



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Monsi

Mitali Paul
Anita Kumari

Asmita Goswami
Prayanshi Mishra
Renu Jha.

Jyoti Bahu
Chaitali Maiti.

Rita Mishra
Baniwa Mishra
Soyardane Nishu, Sh

For A B Corp
Ranjana Aggarwal
Partner

DEVELOPMENT AGREEMENT

THIS AGREEMENT MADE THIS the 24 th Day of April 2019

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION.
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

Adm. District Sub-Registry,
Siliguri-II at Bagdogra

24 APR 2019

NON JUDICIAL STAMP

No. 1993 29.4.19
Said Mr. Mansi Tripathy Somu
of Kolluru - 700025
Value Rs. one

S.S.K.
(Suchangshu Saran Ravi)
Govt. Stamp vendor
L. No. 173/R.M.
Biliguri Court

889213 3



Advt. & Sub Registrar
Biliguri Court

24 APR 2019

158-11001

158-11001

Manish
Mitali Paul
Anita Kumari

Arpita Goswami
Puspanjali Mishra
Renu Jha.

Jyoti Sahu
Chaitali Maiti
Rita Mitra
Barindra K. Mitra
Barindra Kumar Mitra

BETWEEN

1. **SMT. MANSI TRIPATTY**, (PAN-ASJPT4610N), Wife of Sri Kunal Tripatty, Indian by Nationality, Hindu by religion, Self Employed, resident of 26, Kalighat Road, Bhawanipur, Circus Avenue, Post Office & Police Station Bhawanipur, District South 24 Parganas, Kolkata-700025, West Bengal,
2. **SMT. MITALI PAUL**, (PAN-ACYPP7508E), Wife of Sri Mani Lal Paul, Indian by Nationality, Hindu by religion, Service by occupation, resident of 18, Satijoymati Nagar, Maligaon, Post Office Maligaon Gotanagar, Police Station Jalukbari, District Kamrup, Pin-781033, Assam,
3. **SMT. ANITA KUMARI**, (PAN-CAAPK6556R), Wife of Sri Agendra Kumar, Indian by Nationality, Hindu by religion, Self Employed, resident of Ward No. 11, Near N.C.C. Office, Biharsharif, Post Office & Police Station Biharsharif, District Nalanda, Pin-803101, Bihar,
4. **SMT. ARPITA GOSWAMI**, (PAN-ARFPG5514P), Wife of Sri Sekhar Goswami, Indian by Nationality, Hindu by religion, Self Employed, resident of Lauchapara, Bamanhat, Post Office & Police Station Dinhata, District Coochbehar, Pin-736168, West Bengal,
5. **SMT. PUSPANJALI MISHRA**, (PAN-ANPPM7426E), Wife of Sri Jhadeswar Mishra, Indian by Nationality, Hindu by religion, Self Employed, resident of MIG-17, Housing Board Colony, Phase-II, Chidananda Vihar, Post Office & Police Station Khandagiri, District Khorda, Pin-751030, Orissa,
6. **SMT. RENU JHA**, (PAN-AJFPJ0975P), Wife of Sri Chandrakant Jha, Indian by Nationality, Hindu by religion, Self Employed, resident of Thakur Gangti, Mishra Gangti, Post Office & Police Station Thakur Gangti, District Godda, Pin-813208, Jharkhand,
7. **SMT. JYOTI SAHU**, (PAN-EATPS9362G), Wife of Sri Ranjeet Kumar, Indian by Nationality, Hindu by religion, Self Employed, resident of Gandhi Nagar, Post Office Salugara, Police Station Bhaktinagar, District Jalpaiguri, Pin-734008, West Bengal,
8. **SMT. CHAITALI MAITI**, (PAN-BMQPM2057N), Wife of Sri Asish Kumar Maiti, Indian by Nationality, Hindu by religion, Self Employed, resident of Ram Thakur Mandir Road, Near Children Park, Milanpally, Post Office Siliguri Bazar, Police Station Siliguri, District Darjeeling, Pin-734005, West Bengal,
9. **SMT. RITA MITRA**, (PAN-BBHPM9226M), Wife of Sri Rabi Mitra, Indian by Nationality, Hindu by religion, Self Employed, resident of Hamiltonganj, Dipo Para, Post Office Hamiltonganj, Police Station Kalchini, District Jalpaiguri, Pin-735214, West Bengal,
10. **SRI BARINDRA KUMAR MITRA**, (PAN-AGPPM8040B), Son of Late Jagat Bandhu Mitra, Indian by Nationality, Hindu by religion, Service by occupation,

For A B Corp

Ranjana Agawalk
Partner

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24 APR 2019
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Nandini
Mitale Paul
Anita Kumari

Auspita Goswami
Puspangabi Mishra

Renu Jha.

