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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 760180

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DEED OF DEVELOPMENT AGREEMENT

THIS INDENTURE IS MADE ON THIS THE 23rd DAY OF MARCH TWO THOUSAND TWENTY THREE AT ALIPURDUARI

Almit Biswas
 D.C.P. ENTERPRISES
Tanul Khatun
 Partner

Certified that the endorsement sheet and signature sheet endorsed in this document are part of the documents

[Signature]
 District Sub-Registrar
 Alipurduar

Contd.....P/2

11 APR 2013

11 APR 2013



Sl. No. 2521 Date 22.3.2023
Name: Tama Paul
Address: Siliguri
Rs.: 5000/-
Stamp Vendor
Abhijit Das / IC. No: 05/2018
Alipurduar A.U.S.R. Office



K 20030



District Sub-Registrar
Alipurduar

11 APR 2023

D.C.P. ENTERPRISES

Tanvirul Karim
Partner

Amit Biswas

THIS INDENTURE IS MADE ON THIS THE 23rd DAY OF MARCH TWO THOUSAND TWENTY THREE AT ALIPURDUARI

BETWEEN

SRI. AMIT BISWAS, son of Late Bimal Biswas @ Bimal Kr. Biswas, Presently resident of Arabinda Nagar, P.O. Alipurduar Court P.S. Alipurduar, Dist. Alipurduar, Pin - 736122 in the state of West Bengal,, previously residing at Railway Qtr. No. 180/A, Arabinda Colony, P.O. Alipurduar Junction, P.S. Alipurduar Dist- Alipurduar Pin - 736123, State - West Bengal hereinafter referred to as "THE OWNERS" (Which term and expression shall mean and include unless excluded by or is repugnant to the context their respective heirs, successors, representatives, administrators, executors and assigns) of the FIRST PART.

Contd.....P/3





District Sub-Registrar
Alipurduar

11 APR 2013

Amrit Biswas

D.C.P. ENTERPRISES
Tamal Paul
Partner

AND

DCP ENTERPRISE, PAN No. AANFD6153C a Partnership Firm having its office at Subhaspally, P.O. Rabindra Sarani, P.S. Siliguri, Dist. Darjeeling, do hereby represented by all of its authorized partners **SRI.TAMAL PAUL**, PAN No. ANEPP1609D Son of Late Subodh Chandra Paul, Hindu by faith, Indian by Nationality, Civil Engineer/Business by Profession, resident of Siliguri, P.S. Siliguri, District – Darjeeling, in the State of West Bengal, Pin – 734001, hereinafter referred to as **“THE DEVELOPER/SECOND PARTY”** (Which term and expression shall mean and include unless excluded by or is repugnant to the context her respective heirs, successors, representatives, administrators, executors and assigns) of the **SECOND PART**.

WHEREAS the First Party hereof namely **SRI. AMIT BISWAS**, PAN No. ASSPB2635C son of Late Bimal Biswas @ Bimal Kr. Biswas is the absolute owner of all that piece or parcel of land measuring total 0.0950 Acre, recorded in Khatian No.6168, L R Plot No. 3553, situated within Mouza – Pachim Jitpur, J.L. No. 49, P.S. Alipurduar, District - Alipurduar in the State of West Bengal, by way of Vide by Deed No. I-3254 by virtue of a registered Deed of sale, executed and presented by Smt. Swati Chakraborty and Smt Smriti Chowdhury and Smt Nibedita Sarkar and Manas Ganguli, on 08/07/2021 in the office of the Addl. Dist. Sub-Registry Office, Alipurduar and finally registered on 08/07/2021 and recorded on Book No. CD. Volume No.2003-2021, Page from 56321 to 56342, Document No. I-3254 for the year 2021 land measuring 0.06 acc and another Vide by Deed No. I-5112 by virtue of a registered Deed of sale, executed and presented by Smt. Swati Chakraborty and Smt Smriti Chowdhury and Smt Nibedita Sarkar and Manas Ganguli, on 05/07/2022 in the office of the Addl. Dist. Sub-Registry Office, Alipurduar and finally registered on 05/07/2022 and recorded on Book No. CD. Volume No.2003-2022, Page from 80478 to 80492, Document No. I-5112 for the year 2022 land measuring 0.035 acres from the date of such sale deeds, the first party hereof have been possessing and enjoying his said land in his actual physical possession having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever without any interference or interruption from anybody.

