

SI-4486/2022

P-4544/21



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

W 233338

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 ০২০ ২৫৬০৪৫০/২২



Signature
 (Arjunsada)

For LOKEMATH CONSTRUCTION
 Malay Banerjee
 PARTNER

For LOKEMATH CONSTRUCTION
 Mistry Banu
 PARTNER

certified that the document is duplicate
 registration The Signature Sheet and in
 endorsement Sheets attached to this
 document are the part of this document.

Signature
 Additional District Sub-Registrar
 JALPAIGURI
PROMOTING AGREEMENT

1 SEP 2022

1 SEP 2022

Anjan Sarkar

For LOKENATH CONSTRUCTION
Maloy Banerjee
PARTNER

For LOKENATH CONSTRUCTION
Mistu Basu
PARTNER

AGREEMENT

Articles of Agreement made this 1st day of September, 2022

BETWEEN

Sri Anjan Sarkar S/O Late Nalini Kumar Sarkar of Nationality Indian, by faith Hindu and occupation by Business, residing at Raikotpara, Jalpaiguri Town, P.O., P.S. & District Jalpaiguri, Pin-735101, is herein after called "VENDER" (which terms or expression shall unless excluded by or repugnant to the context his heirs successor, executors, administrator, legal representatives and assigns) of the FIRST PART. PAN.


AND

" LOKENATH CONSTRUCTION" (PAN. AACFL2096F) a partnership firm having its Trade License ID No. 2004319814 by Jalpaiguri Municipality and its principal place of Business at Raikotpara, Jalpaiguri Town, P.O., P.S. & District Jalpaiguri, Pin-735101, represented by its two partners as follows :--

1. SRI MALOY BANERJEE, son of Sri Sunil Banerjee, Nationality Indian, by faith Hindu, residing at Raikotpara, Jalpaiguri Town, P.O., P.S. & District Jalpaiguri, Pin-735101,
2. SMT. MISTU BASU, wife of Sri Amitava Basu, Nationality Indian, by faith Hindu, residing at Raikotpara, Jalpaiguri Town, P.O., P.S. & District Jalpaiguri, Pin-735101,

Herein after referred to and called as the "DEVELOPER" (Which terms for expression shall unless excluded by or repugnant to the content be deemed to include its partners for the time being and their heirs, executors, legal representatives and assign) of the SECOND PART.

WHEREAS the owner herein is seized and possessed of or otherwise well and sufficiently entitled to ALL THAT free full possession of the price or parcel of land measuring about more or less 0.132 acre i.e 8.0 katha of land, free from all encumbrances whatsoever and the message, tenant and heirditaments lying and situated at Kharia Mouza 'J. L. No.7,


For LOKENATH CONSTRUCTION,
Anil Kumar
PARTNER

For LOKENATH CONSTRUCTION
Nisha Basu
PARTNER

R.S. Sheet No.14, R.S. Khatian No. 2317, L.R. Khatian Nos. 760 & 656, R.S. Plot No. 11, L.R. Plot No.24, under the Police Station Kotowali, District of Jalpaiguri within the limits of Jalpaiguri Municipality more fully mentioned and described in the schedule "A" hereinafter.

AND WHEREAS the owner herein possessing the ALL THAT piece or parcel of land measuring about more or less 0.132 acre i.e 8.0 katha Of land free from all encumbrances, whatsoever by virtue of Instrument No.I-2647& ,I-663 dtd.02/07/2009 and 16/02/2017, Office of A.D.S.R Jalpaiguri .

AND WHEREAS since purchase the first party has been owing and possessing the said land, measuring about more or less 0.132 acre i.e 8.0 katha ..of land freely, absolutely and without any claim demand interruption or objection from any person or persons whatsoever and is paying convenient revenue and Municipal Taxes as user and occupier thereof.

THIS AGREEMENT is drawn up in writing with detail of such terms and conditions agreed to by the parties herein.