Jyoti Banerjee

Chaitali Maiti

Rita Mishra.

Barinika K. Mishra

Gayandano Ghosh

resident of Hamiltonganj, Dipo Para, Post Office Hamiltonganj, Police Station Kalchini, District Jalpaiguri, Pin-735214, West Bengal,

11. **SMT. SAYANTANEE GHOSH**, (PAN-AYTPG7607A), Daughter of Sri Santosh Kumar Ghosh, Indian by Nationality, Hindu by religion, Service by occupation, resident of Park Road, New Town, Post Office, Police Station & District Alipurduar, Pin-736122, West Bengal – hereinafter collectively called the "**OWNERS/FIRST PARTY**" (which expression shall mean and include unless excluded by or repugnant to the context their, successors, legal representatives, executors, administrators and assigns) of the **ONE PART.**

AND

AB CORP (PAN : ABCFA2991H), a Partnership Firm, registered under the Partnership Act, having its Registered Office at Kapil Centre, 1st Floor, Sevoke Road P.O. Sevoke Road, Siliguri, P.S. Bhaktinagar, Dist.Jalpaiguri in the State of West Bengal, represented by one of its Partners, **SMT.RANJANA AGARWAL**, Wife of Sri Ajay Agarwal, resident of C/O Shanti Warehousing Corporation, 3rd Mile,Sevoke Road, Siliguri, P.O. Salugara-734008, P.S. Bhaktinagar, District - Jalpaiguri in the State of West Bengal, hereinafter referred to as "**The Developer/SECOND PARTY**" (which term and expression shall unless excluded by or otherwise repugnant to the subject or context its directors, heirs, legal representatives, succesors in office, executors, administrators, successors and assigns) of the **OTHER PART**

WHEREAS

THE FIRST PARTY hereof acquired piece and parcel of land measuring 30(Thirty) Kathas or 49.54 Decimals, situated within Mouza **KALAM**, J.L. No. 76, recorded in L.R. Khatian No. 945, appertaining to R.S. Plot No. 108, corresponding to L.R. Plot No. 216/667- area measuring 26 Decimals and R.S. Plot No. 88, corresponding to L.R. Plot No. 212-area measuring 23.54 Decimals, situated within Pargana Patharghata, Touzi No. 91, under Police Station Matigara, Sub-Division Siliguri, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, within the limits of Matigara-I Gram Panchayat area, District Darjeeling, in the state of West Bengal by virtue of Deed of Sale, executed by Radiant Nirman Private Limited, and registered at the office of the Addl. Dist. Sub Registrar, Siliguri – II at Bagdogra and recorded in Book – I, being document No. 7204 for the year 2019.

AND WHEREAS by virtue of the aforesaid Sale Deed, the **FIRST PARTY** is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** landed property as more fully described in **SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the '**SCHEDULED LAND**'

For A B Corp

Ranjana Agarwal
Partner



Appl. No. 111/2019
Sd/-
24 APR 2019

24 APR 2019

Mansi

Mitali Paul
Anita Kumari

Arpita Goswami
Puspangabi Mishra

Renu Jha.

Jyoti Sahu

Chaitali Maiti.

Rita Mitra

Barbara Dr. Mitra

Sanyalansyha

For A B Corp

Ranjana Agrawal

Partner

and thereafter recorded the said land in their name in L. R. Khatian No. from the Office of the B. L. & L. R. O., Shivmandir.

AND WHEREAS the First Party to get maximum gain and profits out of the said property decided to exploit the landed property commercially by constructing residential building, but due to lack of experience was in look out for a Entity/Developer to develop its scheduled landed property.