Contd.....P/4



Advocate
Allipurduar Court

Amit Biswas.

D.C.P. ENTERPRISES

Tamal Paul

Partner

WHEREAS The Governor Of West Bengal hereinafter referred to as the DONAR (which expression shall unless excluded by or repugnant to contest be deemed include his successors in office) of one part and Harilal Ganguli son of late Hazari Lal Ganguli residing at Arabinda Nagar hereinafter called the DONEE (which expression shall unless excluded by or repugnant to contest be deemed include his/her heirs, executors, administrators, representatives and assigns) of the other Part valid no 475/2006 dated 08/09/2006 .

WHEREAS after the death and Harilal Ganguli son of Late Hazari Lal Ganguli by the piece or parcel of land measuring total 0.0950 Acre, and Smt. Swati Chakraborty and Smt Smriti Chowdhury and Smt Nibedita Sarkar and Manas Ganguli, has , by way of Legal heir and /Successors of their father they sale there land (property) measuring 0.0950 acre fully to Amit Biswas, by virtue of a registered Deed of sale, being No. I-3254 /2021 and I-5112 /2022, executed and presented before the registrar authority Sub-Register of Alipurduar, Dist. Alipurduar by virtue of inheritance according Hindu Succession Act, 1956.

WHEREAS the Land Owner/First Party to have their residential accommodations and for the members of his family have decided to develop their aforesaid plot of land.

WHEREAS the Land Owner/First Party due to the personal difficulties and for want of manpower, experience in the construction job and finance of the Land Owner/First Party, have expressed her desireness to appoint a Developer/Second Party for the development of her aforesaid plot of land which is described in the Schedule "A" below.

Contd.....P/5



Amit Biswas
Advocate
Alipurduar Court

Handwritten signature

C.P. ENTERPRISES
Tamal Paul
Partner

WHEREAS the Developer/Second Party on coming to know the intention of the Land Owner/First Party, expressed to the Land Owner/First Party that he (Developer/Second Party) has the reputation in developing and constructing multi-storied building within the area of Alipurduar Municipality and has approached and requested the Land Owner/First Party to allow the Developer/Second Party to develop the said land as described in the Schedule "A" mentioned hereunder of the Land Owner/First Party.

WHEREAS the Land Owner have agreed to grant the Developer an exclusive right to develop the said land as described in the schedule hereunder written and to construct a P + 4 storied residential building in accordance with the plan to be approved and sanctioned by the appropriate authority of the Alipurduar Municipality and the Land Owner shall handover their said Schedule "A" land described below for construction of the proposed P + 4 storied residential building under certain terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

- A) "The said land" shall mean all that demarcated piece or parcel of land measuring 0.0950 Acre, approx lying and situated at Arabinda Nagar under Alipurduar Municipality P.O. Alipurduar, as fully described in the Schedule 'A' hereunder written.
- B) "The Building" shall mean a P + 4 storied residential building to be constructed in the said premises in accordance with the plan to be sanctioned by Alipurduar Municipality .
- C) "Building Plan" shall mean the plan/s for the construction of the P + 4 storied residential building to be approved/ sanctioned by the Alipurduar Municipality and/or any other authority in the name of the Land Owner and shall include and renewals or amendments thereto and/or modifications thereof made or caused to be made by the Developer.
- D) "Architect/Engineer" shall mean the Person or Firm to be appointed or nominated by the Developer as Architect/Engineer for supervising of the construction of P + 4 storied residential building on the land of the Land Owner/First Party as describe in the schedule "A" hereunder.