- 1) The FIRST PARTY both hereby authorize and empower the Second party to construct a multi-storied building (G + 4) on the said plot of land as per sanction plan will be obtained by the first party at the costs of Second party and expenses and other related works in connection with the proposed multi-storied and for the aforesaid purpose the first party will deliver full possession of the said premises on or before the execution of the work and also hand over the Xerox copies of the original deeds and documents up to the Second party and these documents will remain in a custody and possession of the Second party till performance of the agreed terms and condition by the between the parties hereto and the first party or any of his legal heirs, successors or assigns or any person claiming through or in trust shall not interfere during the constructions period in any manner whatsoever.
- 2) SECOND PARTY will obtain the sanction plan for constructing said proposed Multistoried building on the said land at its own costs and in that connection the first party will sign on all application as required for sanction of proposed multi-storied building plan from the Jalpaiguri Municipality. Be it mentioned herein that if any power of attorney required for the said purpose the first party shall execute the same at the costs of the Second party.
- 3) The FIRST PARTY will be entitled to get Two nos Flat in 3rd floor, one shop measuring 360sqft (40'X9') in ground floor, & Rs. 122.00 Lacs (one crore Twenty two lacs) lacs as per annexed schedule "B" inhabitable & finished condition. It is further agreed by and between the parties here to that the work of construction of the proposed multi-storied building should be completed within 3 years from the date of obtaining of sanction plans and if for good and valid reasons any extra time requires to complete the said construction the Second Party shall get a further period of 6

Anjan Sarkar

For LORENAITH CONSTRUCTION

Malay Bang

PARTNER

For LORENAITH CONSTRUCTION

Mukta Basu

PARTNER

- months or so further exceeding the said 3 years. It is further agreed by and between the Second party in respect of construction of the said proposed multistoried building in accordance with the sanction plan and all co-operations in that the first party should render respect.
- 4) The OWNER hereby grant subject to what has been provided herein exclusive right to the Developer, the Second Party hereto Five storied building as per sanction plan which is approved by the appropriate authorities whitt or caused to be made by the parties hereto.
 - 5) All Application, plan and other papers and Documents as may be required by the Developer, the second Party here to for the purpose of obtaining necessary modification to in any manner from the appropriate authorities, shall be prepared and submitted by the second party, Developer on behalf of the owner the First Party, at the Developer's own costs and expenses and the Developer, the Second Party, shall pay and bear all Fees including Architect's Fees, charges and expenses required to be paid or deposited for the purpose of making construction of the said proposed Multi-storied Building on the said plot of land.
 - 6) Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the owner, the First Party hereto, in respect of the said plot of land and the Building as described in the schedule below, or any part there of to the Developer, the Second Party hereto or any Developer, the Second Party hereto, or any creating any right, title or interest in respect there of the Developer, the Second Party to a License to the Developer, the Second Party to construct the said proposed building strictly in accordance with the terms and conditions as contained in this agreement.
 - 7) The OWNER shall grant to the Developer, the Second Party and/or To the Developer's Nominee or Nominees a General power of Attorney as may be required for the Purpose of obtaining sanction. Modification of plan and all necessary permission and sanction from the different appropriate authorities from time to time in connection with the construction of the building and also for pursuing and following up the matters with the Panchake, Zillah Parishad and other authorities in that connection only.
 - 8) The Party of the Second part shall pay the Municipal and other Government rents and taxes. From the date of handing over possession day the First Party and the First Party shall be liable for proportionate taxes and rents to the Government only in respect of the share as mentioned above in First Party's allocation in schedule "B" hereof it is made clear that if any amount is due and payable be that First Party on account Municipality Rates and taxes till date, that First Party shall be bound to pay the said outstanding Dues.

