Birlankh Singhania
ARCHITECTS

Page No. 26

SPECIFICATIONS OF THE FLATS

1. Structure

Earthquake Resistance RCC Framed.

2. Walls

Internal - Wall Putty.

External - Painted in combination of Acrylic & Textured paint finish.

3. Flooring

Premium Quality Tiles in combination of Vitrified and Ceramic.

4. Kitchen

Wall - Ceramic Tiles upto 2 feet above counter.

Counter - Granite Top with Stainless Steel Sink.

5. Toilet

Walls - Glazed Ceramic Tiles upto Door Height.

Fittings - C.P. fittings of premium quality with Hot and Cold line.

Sanitary - Vitrified sanitary ware & wall mounted E.W.C.

6. Doors

Frames - Wooden or WPC frames.

Shutter - Flush Wooden Doors with hardware fittings.

7. Windows

Sliding Aluminum Windows with Glass Pane.

W
52

Shyamal Roy

CHAFTSMAN VENTURES
Kishore Singh
PARTNER

Page No. 27

8. Electricals

Wiring - Concealed wiring with fire resistant ISI grade copper conductors and Protective MCB.

Switches - Elegant Modular Switches.

A.C. Points - A.C. point in Master Bedroom.

T.V and Telephone Points - Provision in Drawing/Dining and Master Bedroom.

NOTE:- Separate Sheet/s are being used for the purpose of affixing impressions of all the fingers of both the hands of the Land Owner/First Party and the authorised Signatory of the Developer/ Second Party and one **SITE PLAN** is attached herewith thus forming part of these presents.

for
site

Continued to next page

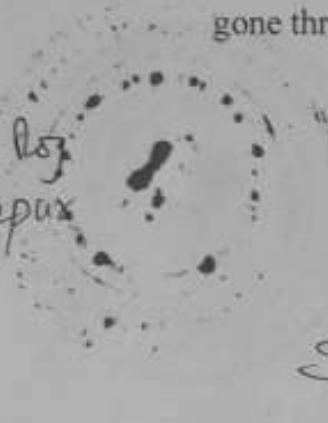
IN WITNESSES WHEREOF the Land Owner/First Party and the Authorised Signatory of the Developer/Second Party in good health and sound conscious mind have set and subscribed their respective seal and signatures on this DEVELOPMENT AGREEMENT on the day, month and year first above written.

WITNESSES:-

The contents of this document have been gone through and understood personally.

1. Anuraj Roy

Spo late - Mahim ch. Roy
Mali Uita, Sukarpur
P.O. Sukarpur
Dist- Jalpaiguri
PIN - 735133


Shyamal Roy

FIRST PARTY / LAND OWNER

2.

Shuvam Mondal
S/O Prayonath Mondal
Surifa Sen Colony
Siliguri


CRAFTSMAN VENTURES

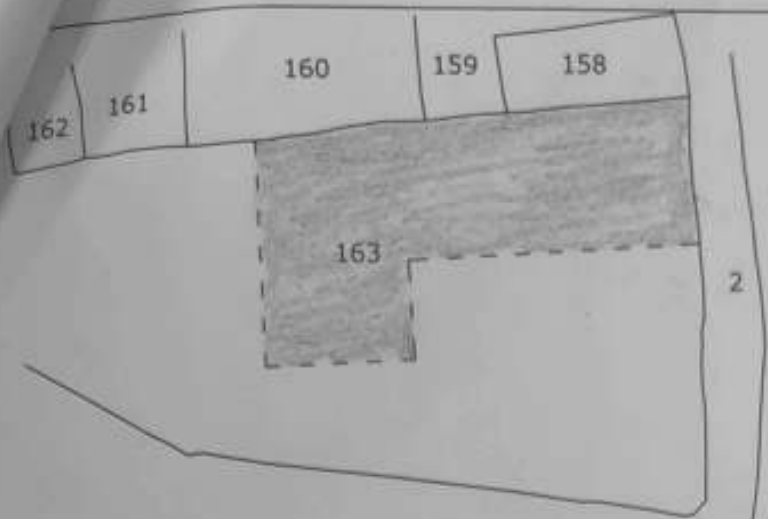
Bishesh Singh
PARTNER

SECOND PARTY / DEVELOPER

Drafted as per instructions of the Parties, readover and explained by me and printed in my office.



NIKUNJ SARAF
Advocate :: Siliguri
Reg. No. WB/1287/2008.



PART TRACE MAP OF MOUZA DABGRAM,
J. L. NO. 2, SHEET NO. R.S. 9, P.S. BHAKTINAGAR,
DIST. JALPAIGURI, SCALE :- 16" = 1 MILE,
PROPOSED PLOT SHOWN.