Contd.....P/6

Ammit Srinivas

D.C.P. ENTERPRISES
Tamil Paul

Partner

- E) "LAND OWNER'S ALLOCATION" shall mean that after construction of the proposed P + 4 storied residential building, the flats, garages with proportionate land etc. which will be provided and delivered to the Land Owner/First Party by the Developer. The allotment of "LAND OWNER'S ALLOCATION" shall be made to the Land Owner by the Developer as fully described in Schedule "B" hereunder in terms and Condition of this agreement.
- F) "DEVELOPERS ALLOCATION" shall mean that after construction of the proposed P + 4 storied residential building, the flats, Parking/ garages with proportionate land etc. which shall be provided and delivered to the Developer, and entire construction area except the Land Owner's Allocation of the proposed Building.
- G) "Proportionate Share of Rent and Taxes" shall mean that the Land Owner shall pay Municipal Taxes, Rent/Land Revenue with respect to "LAND OWNER'S ALLOCATION" from the date of delivery of possession of "LAND OWNER'S ALLOCATION" to the Land Owner by the Developer after completion of the said proposed 04 (Four) storied residential building and the Developer and/or her successors shall pay Municipal Taxes, Rent / Land Revenue with respect to DEVELOPER'S ALLOCATION from the date of delivery of possession of "LAND OWNER'S ALLOCATION" to the Land Owner by the Developer after completion of the said proposed P + 4 storied residential building in terms of this agreement.

It is to be noted that the Land Owner has duly deposited all rent and taxes in respect of the land as describe in Schedule "A" below up to date/till the date of execution of this agreement. From to-day onwards i.e. from the date of execution of these presents during construction and completion of the proposed P + 4 storied residential building on the said plot of land and till the date of delivery of "LAND OWNER'S ALLOCATION" to the Land Owner by the Developer, all rent and taxes including all charges pertaining to the below scheduled land and the facilities standing thereon regularly to the concern authorities by the Developer/Second Party.

Contd.....P/7

Amunt Bisnoo

D.C.P. ENTERPRISES
Tamil Nadu

Partner

- H) "Transferee/ Purchaser" shall mean purchasers to whom any flat / apartment / garage in the buildings may be transferred or sold for consideration.

NOW THIS AGREEMENT WITNESSETH ON THE FOLLOWING TERMS AND CONDITION AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-

ARTICLE : I : EXPLOTTATION RIGHTS :

The Land Owner hereunder grants an exclusive right and physical possession to and in favor of the Developer to build/construct a proposed P + 4 storied residential building on the land describe in the schedule "A" hereunder in accordance with the plan to be sanctioned by Siliguri Municipal Corporation in the name of the Land Owner at the cost of the Developer/Second Party and to sell the flats and garages in respect of the Developer's Allocation except the Land Owner's Allocation (which shall be delivered by the Developer to the Land Owner/First Party as Land Owner's Allocation as per terms of this agreement, and the Developer shall be entitled to obtain necessary advance/advances from prospective buyers in respect of the Developer's Allocation on the terms and conditions as the Developer may in his/their absolute discretion deem fit and proper without any liability whatsoever of the Land Owner/First Party.

It is agreed by and between the parties that before construction of the proposed P + 4 residential building, the Land Owner/First Party handed over the possession of the land described in the schedule "A" herein below to the Developer hereof.

ARTICLE:II:BUILDING:

- 1) The Developer/Second Party shall at his own cost construct the said P + 4 storied residential building on the said land on the Land Owner according to the Building Plan/s to be sanctioned by the Alipurduar Municipality with such modification or alternation as may be required to be made therein.