Anjan Sarkar

For LOKENATH CONSTRUCTION

Muloy Banerjee
PARTNER

For LOKENATH CONSTRUCTION

Nishu Banerjee
PARTNER

- 9) All other Flats, other than specified in schedule "B" of the proposed multi-storied building to be constructed by the Second Party as provided in this agreement shall be disposed of by the Second Party to the prospective Buyers at any consideration or price shall be at the sole discretion of the Second Party to which the First Party shall not be liable for payment of any statutory duty such as Income Tax/Capital Gain Tax etc. in any manner whatsoever.
- 10) The SECOND PARTY shall bear all statutory liabilities regarding handing over possession of the other Flats as be payable to the Government and the First Party shall not be responsible for the same in any way whatsoever.
- 11) SECOND PARTY shall be at liberty to negotiate for sale all the Flat, Shop, Office space & Garage excluding Schedule "B" as above of the proposed Building to be constructed upon the said land with any prospective Buyers or Buyers before or in course of construction together with proportionate share of land of which the said multi-storied building will be constructed at such terms and conditions and with such person or persons as the Second Party shall think fit and proper and the First Party shall at the request of the Second Party be bound to execute and registrar the deed of conveyance or conveyances in respect of the proportionate share of the said land only in favour of the person or persons or the Nominee or Nominees of the Second Party. It is clearly agreed and declared that consideration money for such transfer, as aforesaid including earnest money or initial payments or parts payment thereof shall be received by and belong absolutely to the Second Party and First Party shall not be entitled to any portion thereof.
- 12) The SECOND PARTY Shall be entitled to enter into and sign all Agreement and Documents as any be required for the purpose of the proposed Multi-storied Building including Flat, Shop, Office space & Garage for sale of the same on such consideration as the Second Party shall think fit and proper.
- 13) The FIRST PARTY shall have no right or power to terminate this agreement within the stipulated period provided the Second Party would not violate any of the terms and condition contained in this Agreement.
- 14) BE IT PROVIDED HOWEVER that the cost of conveyance or conveyances including non-judicial stamps and registration expenses and all other legal expenses shall be borne exclusively paid by the Second Party or their nominee or nominees.
- 15) The SECOND PARTY shall at their own costs construct, erect and complete the building at the place mentioned above in accordance with the said sanction plan with the such materials and with such specifications as are mentioned in the second schedule hereunder written and as may be recommended by the Architect from time to time.

Asijan Sarker

For LOKENATH CONSTRUCTION

Malay Banerji

PARTNER

For LOKENATH CONSTRUCTION

Nishta Banerji

PARTNER

- 16) The SECOND PARTY shall install, erect in the said building at their own costs, pump sets, tube well water storage tanks, overhead reserves, electric wiring, fitting and installations and other facilities as are required to be provided in a residential building having self contained apartments and constructed for sale of Flats there as ownership basis as mutually agreed.
- 17) The SECOND PARTY shall be authorized by the owner in so far as in necessary to apply for the obtain, quotas entitlements and other allocations of or for cement, all types of steels, bricks other building materials and accessories allocable to the owner for the construction of the building at to similarly apply for and obtain temporary and Permanent connection of water, drainage, sewerage and/or other facilities required for the construction of enjoyment of the building for which purpose the owner shall execute in favour of the second party a power of attorney and other papers and documents as shall be required by the Second Party.
- 18) All costs, charges and expenses including Architect's fees shall be discharged and paid by the Second Party and the owner the First Party hereto shall have no liability or Responsibility in this context to the architect in any manner whatsoever.
- 19) As and from the date of service of notice of possession of the owners allocation the owner shall also be responsible to pay and bear and shall forthwith pay or demand to the Second Party the proportionate service charge for the common facilities in the newly constructed building payable in respect of the owners allocation such charge are to include proportionate share or premium for the insurance of the building, water fire and scavenging charges lights sanitary and maintenance occasional repairs of the portion to the used in common wiring pipe electrical and other equipment, pumps motors and other electrical and mechanical equipment installation, applications and equipments, stairways corridors halls passage way and other facilities whatsoever as may be mutually agreed from time to time.
- 20) The owner shall not do any act, deed or thing whereby the Developer shall be prevented from construction and completion of the said buildings.
- 21) It is understood that from time to time to facilitate the construction of the building by the developer various deeds, matters and things not herein specified may be required to be done by the Developer may need the authority of the owner and various applications and other Documents may be required to be signed or made by the owner relating to which specific provisions may not have been mentioned herein, the owner doth hereby undertake further that they will do all such acts, deeds, matters and thing and shall execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the owner also undertake to sign, execute all such Additional Applications and other Documents as the case may be provided that all such as, deeds matters and things do not in fringe on the right of the owner and or go against the spirit of these presents.