AND WHEREAS the Second Party being experienced in construction, erection and completion of multistoried residential buildings and one of the reputed business organization of the region was in search of certain landed property to develop and built residential building.

AND WHEREAS the First Party on satisfying themselves with the competency and reputation of the Second Party hereof agreed to permit the Second Party to develop the aforesaid landed property as more fully described herein below for the consideration and on the terms and conditions hereinafter appearing –

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

ARTICLE I - DEFINITIONS

In this Agreement, unless otherwise specifically mentioned:-

1.1 The Owners shall mean the said –

SMT. MANSI TRIPATTY, (PAN-ASJPT4610N), Wife of Sri Kunal Tripathy, Indian by Nationality, Hindu by religion, Self Employed, resident of 26, Kalighat Road, Bhawanipur, Circus Avenue, Post Office & Police Station Bhawanipur, District South 24 Parganas, Kolkata-700025, West Bengal,

SMT. MITALI PAUL, (PAN-ACYPP7508E), Wife of Sri Mani Lal Paul, Indian by Nationality, Hindu by religion, Service by occupation, resident of 18, Satijoymati Nagar, Maligaon, Post Office Maligaon Gotanagar, Police Station Jalukbari, District Kamrup, Pin-781033, Assam,

SMT. ANITA KUMARI, (PAN-CAAPK6556R), Wife of Sri Agendra Kumar, Indian by Nationality, Hindu by religion, Self Employed, resident of Ward No. 11, Near N.C.C. Office, Biharsharif, Post Office & Police Station Biharsharif, District Nalanda, Pin-803101, Bihar,

SMT. ARPITA GOSWAMI, (PAN-ARFPG5514P), Wife of Sri Sekhar Goswami, Indian by Nationality, Hindu by religion, Self Employed, resident of Lauchapara, Bamanhat, Post Office & Police Station Dinhata, District Coochbehar, Pin-736168, West Bengal,

Mani
Mitale Paul
Anita Kumari

Arpita Goswami
Puspanjali Mishra

Renu Jha.

Jyoti Sahu

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Rita Mitra.

Barindra K. Mitra

Sayantanee Ghosh

For A B Corp

Ranjana Ghosh
Partner

SMT. PUSPANJALI MISHRA, (PAN-ANPPM7426E), Wife of Sri Jhadeswar Mishra, Indian by Nationality, Hindu by religion, Self Employed, resident of MIG-17, Housing Board Colony, Phase-II, Chidananda Vihar, Post Office & Police Station Khandagiri, District Khorda, Pin-751030, Orissa,

SMT. RENU JHA, (PAN-AJFPJ0975P), Wife of Sri Chandrakant Jha, Indian by Nationality, Hindu by religion, Self Employed, resident of Thakur Gangti, Mishra Gangti, Post Office & Police Station Thakur Gangti, District Godda, Pin-813208, Jharkhand,

SMT. JYOTI SAHU, (PAN-EATPS9362G), Wife of Sri Ranjeet Kumar, Indian by Nationality, Hindu by religion, Self Employed, resident of Gandhi Nagar, Post Office Salugara, Police Station Bhaktinagar, District Jalpaiguri, Pin-734008, West Bengal,

SMT. CHAITALI MAITI, (PAN-BMQPM2057N), Wife of Sri Asish Kumar Maiti, Indian by Nationality, Hindu by religion, Self Employed, resident of Ram Thakur Mandir Road, Near Children Park, Milanpally, Post Office Siliguri Bazar, Police Station Siliguri, District Darjeeling, Pin-734005, West Bengal,

SMT. RITA MITRA, (PAN-BBHPM9226M), Wife of Sri Rabi Mitra, Indian by Nationality, Hindu by religion, Self Employed, resident of Hamiltonganj, Dipo Para, Post Office Hamiltonganj, Police Station Kalchini, District Jalpaiguri, Pin-735214, West Bengal,

SRI BARINDRA KUMAR MITRA, (PAN-AGPPM8040B), Son of Late Jagat Bandhu Mitra, Indian by Nationality, Hindu by religion, Service by occupation, resident of Hamiltonganj, Dipo Para, Post Office Hamiltonganj, Police Station Kalchini, District Jalpaiguri, Pin-735214, West Bengal,

SMT. SAYANTANEE GHOSH, (PAN-AYTPG7607A), Daughter of Sri Santosh Kumar Ghosh, Indian by Nationality, Hindu by religion, Service by occupation, resident of Park Road, New Town, Post Office, Police Station & District Alipurduar, Pin-736122, West Bengal

1.2 Developer shall mean the said **AB CORP**, and their partners, successor/successors in office, executors and administrators and assigns at all material times.