Contd.....P/8

Signature of Partner

C.P. ENTERPRISES
Tamil Nadu
Partner

- 2) The said proposed Building shall be constructed within a period of 24 months from the date of sanction from completing the said construction of building Plan, in all respects within 24 months from the date of sanction of the Building Plan due to act of God and natural calamities beyond his control, the Developer shall get grace time of a period of 6 months beyond the period of said 24 months as stated above.
- 3) That the Developer shall prepare a plan with copies for construction of a P + 4 storied residential building on the said plot of land described in schedule "A" hereunder through as Architect forthwith i.e. without delay at the cost of the Developer and shall submit the said plan with copies to the Alipurduar Municipality or any other appropriate Authority after taking the signatures thereon of the Land Owner to the Alipurduar Municipality for sanction thereof from the Alipurduar Municipality and/or appropriate authority at his own cost. The Developer shall appoint Engineer, Architect, Mason, Designer, Workmen, Guard etc. and shall pay their wages and salaries from his own. The Land Owner shall not be liable to any such person for any dues on account of the services to be rendered by them.
- 4) That from the date of delivery of possession of the scheduled "A" land by the Land Owner to the Developer and during the construction of the building and/or during the continuance of this agreement, the Land Owner shall not liable in any way or in any manner whatsoever for any accident of any worker, agent or any person to be employed / engaged by the Developer. The Developer shall be solely liable and responsible for the same.
- 5) That the Developer shall construct the building with standard building materials and following the approved plan strictly. The Developer shall be solely liable and responsible in all matters pertaining to the construction of the proposed building including Income Tax towards investments to be made by the Developer for the same.
- 6) That the Developer shall appoint Engineer, Architect, designer, Supervisor, Skilled and Unskilled workers/persons etc. for the purpose of smooth construction/ proper construction of the proposed building on the land described in schedule "A" herein below at the choice and cost of the Developer. The Developer shall bear the remunerations of those persons from their own. The Land Owner shall not be responsible and liable for the same.

Contd.....P/9

Amrit Biswas

D.C.P. ENTERPRISES

Tamal Paul
Partner

- 7) That for the purpose of smooth construction, the developer shall have every liberty to have water, electricity, telephone connection or other amenities from the appropriate authority, provided that the Developer shall be responsible to pay regularly for the consumption charges of those facilities or amenities to the respective authorities. The Land Owner shall not be responsible and liable for the same.
- 8) That during the continuance of the construction work of the said proposed building on the land described in schedule "A" below, the developer shall not assign or transfer the construction work of the project either wholly or in part or the premises to any other Developer, contractor or any person or concern without the written consent of the Land Owner.

ARTICLE : III: LAND OWNER'S OBLIGATION :

- 1) That during the continuance of this Agreement the Land Owner shall not in any way cause any impediment or obstruction whatsoever in the construction or development of the said property at the said premises by the Developer in terms of this Agreement.
- 2) That the Land Owner/ First Party shall submit and sign all necessary papers and documents from time to time which may be required by the Developer for the purpose of construction and development of the said property in the said premises in terms of this Agreement. The Land Owner shall remain liable to sign/execute/register such deeds as they may be asked to do so by the Developer in respect of flats, rooms and garages etc. in Developers allocation, in favour of his (Developer/Second Party) nominees from time to time without any delay or excuse, otherwise the Land Owner/First Party shall remain liable to compensate the Developer/Second Party, his/their legal heirs shall give the necessary registrations of the flats/rooms/garages etc. to the prospective buyers in Developer's allocation without demanding anything (other than what has been promise by the Developer/Second Party) from the Developer and /or the prospective buyers.

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Arundhati Biswas

D.C.P. ENTERPRISES
Tanuj Paul
Partner

- 3) The Land Owner/First Party shall grant and execute a General Power of Attorney in favour of the Developer/Second Party to facilitate the construction of the building according to the sanctioned plan/s and to sell/ let out of the flats, car parking Spaces, covered spaces etc. in Developer's Allocation and in case of the death of the Land Owner's the legal heirs of the Land Owner/First Party shall execute a General Power of Attorney in favour of the Developer/Second Party empowering him/her/their with such powers.