Anjan Sarkar

FOR LOKESH CONSTRUCTION

Muboy Banerji

PARTNER

FOR LOKESH CONSTRUCTION

Mishu Banerji

PARTNER

:: COMMON RESTRICTIONS ::

The owner's allocation in the proposed building shall be subject to the same restrictions and use as are applicable to the Second Party's allocation in the building which shall included the following :-

Neither Party shall use or permit to the use of the respective allocation in the building or any portion thereof of carrying on any obnoxious illegal and immoral trade or activity not use thereof for any purpose which may cause any nuisance or hazards to the other occupiers of the building.

- 22) Neither Party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portions thereof or make any structural alteration there in without the previous consent of the occupants in thus behalf.
- 23) Both Parties shall abide by all Law, Bye-Law Rules and Regulations of the Government, Statutory Bodies and/or Local Bodies in the case may be and shall attend to answer and be responsible for any of the said laws, Bye-Laws, Rules and Regulations.
- 24) No part of the said properties is subject to any order of Acquisition or Requisition nor any Notice of Acquisition has been served upon the owner.
- 25) The said properties have not been subject to any Notice of Attachments under public Demands Recovery etc. or for payment of Income Tax and Pancake dues or any statutory dues whatsoever. The property is free from any encumbrances whatsoever and after the execution of their agreement if any dispute arise in respect of the land the owner will be liable to pay compensation to the Developer such amount as may be claimed. Failure of agreement in time the Second Party shall have to pay compensation to the First Party @ 100/- per day.
- 26) The owner and/or his solicitors and Advocates shall answer the requisition on title from the date of the receipt of the said requisition on title from the advocate or solicitors for the Second Party as and when required.
- 27) The Second Party hereby agrees and covenants with the owner to complete the construction of the Building within 36 months from the date of handing over the vacant possession of the existing building or from the date the owner allowing the Developer to start the constructional work of the said building whichever is later, as mentioned above in.

Anjan Sarkar

FOR LOREVAITH CONSTRUCTION

Mahesh Banerjee

PARTNER

FOR LOREVAITH CONSTRUCTION

Mishu Basu

PARTNER

- 28) The Developer and the owner doth hereby agrees that in case of any unforeseen happening such as non availability of basic new materials for the constructional work non availability of masons and labours strikes national disturbances, racial riots natural calamities like floor, earthquakes etc. Which are not unclear the cannot of the Developer herein the period of 36 months within which the constructional work is to be completed should be extended by another period of 6 months or such further period as agreed by the parties herein.
- 29) Immediately upon the Second Party obtaining possession of the said land the second party shall be entitled to start construction of the said Building at the said premises and the First Party shall not prevent the Second Party from making construction of the proposed Multi storied Building and completion thereof.
- 30) The owner shall deliver all Xerox copies of all Original Title Deeds relating to the said premises simultaneously with the execution of these presents to the Developer.
- 31) It is made clear that the owner shall have no rights, title and on interest in respect of the Roof of the Proposed Building jasper its construction, subject owner that the along with the intending buyers of Flats under his allocation of the proposed Building shall have the right to visit the Roof accession ally for the purpose of inspection of Radio serial T.V. Antenna etc. And for adjustment of such a serial and Antenna etc, the owner shall have a right to use the Roof temporarily in that connection.