1.3 Building(s) shall mean the building to be constructed on the Scheduled Land as per the plan or plans sanctioned by the said authorities.

1.4 Unit shall mean the constructed area and/or spaces in the Residential Complex intended to be built and/or constructed, capable of being occupied and enjoyed separately as a distinct entity at the Residential Complex or buildings to be constructed on the said land.



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24 APR 2010

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Anita Kumari

Ayita Goswami
Preranjali Mishra

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Rita Mittra

Basanta Sr. Mitra
Gayatri Ghosh

For A B Corp

Ranjana Ghosal
Partner

1.5 Built up area shall mean the constructed area of the Residential Flat/Unit including the width of all walls, pillars etc..Super built-up area shall mean the total constructed area which will include proportionate area in respect of/pertaining to common pathway, staircases, passageways, water tanks, reservoirs, statutory vacant space together with the width of the walls and such other areas used for accommodating common services to the building to be constructed on the Scheduled Land.

1.6 Architect shall mean any person or other association of persons, whether incorporated or not, whom the Developer may appoint from time to time as the Architect of the building/s to be constructed on the said land.

1.7 The Plan shall mean the plan or plans, elevation, designs, drawings and specifications of the building or buildings as sanctioned by the Municipality/Local body or Development Authority including modification or variation thereof which may be made from time to time.

1.8 Saleable Area shall mean the space or spaces in the new Residential complex available for independent use and occupation after making due provisions of common facilities and the space required therefore.

1.09 The Owner's Allocation shall be:-

1. The Owners/FIRST PARTY shall be entitled to be allocated 12 (TWELVE) Nos. of Residential Units and 12 Nos. of Parking space in the parking area of the proposed Residential building (G + 3) to be constructed on Scheduled Land. It is agreed by the Owners and Developer that the Parking Space in the proposed residential building are back to back i.e. one parking space behind another parking space. The said 12(Twelve) Nos. of Units as allocated to the owners shall be marked and delineated in a copy of building plan/building floor plan and the said copy of the plan shall be signed by both the parties and upon signing the said copy of building plan/building floor plan shall form part of these presents. The details of the said 12 units are as -



Registrar of Companies
Siliguri-II, Durgam, Dist. Darjeeling

24 APR 2019

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Rita Mitra.

Barindra K. Mitra

Sayantane Ghosh

For A B Corp

Ranjana Agaswal
Partner

Sl	Name	Flat No	Floor	Built-up Area	S.B.Area
1	<u>SMT. MANSI TRIPATY</u>	L H	FIRST THIRD	811 689	1014 861
2	<u>SMT. MITALI PAUL</u>	A	FIRST	811	1014
3	<u>SMT. ANITA KUMARI</u>	G I	THIRD SECOND	689 811	811 1014
4	<u>SMT. ARPITA GOSWAMI.</u>	B	THIRD	737	921
5	<u>SMT. PUSPANJALI MISHRA</u>	E	FIRST	746	933
6	<u>SMT. RENU JHA</u>	J	SECOND	737	921
7	<u>SMT. JYOTI SAHU.</u>	C	THIRD	737	921
8	<u>SMT. CHAITALI MAITI</u>	D	SECOND	811	1014
9	<u>SMT. RITA MITRA</u>	F	FIRST	746	933
10	<u>SRI BARINDRA KUMAR MITRA</u> & <u>SMT. SAYANTANEE GHOSH</u>	K	SECOND	737	921

The owners allocation as stated above is the total consideration payable to the owners for permitting the Developer to develop the Scheduled Land and commercially exploiting the same..

1.10 Transfer within its grammatical variations and cognate expression shall include transfer by delivery of possession and by any other means adopted for effecting what is understood as a transfer of space in a multi-storied building to purchasers thereof although the same may not amount to a transfer in law.