ARTICLE:IV:DEVELOPER'S OBLIGATION:

- 1) Until completion of all the formalities, the Land Owner/First Party shall permit the Developer and his representatives to have access to the premises for the purpose of soil testing, taking measurement for preparation and drawing of the building plans and other connected works relating to the Development and construction of the said property.
- 2) The Developer/Second Party shall construct the said building in terms of this Agreement and in accordance with the plan/s to be sanctioned by the Siliguri Municipal Corporation without any deviation whatsoever, except internal arrangements as per requirements.
- 3) The Developer/Second Party shall complete the building within 24 months from date of sanctioned of the building plan unless prevented by force of nature and/or act of Govt. which is beyond his control. If the Developer/Second Party is prevented to complete the Building within 24 months from the date of sanction of Building plan, he will get a grace time of 6 months maximum in addition to 24 months for completion of the building.
- 4) The Developer/Second Party shall pay/ bear all municipal Tax and other taxes payable for the said land/property from the date of taking of physical possession of the premises from the Land Owner till the date of delivery of possession of the Land Owner's Allocation to the Land Owner to Alipurduar Municipality and other concern authorities. Since the date of delivery of the Land Owner's Allocation to the Land Owner, shall bear Municipal Taxes and other Taxes with respect to Land Owner's Allocation alone, the Developer and/or Buyers in respect of Developer's Allocation shall be borne/Paid by the Developer and/or the Purchaser of Developer's Allocation.

Contd.....P/11

Amrit Biswas

D.C.P. ENTERPRISES
Tanvir-fahd
Partner

- 5) That the Developer/Second Party shall complete the Building in all respects within 2(two) years from the date of Construction started in time herein agreed and thereafter he shall handover the possession of the Land Owner's Allocation to the Land Owner completing the same in all respects, hereof and thereafter the Developer shall be entitled to deliver the possession of Developer's Allocation to the intending purchaser or purchasers thereof and registration of the same shall be done in favour of the intending purchaser/s.

ARTICLE:V:RESTRICTIONS:

- 1) (a) The Developer/Second Party, during construction, shall abide by all laws, rules and regulations of Governments, local bodies and/or other authorities and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye-laws, rules and regulations.
- (b) The Land Owner/First Party shall abide by all bye-laws, rules and regulations of the Association/Society that may be framed by the Land Owner Allocation and sale of all flats, car parking spaces etc. comprising in Developer's Allocation.
- 2) The Land Owner/First Party as well as the Developer or nominated persons/Buyers shall not cause any obstruction or throw or accumulate any dirt, rubbish etc. or permit to same to be thrown or accumulated in or about the new building or in the compounds, corridors or any other portion of the new building and/or in the land described in schedule "A" hereunder.

ARTICLE:VI:TITLE INDEMNITIES:-

- 1) The Land Owner/First Party declares that none but he has all claims, rights, titles or interests in the said land and that he has good right, title and absolute authorities to enter into this Agreement with the Developer.
- 2) The Land Owner/First Party hereby declares that the said land is free from all encumbrances, charges, claim, mortgages etc. whatsoever. The Land Owner hereby undertakes to indemnify and keep indemnified the Developer from and against any such encumbrances and for any claim of any third party pertaining to the said property.

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Chunib Biswas

D.C.P. ENTERPRISES
Partner

- 3) That the Developer/Second Party hereby undertakes that he/they/their will construct and complete the Building within 24 months from date of sanction of the building plan to be sanctioned by the Siliguri Municipal Corporation on the said land and shall also be entitled to sell, let out and transfer the flats, rooms, car parking spaces without any interference from the Land Owner/First Party or any person claiming through or under him in terms of this agreement.
- 4) The Developer/Second Party shall act as an independent person in construction of the building and under takes to keep the Land Owner indemnified from and against all third party claims and actions arising out of any ant or commission or omission of the Developer relating to the construction of the proposed building.
- 5) That the Developer/Second Party shall be solely responsible for all costs, expenses, charges including electricity in connection with the said project.
- 6) That Land Owner/First Party shall in no way responsible for the provisions of electric connection in the Flats of the proposed building.
- 7) That the Developer/Second Party shall be solely responsible to all intending purchaser/purchasers of the Flat/Flats, Garage/Garages etc. for the construction works of the Building, the Land Owner shall in no way responsible for the same.