SCHEDULE A

ALL THAT piece and parcel of land measuring about more or less 0.132-acre i.e 8.0 katha free from all encumbrances whatsoever and the message, tenements and hereditaments lying and situates at Mouza Kharia, J.L. No. 7, R.S. Sheet No.14, R.S. Khatian No. 2317, L.R. Khatian Nos. 760 & 656, R.S. Plot No. 11, L.R. Plot No.24, under the Ploice Station-Kotowali within the limit of the Jalpaiguri Municipality, Ward No. I , Holding No:-40/A/new in the District of Jalpaiguri which is butted and bounded as follows :-

ON THE EAST :- PWD ROAD 40 FT
ON THE WEST :- SOLD PLOT OF DHARANI SARKAR
ON THE NORTH :- 8 FT MUNICIPAL ROAD
ON THE SOUTH :- HOUSE OF PARTHA BASU & OTHERS

Anjan Sarkar

Arijan Sarker
FOR LOKENATH CONSTRUCTION
PARTNER

Mukto Barua
FOR LOKENATH CONSTRUCTION
PARTNER

SCHEDULE :- B

The land owner will be entitled to get Two Flat, one Shop, & Rs.122.0 lacs

Sl.no.	Item	Super built up Area	Position	Floor
1	2 nos Flat	1000 sft & 800sft	South west corner of the building	3 rd floor
2	Shop	360 sft	Facing PWD road (9'X40')	Ground Floor

in complete and inhabitable condition, of the Five Storied building Name & Styled as "NALINI KUNJA " to be constructed by the SECOND PARTY. ROAD ZONE P.W.D MORE TO B.D.O. OFFICE

PAYMENT OF RS. 102.0 LACS ON DATE OF AGREEMENT SIGNED
BALANCE AMOUNT WILL BE PAID AFTER THREE MONTH FROM DATE OF
SIGNED THE AGREEMENT

(SPECIFICATION OF THEN FLAT OF THE FIRST PARTY)

- 1) All wall : 125 mm (5") Thick.
Door : i) Main Door : Flush Door with Sal Wood frames
ii) Other Doors : flush Door
- 3) Window : Aluminium Window with Glass & grill.
- 4) Door & Window Fittings : Steel fittings
- 5) Flooring : Marble in Kitchen & Bathroom and Marble (Dharmeta white) in other rooms

Ajjan Sarker

For LOREMECH CONSTRUCTION

Mahy Banji

PARTNER

For LOREMECH CONSTRUCTION

Musita Barua

PARTNER

- 6) **Inner Wall** : Plastering surface finished with Lime Punning and cement primer & Washable Distemper
- 7) **i) Kitchen Wall** : Porcelain coloured Tiles 8 ft. above Cooking Slab,
ii) Toilet Wall : Porcelain coloured tiles up to 7 ft. height.
- 8) **Kitchen** : i) Working Table with Granite
ii) Sink (Granite)
iii) Shelf iv) Running Water Facility.
- 9) **Toilet** : i) Basin (CERA) ii) Anglo-Indian Commode with Flush (CERA,)
iii) Shower included in attached toilet and One O. T. Pan (CERA) with flush & wall mixture included in common toilet. One white pedestal wash basin provided in dining room.
- 10) **Painting** : Paints on Timber & Steel Surface.
- 11) **Electrification** : Concealed wiring with Copper Wire and I. S. I. fitting.
i) Exhaust Fan point, Chimney point / One power point in Kitchen.
ii) Two Lights points, One Fan point, One T.V. point One Telephone point in drawing room.
iii) Two Light point, One Fan point, One Power point, One Plug point in other room
iv) One Light point & One Geyser point in Toilet.

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

SIGNED SEALED AND DEVELOPER
At Jalpaiguri

In presence of :-

Anjan Sarkar

WITNESS

1) *Namita Sarkar*

D/o Lt Sudhangshu Sarkar

panda para Bars bazar

2) *Jalpaiguri*

Ms. Jehid

Jalpaiguri

For LOKENATH CONSTRUCTION

Malay Baner

PARTNER

For LOKENATH CONSTRUCTION

Mishu Baner

PARTNER

SIGNATURE OF THE VENDOR

Drafted read over and explained by
me and also typed in my Chamber.