LAND SCHEDULE :-

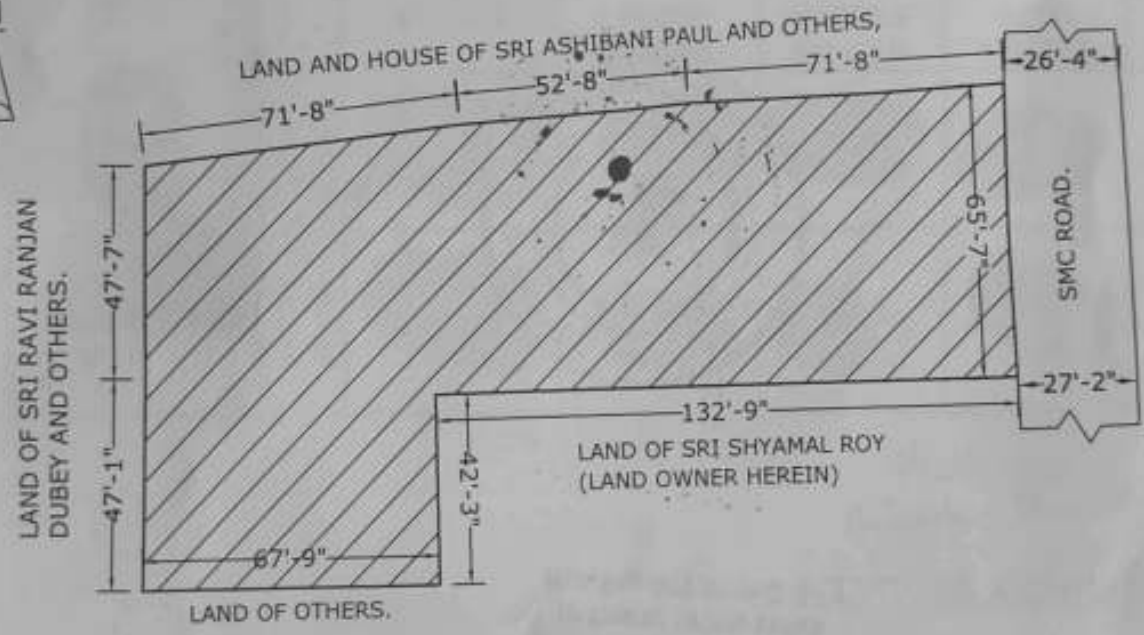
MOUZA :- DABGRAM,
J.L.NO. :- 2
SHEET NO. :- R.S. 9 & L.R. 48
KHATIAN NO. :- R.S. 213, L.R. 156
PLOT NO. :- R.S. 112, L.R. 163
P.S. :- BHAKTINAGAR,
DIST. :- JALPAIGURI.
WARD NO. :- 41 (SMC)

**LAND AREA. :- 20 KATHA
8 CHATTAK
OR :- 0.3388 ACRE.**

PART TRACE MAP OF MOUZA DABGRAM, J. L. NO. 2, SHEET NO. L.R. 48, P.S. BHAKTINAGAR,
DIST. JALPAIGURI, SCALE :- 64" = 1 MILE, PROPOSED PLOT SHOWN.

NAME OF THE LAND OWNER. :-

SRI SHYAMAL ROY,
S/O. LATE JAYNATH ROY ALIAS JAYANTA ROY,
RESIDENT OF WARD NO. 41, SHASTRINAGAR,
P.O. SEVOKE ROAD, P.S. BHAKTINAGAR,
DIST. JALPAIGURI,



NAME OF THE DEVELOPER. :-

CRAFTSMAN VENTURES,
OFFICE AT 5TH FLOOR, ONKAR TOWER,
HILL CART ROAD, SILIGURI, P.O. & P.S. SILIGURI,
DIST. DARJEELING, PIN NO. 734001,
REPRESENTED BY ONE OF ITS PARTNER. :-
SRI BIKASH KUMAR SINGHAL,
S/O. SRI RATAN KUMAR SINGHAL,
RESIDENT OF K.C. DEY ROAD, P.O. & P.S. SILIGURI,
DIST. DARJEELING, PIN NO. 734001,

Shyamal Roy

SIGNATURE OF THE LAND OWNER.