ARTICLE :VII: GENERAL:

- 1) The Land Owner/First Party at the request of the Developer shall execute appropriate sale deeds/conveyance of the Flat/Car Parking Spaces etc. in respect of the Developer's Allocation together with proportionate right, title and interest in the land in favour of the Developer/Second Party and/or his nominee or nominees and transferees. The stamp duty, registration charges etc. for such transfer shall be borne by the Transferee(s) thereof.
- 2) On and from the date of completion of the building, the Developer and/or his/their nominated transferees or purchasers of Flats/Car Parking Spaces with regard to developer's Allocation and the Land Owner and/or his nominated transferees with regard to Land Owners Allocation shall each be liable to pay and bear proportionate charges on account of Municipal Taxes and such other taxes and charges and imposition as well as common

Contd.....P/13

Ammit Biswas

D.C.P. ENTERPRISES
Tamil Sani
Partner

expenses necessary to be paid/born for maintenance of common areas and facilities. The Land Owner as well as the Developer and/or the buyers of the Developer's Allocation and/or purchased area of Developer's Allocation to the Alipurduar Municipality and B.L. & L.R.O' s offices respectively and shall bear/pay the Municipal Taxes, Land Revenue etc. respectively with effect from date of registration of Sale Deed in their names.

- 3) The after allotment/delivery of Land Owner's Allocation to the Land Owner by the Developer, the Land Owner shall be at liberty to alienate or transfer or encumber the Land Owner's Allocation to any person or concern at their own desecration and desire.
- 4) The electricity connection and I.D. cost arranged by the Land Owner hereof in their respective flats. The Developer shall be for the same.

SCHEDULE- "A"

(DESCRIPTION OF THE TOTAL LAND OR AMALGAMATED LAND)

All that piece and parcel of homestead land measuring 0.06 Acre + 0.0350 Acre = total 0.0950 Acre recorded in Khatian No 6168, Plot No. 3553, situated within Mouza – Pachim Jitpur, J.L. No. 49, Police Station and, District. Alipurduar, in the State of West Bengal, having Holding No. 1192 Ward No. 01 Of the Alipurduar Municipality.

The land is butted and bounded as follows:-
North : 25 ft Road of Alipurduar Municipality;
South : Debashish Sarkar
East : Land of Sri Sudip Nath
West : Land of Bijan kumar Dey

Contd.....P/14

Amrit Biswas

D.C.P. ENTERPRISES
Tamal Paul
Partner

SCHEDULE- "B"
(LAND OWNER'S ALLOCATION)

The owner / First Party will get one flat at 1st floor L.H.S. (2BHK more or less 800 sq. ft.) one duplex at 3rd and 4th Floor combine (more or less 1500 sq.ft) with flat at 4th floor back side (2 BHK more or less 800 sq.ft.) and one garage and a space approx 150 sq. ft. each at ground floor/garage area of proposed P+4 storied building as per sectional plan.

SCHEDULE- "C"
(DEVELOPER'S ALLOCATION)

The Developer / Promoter/ Second Party will get entire building construction area on the above schedule "A" land except owner allocation, described in the schedule "B" of the proposed P+4 storied building as per sanction building plan and said rest flats and parking area / vacant area will get / allotted to the Developer / Second Party as per agreement.

SPECIFICATION OF THE FLATS

- i) All wall 5" thick brick wall with Flyash/Earthen bricks.
- ii) Foundation: Earthquake Resistant R.C.C. framed foundation with super structure (TATA, SAIL, SRMB, JINDAL, DURGAPUR Brand Etc.).
- iii) Plastering: Outside and insider plaster with sand cement Mortar (LAFARZ, IMAMI BOUBLE BULL, DALMIA Etc.).
- iv) Doors:
 - a) Main Door and Balcony Door Frames will be made by W.P.C.
 - b) Partition Door frames will be made by Seasoned Sal wood (5" x 2¹/₂") and shutter will be made by baison flash door (single leaf).