1.11 Transferee shall mean a person, persons, Firm, Limited Company, Association of persons to whom any space and/or unit in the Commercial complex to be constructed at the said premises has been transferred.

1.12 Words importing singular shall include plural and vice versa and shall include all the other genders, i.e. masculine, feminine and neutral genders.

ARTICLE II - COMMENCEMENT

2.0 This Agreement shall be deemed to have commenced on and with effect from the date of its execution.



Add. Secy. Sub Registrar
Sikar-II at Bagaura, Dist. Jaisalmer

24 APR 2019

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Mitali Paul
Anita Kumar

Aupika Goswami
Prasomyati Mishra

Renu Jha.

Jyoti Sahy

Chaitali Maiti.

Brita Mishra

Barinika - Dr. Mitra

Sanyuktananda yashu sh

For A B Corp

Ranjana Aggarwal
Partner

ARTICLE III - OWNERS' RIGHTS & REPRESENTATIONS

- 3.1 The Owners are absolutely seized and possessed or otherwise well and sufficiently entitled to all that the entirety of Scheduled Land.
- 3.2 Excepting the Owners, no other person or persons have any claim or interest and/or demand over and in respect of Scheduled Land.
- 3.3 The Land owned by the Owner is free from all encumbrances, lien, lispendens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.
- 3.4 There is no vacant land in the land owned by the owner within the meaning of the Urban land (Ceiling & Regulations) Act, 1976.
- 3.5 There is no bar, legal or otherwise, for the Owners to obtain any certificates, sanctions, consents or permissions that may be required for transferring the proportionate undivided share or interest in the land owned by him to the respective purchasers of Shops/Offices/units in the new building/s to be constructed on the aid land.
- 3.6 There is no subsisting agreement for sale and/or development of the land owned by the owner with any other party or parties.

ARTICLE IV - DEVELOPER'S RIGHTS

- 4.1 The Owner hereby grants, subject to the provisions contained herein, exclusive right to the Developer to build upon and to commercially exploit the Scheduled Land in accordance with the plan or plans sanctioned by the Municipality and or any local Authority with or without any modification and/or amendment thereto made or caused to be made by the parties hereto. The Developer shall construct one building on the land referred to scheduled land.
- 4.2 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 at its own cost and shall be signed by the Owners or (through duly authorised representative in that behalf) and submitted by the Developer at the Developer's own costs and expenses for sanction.

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24 APR 2019

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Mitali Paul,
Anita Kuman

Aruna Goswami
Purbanyali Mishra

Renu Jha.

Jyoti Bandy

Chaitali Maiti.

Rita Mitra.

Brinva S. Mitra

Sayantanu Ghosh

For A B Corp

Ranjana Anand
Partner

ARTICLE V – CONSIDERATION

5.1 In consideration of the owners allowing the Developer to develop the said premises the Developer shall allocate owner's area as mentioned in "Definitions" part hereinabove.

ARTICLE VI – PROCEDURE

6.1 The Land Owner's shall grant a Power of Attorney in favour of any person nominated by the Developer above named for execution of Deed of conveyance and admit the execution thereof and present the same before any registering authority and also for obtaining necessary permissions and/or sanctions from different authorities in connection with the development of the new building/s at the said land and also for pursuing and following up the matter with the Municipality and /or any local body/Development authority and other statutory authorities and for all other matters concerning or related to the project or development which shall remain in force until completion and sale/transfer of the project finally.

ARTICLE VII - SPACE ALLOCATION

7.1 The Developer shall on completion of the new Residential complex, put the Owners in undisputed possession of the Owners' allocation together with all rights in the common portions and common facilities. The Owners shall be entitled to use, occupy, lease, letout, gift, exchange, sell or otherwise transfer the units/flats and parking spaces hereby allotted.

7.2 Subject as aforesaid, the common portion of the said Residential complex and open spaces shall belong to the Owners and Developer in proportion to their sharing ratio of the constructed space of the entire building to be constructed on Scheduled Land.

7.3 The Owner shall be entitled to own, enjoy, possess, transfer or otherwise deal with the Owners' allocation in the new building/s at his will, subject to the conditions laid down elsewhere in this agreement.