Dipankar Bardhan

(Dipankar Bardhan)

Advocate, Jalpaiguri

Enrolment No. F/1149/02

Signature
Person

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



Left Hand					
Right Hand					

Anjan Sarkar



Left Hand					
Right Hand					

Malay Banerjee





Left Hand					
Right Hand					

Mishu Banerjee

PHOTO	Left Hand					
	Right Hand					
Full Signature of the person	Left Hand					
	Right Hand					

IDENTIFIER OF:-

PHOTO	FINGER PRINT L T-I	SIGNATURE WITH DATE
		Namita Swakar 1/9/2022

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

192022230111782031
01/09/2022 13:59:56
CKU6345169
Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 01/09/2022 14:03:12
Payment Ref. No: 2002560850/13/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: LOKNATH CONSTRUCTION
Address: Jalpaiguri
Mobile: 9434228860
Depositor Status: Buyer/Claimants
Query No: 2002560850
Applicant's Name: Mr Dipankar Bardhan
Address: A.D.S.R. JALPAIGURI
Office Name: A.D.S.R. JALPAIGURI
Identification No: 2002560850/13/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 13

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002560850/13/2022	Property Registration- Stamp duty	0030-02-103-003-02	9001
2	2002560850/13/2022	Property Registration- Registration Fees	0030-03-104-001-16	122007
			Total	131008

IN WORDS: ONE LAKH THIRTY ONE THOUSAND EIGHT ONLY.



Major Information of the Deed

	I-0701-04544/2022	Date of Registration	01/09/2022
	0701-2002560850/2022	Office where deed is registered	
	24/08/2022 9:07:33 PM	A.D.S.R. JALPAIGURI, District: Jalpaiguri	
Applicant Name, Address Details	Dipankar Bardhan N C Road, Jalpaiguri, Thana : Jalpaiguri, District : Jalpaiguri, WEST BENGAL, PIN - 735101, Mobile No. : 8158000864, Status : Advocate		
Transaction [110] Sale, Development Agreement or Construction Agreement	Additional Transaction [4311] Other than Immovable Property, Receipt [Rs : 1,22,00,000/-]		
Set Forth value	Market Value Rs. 73,91,995/-		
Stamp duty Paid (SD)	Registration Fee Paid Rs. 1,22,007/- (Article: E, B)		
Rs. 10,001/- (Article: 48(g))	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		
Remarks			

Land Details :

District: Jalpaiguri, P.S:- Jalpaiguri, Municipality: JALPAIGURI, Road: P W D MORE (P W D MORE TO B D O OFFICE).
Mouza: Khariya Sheet No-14, JI No: 7, Pin Code : 735101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Bastu	Bastu				
L1	LR-24 (RS :-)	LR-760	Bastu	Bastu	0.1056 Acre		40,31,996/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road.
L2	LR-24 (RS :-)	LR-656	Commercial	Bastu	0.0264 Acre		33,59,999/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road.
TOTAL :					13.2Dec	0 /-	73,91,995 /-	
Grand Total :					13.2Dec	0 /-	73,91,995 /-	

Details :

Name,Address,Photo,Finger print and Signature










Name	Photo	Finger Print	Signature
Anjan Sarkar (Presentant) Son of Late Nalini Kumar Sarkar Executed by: Self, Date of Execution: 01/09/2022 Admitted by: Self, Date of Admission: 01/09/2022 ,Place : Office	 01/09/2022	 LTI 01/09/2022	 01/09/2022

Raikat Para, City:- Jalpaiguri, P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx2G, Aadhaar No: 58xxxxxxxx3823, Status :Individual, Executed by: Self, Date of Execution: 01/09/2022 , Admitted by: Self, Date of Admission: 01/09/2022 ,Place : Office