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Advocate Bisnoo

D.C.P. ENTERPRISES
Tamil Nadu

Partner

- v) Windows: Fully Glazed Aluminum sliding windows with 4mm Black clear glass panels.
- vi) Floorings: All floors will be finished by Tiles with 6" Skirtings and Kitchen & washroom (Toilet) in marble finished.
- vii) Doors & Windows fittings: Main Door wooden frame with door and windows are Aluminum.
- viii) Toilets: Two toilets will be provided in every flat and Inside wall will be finished by 18"x12" latest quality of Tiles upto 6' height, One commode and another one Indian type pan (Hindware), two bib cock, 1 shower (ISI mark) and one cistem (sleek) ISI or Branded – in each toilet.
- ix) Kitchen: Top of the gas oven slab will be finished by Granite and above the gas oven slab upto 4 fit height finished by 18"x12" latest quality glazed tiles and one steel sink, one bib cock and one Aqua guard point.
- x) Balcony: Steel Grill will be provided upto 3' height as per the Architect's instruction.
- xi) Painting: Inside walls lime putty and cement primer (ICI)., outside walls cement base paint (snowcem) and doors primer, putting and paint (ICI).
- xii) Plumbing: Inside water lines will be by P.P.R. / UPVC pipe concealed and out side water lines will be surface with PVC pipe.
- xiii) a) Sanitary work main line and fitting like "T bend", Syphone, trape etc. will be of high density PVC pipe as per the instruction of the Architect
b) one white Basin will be provided in dining room.
- xv) a) Electrical work: All electrical wiring including invertors points will be concealed Copper wiring of ISI mark. (Anchor) with necessary switch fitted boards excluding light, Fan or fittings etc.
- xvi) All extra work will be done at the cost of the flat Owners as per Architect instruction and the payment for such extra work shall be made by the Land Owners/First Party/ies in advance payment.

Contd.....P/16



Advocate
Allipurduar Court

IN WITNESS WHEREOF the Parties hereto have put their respective signatures on these presents on the day month any year first above written.

WITNESSES

01)

Dipankar Ganguli
S/o Late Prodig Ganguli
Vill. South Chachakhajra.
P.O. Alipurduar J.N
Dist. Alipurduar.
Pin - 736123.

Amrit Biswas
SIGNATURE OF THE LAND OWNER

D.C.P. ENTERPRISES

Tamal Paul

SIGNATURE OF THE DEVELOPER

02)












Samir Modak
vintlo - Bhalardabri
Alipurduar J.N.
Alipurduar
736123

Drafted as agreed, read and explained to the Parties by me and printed in my office












 The Kinkar, dm.
Advocate 23.03.2022
Allpurduar Court
Enrol. No. F.1277/885/2019.

FINGER-PRINT SHEET












Year - 20

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

Anant Bhowan
Signature of the presentant with date

 <i>Tamal Kaul</i>	Left hand					
	Right hand					

D.C.P. ENTERPRISES
Tamal Kaul
Signature with date ^{Partner}

	Left hand					
	Right hand					

Dipankar Ganhuli
Signature with date

PHOTO	Left hand					
	Right hand					

Signature of R.O.

Signature with date

Major Information of the Deed



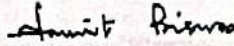
Deed No :	I-2002-01796/2023	Date of Registration	11/04/2023
Query No / Year	2002-3000778166/2023	Office where deed is registered	
Query Data	23/03/2023 12:36:11 PM	D.S.R. ALIPURDUAR, District: Alipurduar	
Applicant Name, Address & Other Details	Amit Biswas Thana : Alipurduar, District : Alipurduar, WEST BENGAL, PIN -736122, Mobile No. : 8392063878, Status :Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
	Rs. 32,06,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,000/- (Article:48(g))	Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Alipurduar, P.S:- Alipurduar, Municipality: ALIPUDUAR, Mouza: Pashchim Jitpur, , Ward No: 1, Holding No:119: JI No: 49, Pin Code : 736123

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3553 (RS :-)	LR-6168	Bastu	Bastu	0.095 Acre		32,06,250/-	Property is on Road Adjacent to Metal Road.
Grand Total :						9.5Dec	0 /-	32,06,250 /-

Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Amit Biswas (Presentant) Son of Late Bimal Biswas Executed by: Self, Date of Execution: 23/03/2023 , Admitted by: Self, Date of Admission: 23/03/2023 ,Place : Office	 23/03/2023	 LTI 23/03/2023	 23/03/2023

Arabindanagar, City:- Alipurduar, P.O:- Alipurduar Court, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736122 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: asxxxxxx5c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/03/2023
 , Admitted by: Self, Date of Admisslon: 23/03/2023 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DCP Enterprise Subhashpally, City:- Not Specified, P.O:- Rabindra Sarani, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: aaxxxxxx3c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Tamal Paul Son of Late Subodh Chandra Paul Date of Execution - 23/03/2023, , Admitted by: Self, Date of Admission: 23/03/2023, Place of Admission of Execution: Office			
		Mar 23 2023 3:01PM	LTI 23/03/2023	23/03/2023
	Siliguri, City:- Not Specified, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx9D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DCP Enterprise (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dipankar Ganguli Son of Late Prodip Kumar Ganguli South Chechakhata, City:- Not Specified, P.O:- Alipurduar Junction, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736123			
	23/03/2023	23/03/2023	23/03/2023
Identifier Of Mr Amit Biswas, Mr Tamal Paul, ,			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Amit Biswas	DCP Enterprise-9.5 Dec

Land Details as per Land Record

District: Alipurduar, P.S:- Alipurduar, Municipality: ALIPUDUAR, Mouza: Pashchim Jitpur, , Ward No: 1, Holding No:1192
JI No: 49, Rin Code : 736123

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3553, LR Khatian No:- 6168	Owner:অমিত বিশ্বাস, Gurdian:বিমল বিশ্বাস, Address:নিজ , Classification:বাস্তু, Area:0.10000000 Acre,	Mr Amit Biswas

On 23-03-2023

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

Presented for registration at 14:57 hrs on 23-03-2023, at the Office of the D.S.R. ALIPURDUAR by Mr Amit Biswas, 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 32,06,250/-

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

Execution is admitted on 23/03/2023 by Mr Amit Biswas, Son of Late Bimal Biswas, Arabindanagar, P.O: Alipurduar Court, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736122, by caste Hindu by Profession Others

Indetified by Mr Dipankar Ganguli, , Son of Late Prodip Kumar Ganguli, South Chechakhata, P.O: Alipurduar Junction, Thana: Alipurduar, , Alipurduar, WEST BENGAL, India, PIN - 736123, by caste Hindu, by profession Others

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

Execution is admitted on 23-03-2023 by Mr Tamal Paul, Partner, DCP Enterprise, Subhashpally, City:- Not Specified, P.O:- Rabindra Sarani, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Mr Dipankar Ganguli, , Son of Late Prodip Kumar Ganguli, South Chechakhata, P.O: Alipurduar Junction, Thana: Alipurduar, , Alipurduar, WEST BENGAL, India, PIN - 736123, by caste Hindu, by profession Others



Suraj Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. ALIPURDUAR
Alipurduar, West Bengal

On 11-04-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 39/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/04/2023 1:37PM with Govt. Ref. No: 192023240014275818 on 11-04-2023, Amount Rs: 39/-, Bank: SBI EPay (SBIPay), Ref. No. 5397493345636 on 11-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,000/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2521, Amount: Rs.5,000.00/-, Date of Purchase: 23/03/2023, Vendor name: Abhijit Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/04/2023 1:37PM with Govt. Ref. No: 192023240014275818 on 11-04-2023, Amount Rs: 2,000/-, Bank: SBI EPay (SBlePay), Ref. No. 5397493345636 on 11-04-2023, Head of Account 0030-02-103-003-02



Suraj Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. ALIPURDUAR
Alipurduar, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2002-2023, Page from 26388 to 26411

being No 200201796 for the year 2023.



Digitally signed by SURAJ LEPCHA
Date: 2023.04.11 15:14:21 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 2023/04/11 03:14:21 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. ALIPURDUAR
West Bengal.

(This document is digitally signed.)