CRAFTSMAN VENTURES












Bikash Singhal
PARTNER

SIGNATURE OF THE DEVELOPER
DRAWN BY.:- *M. Achary*

M. Achary
Surveyor

(Regd. No. 15414/1)












SITE PLAN.
SCALE :- 1" = 40'-0"
PROPOSED PLOT SHOWN.

| | | | | | | |
|--|-------------------|--|--|---|--|--|
|  <p>Handwritten name: <i>Bishu Singh</i></p> | | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| | LEFT HAND |  |  |  |  |  |
| | RIGHT HAND |  |  |  |  |  |

RAFTSMAN VENTURES
Bishu Singh
 FATHER

SIGNATURE

Handwritten notes in Hindi:
 उत्तर प्रदेश सरकार
 कृषि विभाग

| | | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
|--|------------|--|--|---|--|--|
|  Shyama Roy | LEFT HAND |  |  |  |  |  |
| | RIGHT HAND |  |  |  |  |  |

Shyama Roy

SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAOFC9492E

QR Code

20000001

व्यक्ति का नाम
CRAFTSMAN VENTURES

दिनांक / स्थापना की तिथि
Date of Incorporation/Formation
18/03/2021



CRAFTSMAN VENTURES
Rishabh Singh
PARTNER



ভারত সরকার
Government of India



বিকাশ কুমার সিংহাল
BIKASH KUMAR SINGHAL
বয়স/DOB: 25/01/1988
পুরুষ / MALE



7465 0761 8837

আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয়-পত্ৰ
Unique Identification Authority of India

ঠিকানা:
কে সি ডে স্টোর, এক সী পারকেজ
বাসে, ওয়ার্ড নং 10, পলিতাড়া
(পৌরসভা), দার্জিলিং,
পশ্চিম বঙ্গ - 734001

Address:
K.C.DEY ROAD, BESIDE F.C.I
GARAGE, WARD NO.10, Siguri (M. Corp), Darjeeling,
West Bengal - 734001

7465 0761 8837



help@uidai.gov.in

www.uidai.gov.in

CRAFTSMAN VENTURES

Bikash Singhal
PARTNER

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ATQPR9232G



नाम / Name
SHYAMAL ROY

पिता का नाम / Father's Name
SAYNATH ROY

जन्म की तारीख
Date of Birth
02/02/1967

Shyamal Roy
हस्ताक्षर / Signature

21102020

Shyamal Roy



ভারতী় বিশিষ্ট পশ্চিম প্রান্তিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাঙ্কুর নম্বর/ Enrolment No.: 1215/10085/16611

Download Date: 11/06/2018

To
শ্যামল রায়
SHYAMAL ROY
SURJANARAYAN ADHIKARY ROAD
SHASTRINAGAR
WARD NO-41
P.O. SEVOKE ROAD
Silliguri (m.corp.)
Sevoke Road
Jalpaiguri West Bengal - 734001
9832082845

Generation Date: 04/04/2014

Signature valid



QR Code with Photograph

আপনার আধার সংখ্যা / Your Aadhaar No. :

3281 9512 7305

VID : 9183 5790 9191 2337

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



শ্যামল রায়
SHYAMAL ROY
জন্মতারিখ/DOB: 02/02/1982
পুরুষ/ MALE

3281 9512 7305

VID : 9183 5790 9191 2337

আমার আধার, আমার পরিচয়

Shyamal Roy



ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD MHX3398161
 পরিচয় পত্র





Elector's Name **Shyamal Roy**
 নির্বাচকের নাম **শ্যামল রায়**
 Father's Name **Jaynath Roy**
 পিতার নাম **জয়নাথ রায়**
 Sex **M**
 লিঙ্গ **পুং**
 Age as on 1.1.2006 **34**
 ১.১.২০০৬ এ বয়স **২৪**

Address:
Sheetrinagar 41 Bhaktinagar Jalpaiguri 734001



স্বাক্ষর:
শ্যামল রায় ৪১ ভক্তিনগর জলপাইগুড়ি ৭৩৪০০১



Facsimile Signature
 Electoral Registration Officer
 নির্বাচন নিবন্ধন অফিসার

Assembly Constituency: **21-Rajganj (SC)**
 বিধানসভা নির্দেশ কোড : **২১-রাজগঞ্জ (সভ্যসীমিত)**
 District: **Jalpaiguri** জেলা: **জলপাইগুড়ি**
 Date: **01.04.2006** তারিখ: **০১.০৪.২০০৬**

Shyamal Roy



भारत सरकार
Government of India



नाम: अं
ANULYA ROY
जन्मदिन/DOB: 31/10/1978
लिंग: MALE



8751 7856 7959

VID: 9143 7131 4180 9678

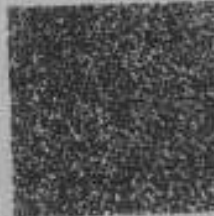
आस्था आस्था, आस्था प्रतिष्ठा



आर्य समाज
आर्य समाज
Unique Identification Authority of India

पता:
S/O महिम चंद्र राय, मलविता, पोस्ट- शिकरपुर,
बेलगंगा, जलपाइगुरि,
पश्चिम बंगाल - 735133

Address:
S/O Mahim Chandra Roy, Malivita, Post-
Shikarpur, Bhejakoba, Jalpaiguri,
West Bengal - 735133