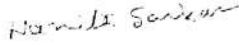
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	LOKENATH CONSTRUCTION Raikat Para, City:- Jalpaiguri, P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735101 , PAN No.:: AAxxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Maloy Banerjee Son of Late Sunil Banerjee Date of Execution - 01/09/2022, , Admitted by: Self, Date of Admission: 01/09/2022, Place of Admission of Execution: Office </td> <td>  Sep 1 2022 1:05PM </td> <td>  LTI 01/09/2022 </td> <td>  01/09/2022 </td> </tr> </tbody> </table> <p>Raikot Para, City:- Jalpaiguri, P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 73xxxxxxxx6489 Status : Representative, Representative of : LOKENATH CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Maloy Banerjee Son of Late Sunil Banerjee Date of Execution - 01/09/2022, , Admitted by: Self, Date of Admission: 01/09/2022, Place of Admission of Execution: Office	 Sep 1 2022 1:05PM	 LTI 01/09/2022	 01/09/2022
Name	Photo	Finger Print	Signature						
Mr Maloy Banerjee Son of Late Sunil Banerjee Date of Execution - 01/09/2022, , Admitted by: Self, Date of Admission: 01/09/2022, Place of Admission of Execution: Office	 Sep 1 2022 1:05PM	 LTI 01/09/2022	 01/09/2022						

Name	Photo	Finger Print	Signature
Mistu Basu Daughter of Mr. Amitava Basu Admitted by: 01/09/2022, Date of Admission: 01/09/2022, Place of Admission of Execution: Office			
	Sep 1 2022 1:35PM	LTI 01/09/2022	01/09/2022
Raikot Para, City:- Jalpaiguri, P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 97xxxxxxxx3814 Status : Representative, Representative of : LOKENATH CONSTRUCTION (as Partner)			

Identifier Details :			
Name	Photo	Finger Print	Signature
Mrs Namita Sarkar Daughter of Late Sudhangshu Sarkar Panda Para, Bowbazar, City:- Jalpaiguri, P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 735101			
	01/09/2022	01/09/2022	01/09/2022
Identifier Of Mr Anjan Sarkar, Mr Maloy Banerjee, Mrs Mistu Basu			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Anjan Sarkar	LOKENATH CONSTRUCTION-10.56 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Anjan Sarkar	LOKENATH CONSTRUCTION-2.64 Dec

Land Details as per Land Record

District: Jalpaiguri, P.S:- Jalpaiguri, Municipality: JALPAIGURI, Road: P W D MORE(P W D MORE TO B D O OFFICE),
 Mouza: Khariya Sheet No-14, JI No: 7, Pin Code : 735101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 24, LR Khatian No:- 760	Owner:অঞ্জন সরকার, Gurdian:মৃত নলিনী কুমার সরকার, Address:রায়কত পাড়া জলপাইগুড়ি , Classification:বাস্ত, Area:0.06600000 Acre,	Mr Anjan Sarkar
L2	LR Plot No:- 24, LR Khatian No:- 656	Owner:অঞ্জন সরকার, Gurdian:নলিনী কুমার সরকার, Address:রায়কত পাড়া, জলপাইগুড়ি , Classification:বাস্ত, Area:0.06600000 Acre,	Mr Anjan Sarkar

Endorsement For Deed Number : I - 070104544 / 2022

2022

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

Presented for registration at 12:57 hrs on 01-09-2022, at the Office of the A.D.S.R. JALPAIGURI by Mr Anjan Sarkar

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

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 73,91,995/-

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

Execution is admitted on 01/09/2022 by Mr Anjan Sarkar, Son of Late Nalini Kumar Sarkar, Raikat Para, P.O: Jalpaiguri, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by Profession Business

Indetified by Mrs Namita Sarkar, , , Daughter of Late Sudhangshu Sarkar, Panda Para, Bowbazar, P.O: Jalpaiguri, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by profession Business