QR Code का प्रयोग करें

8751 7856 7959

VID: 9143 7131 4180 9678

Anulya Roy

Major Information of the Deed



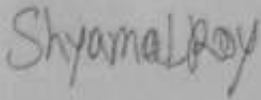
| | | | |
|--|--|--|------------|
| Deed No : | I-0711-01804/2022 | Date of Registration | 11/02/2022 |
| Query No / Year | 0711-2000426287/2022 | Office where deed is registered | |
| Query Date | 07/02/2022 7:51:17 PM | A.D.S.R. BHAKTINAGAR, District: Jalpaiguri | |
| Applicant Name, Address & Other Details | N Saraf Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832076733, 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] | | |
| Set Forth value | Market Value | | |
| | Rs. 2,90,68,149/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 40,020/- (Article-48(g)) | Rs. 21/- (Article:E, E, E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Un-Mentioned Road, Road Zone : (Ward No. 41 – Ward No. 41 (Under Bhaktinagar PS)) , Mouza: Dabgram Sheet No - 9, JI No: 2, Pin Code : 734001

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|---------------|---------|-----------------|-------------------------|-----------------------|---|
| L1 | RS-112 | RS-213 | Bastu | Bastu | 0.3388 Acre | | 2,90,68,149/- | Width of Approach Road: 27 Ft., Adjacent to Metal Road. |
| Grand Total : | | | | | 33.88Dec | 0 /- | 290,68,149 /- | |



Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri Shyamal Roy (Presentant) Son of Late Jaynath Roy Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Office |  11/02/2022 |  LTI 11/02/2022 |  11/02/2022 |
| Shastrinagar, Ward No. 41, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ATxxxxxx2G, Aadhaar No: 32xxxxxxxx7305, Status :Individual, Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Office | | | | |

Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|--|--|--|
| 1 | Craftsman Ventures 5th Floor, Onkar Tower, Hill Cart Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.: AAxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative | | | |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|--|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri Bikash Kumar Singhal Son of Shri Ratan Kumar Singhal Date of Execution - 09/02/2022, , Admitted by: Self, Date of Admission: 11/02/2022, Place of Admission of Execution: Office |  Feb 11 2022 11:56AM |  LTI 11/02/2022 |  11/02/2022 |
| K.C. Dey Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 74xxxxxxxx8837 Status : Representative, Representative of : Craftsman Ventures (as Partner) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Shri Amulya Roy Son of Mahim Chandra Roy Malivita, Shikarpur, Bheolakoba, City:- P.O:- Shikarpur, P.S:-Jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 735133 |  |  |  |
| | 11/02/2022 | 11/02/2022 | 11/02/2022 |

Identifier Of Shri Shyamal Roy, Shri Bikash Kumar Singhal

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|------------------------------|
| 1 | Shri Shyamal Roy | Craftsman Ventures-33.88 Dec |

On 11-02-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11.14 hrs on 11-02-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Shyamal Roy ,Executant.

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 2,90,68,149/-.

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

Execution is admitted on 11/02/2022 by Shri Shyamal Roy, Son of Late Jaynath Roy, Shastrinagar, Ward No. 41, P.O. Sevoke Road, Thana: Bhaktinagar, City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001. by caste Hindu, by Profession Business

Identified by Shri Amulya Roy, , Son of Mahim Chandra Roy, Malivita, Shikarpur, Bhelakoba, P.O: Shikarpur, Thana: Jalpaiguri, Jalpaiguri, WEST BENGAL, India, PIN - 735133, by caste Hindu, by profession Others

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

Execution is admitted on 11-02-2022 by Shri Bikash Kumar Singhal, Partner, Craftsman Ventures (Partnership Firm), 5th Floor, Onkar Tower, Hill Cart Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District-Darjeeling, West Bengal, India, PIN:- 734001

Identified by Shri Amulya Roy, , Son of Mahim Chandra Roy, Malivita, Shikarpur, Bhelakoba, P.O: Shikarpur, Thana: Jalpaiguri, Jalpaiguri, WEST BENGAL, India, PIN - 735133, by caste Hindu, by profession Others

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/02/2022 8:37PM with Govt. Ref. No: 192021220179918838 on 08-02-2022, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 3017500190638 on 08-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,920/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 30875, Amount: Rs.100/-, Date of Purchase: 17/01/2022, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/02/2022 8:37PM with Govt. Ref. No: 192021220179918838 on 08-02-2022, Amount Rs: 39,920/-, Bank: SBI EPay (SBlePay), Ref. No. 3017500190638 on 08-02-2022, Head of Account 0030-02-103-003-02

Tulsi Lama

Tulsi Lama

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

Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2022, Page from 62000 to 62042

being No 071101804 for the year 2022.



Digitally signed by TULSI LAMA
Date: 2022.03.07 20:38:22 +05:30
Reason: Digital Signing of Deed.

- Tulsi

(Tulsi Lama) 2022/03/07 08:38:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)