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

Execution is admitted on 01-09-2022 by Mr Maloy Banerjee, Partner, LOKENATH CONSTRUCTION (Partnership Firm), Raikat Para, City:- Jalpaiguri, P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735101

Indetified by Mrs Namita Sarkar, , , Daughter of Late Sudhangshu Sarkar, Panda Para, Bowbazar, P.O: Jalpaiguri, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by profession Business

Execution is admitted on 01-09-2022 by Mrs Mistu Basu, Partner, LOKENATH CONSTRUCTION (Partnership Firm), Raikat Para, City:- Jalpaiguri, P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735101

Indetified by Mrs Namita Sarkar, , , Daughter of Late Sudhangshu Sarkar, Panda Para, Bowbazar, P.O: Jalpaiguri, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,22,007/- (B = Rs 1,22,000/- .E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,22,007/-

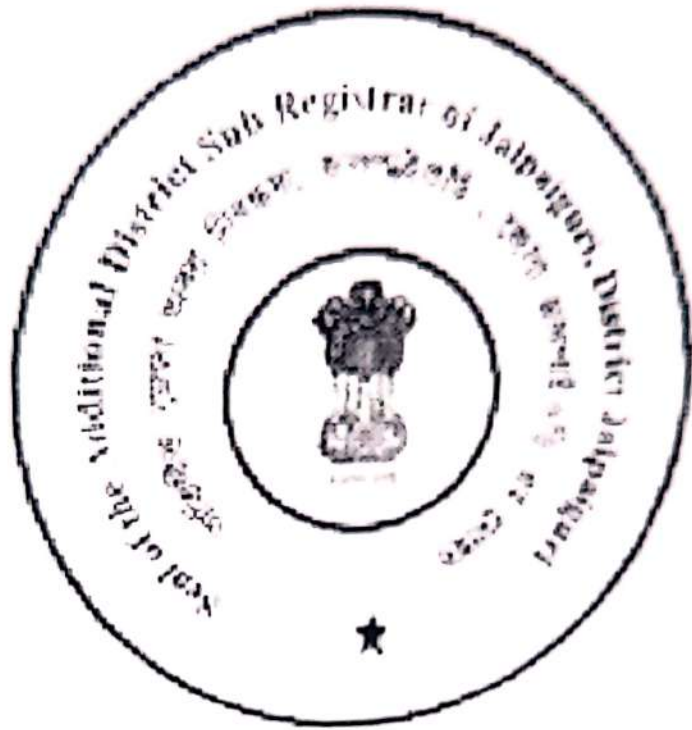
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/09/2022 2:03PM with Govt. Ref. No: 192022230111782031 on 01-09-2022, Amount Rs: 1,22,007/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU6345169 on 01-09-2022, Head of Account 0030-03-104-001-16

Stamp Duty payable for this document is Rs. 10,001/- and Stamp Duty paid by Stamp Rs 1,000/-,
Stamp
9,001/-
Type: Impressed, Serial no 37241, Amount: Rs.1,000/-, Date of Purchase: 31/08/2022, Vendor name: S
of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
11/09/2022 2:03PM with Govt. Ref. No: 192022230111782031 on 01-09-2022, Amount Rs: 9,001/-, Bank:
Bank of India (SBIN0000001), Ref. No. CKU6345169 on 01-09-2022, Head of Account 0030-02-103-003-02

Tshering Pema Bhutia

Tshering Pema Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JALPAIGURI
Jalpaiguri, West Bengal

Deed of Registration under section 60 and Rule 69.
Book - I
No. 0701-2022, Page from 86550 to 86570
No. 270704544 for the year 2022.



Tshering Pema Bhutia

Digitally signed by TSHERING PEMA
BHUTIA
Date: 2022.09.02 14:29:37 +05.30
Reason: Digital Signing of Deed.

(Tshering Pema Bhutia) 2022/09/02 02:29:37 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JALPAIGURI
West Bengal.

(This document is digitally signed.)