7.4 The Developer shall subject to the provisions herein contained, be exclusively entitled to the Developer's Allocation in the new building/s with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest whatsoever therein of the Owner and the Owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.



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செய்தலாளர், சட்டமன்றப் பேரவை

24 APR 2019

Mansi

Nitali Paul
Anita Kuman

Ampita Goswami

Renu Jha.

Puspavali Mishra

Jyoti Sahy

Chaitali Maiti.

Rita Mitra.

Barindra Sr. Mishra

Sayantanu Ghosh

For A B Corp

Ranjana Agarwal
Partner

7.5 The Land Owner shall execute the Deed(s) of Conveyance in respect of the proportionate undivided share or interest in the land belonging to him/them which is attributable to the Developer's Allocation/ portions in favour of the Developer or its nominee or nominees in such part or parts as shall be required by the Developer from time to time.

ARTICLE VIII - BUILDING

8.1 The Developer shall at its own costs, construct erect and complete the Residential complex on the Scheduled land as described in schedule hereto in accordance with the plan with good and standard materials as may be specified by the Architects. The new building/s shall be a Residential complex having elevation and features permissible under the rules and regulation applicable to the said premises as may be approved by the Municipality and or Local Body/Development Authority.

8.2 Subject as aforesaid, the decision of the Developer regarding the quality of the materials and the specification shall be final and binding upon the parties hereto.

8.3 The Developer shall install and erect in the said new building/s, at its own costs, pumps, tube-well, water storage tanks, and other facilities as are required to be provided in a Residential complex having self-contained units for sale of constructed areas therein on ownership basis and as mutually agreed to.

8.4 The Developer shall be authorised in the name of the Owners so far as is necessary, to apply for and obtain allocation of building/s materials allocable to the Owners for the construction for the building/s and to similarly apply for and obtain temporary and permanent connections of water, electricity power, drainage, sewerage to the new building/s and other inputs and facilities required for the construction and enjoyment of the Commercial complex for which purpose the Owners shall execute in favour of the nominee of the Developer, Power(s) of Attorney and other authorities as shall be required by the Developer. All costs charges and expenses therefore shall be borne and met by the Developer.

ARTICLE IX - COMMON FACILITIES

9.1 The Developer shall pay and bear all Local/Development Authority charges, Municipal Taxes, and other statutory outgoing as would be levied by the Government or any statutory authorities in respect of the said premises accruing as and from the date of handing over of vacant possession of the land by the Owners to the Developer, till the date of the Owners receiving the Owners' Allocation as stated



Adl. Pr. Sub Registrar
Sikkim-II at Bagdogra, West Sikkim

24 APR 2019

Mansi

Metali Paul

Anita Kumari

Ausita Goswami
Puspamaji Mishra

Renu Jha.

Jyoti Dasgupta

Chaitali Maiti.

Priya Mitra

Barunika Mr. Mitra

Suyantane Ghosh

For A B Corp

Ranjana Agarwal
Partner

herein in the new building/s and thereafter the Developer and/or it's nominee or transferees shall bear such taxes, fees, etc, in respect of the Developer's Allocation only.

9.2 The Developer shall complete the Construction of the proposed building within Such time as may be allowed by Municipality/Local/Development authority and as soon as the complex is/are completed, the Developer shall give notice to the Owners requiring the Owners to take possession of the Owners' Allocation in the building/s and after 15(Fifteen) days from the date of service of such a notice and at all times thereafter, the Owners shall be exclusively responsible for payment of all municipal and property taxes, rates, duties, dues and other public outgoing and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said Rates") with effect from the date of delivery of possession of the said Owners' Allocation, payable in respect of the said Owners' Allocation, the said Rates to be apportioned pro-rata with reference to the saleable space in the Residential complex if they are levied on the building/s as a whole.

9.3 The Owners and the Developer shall punctually and regularly pay for their respective allocations of the said Rates to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and the Developer and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be, consequent upon a default by the Owners or the Developer in this behalf.

9.4 As and from the date of service of notice of possession, the Owners shall also be responsible to pay and bear and shall forthwith pay on demand to the Developer the proportionate service charges in respect of the new building/s which will be fixed and/or determined mutually from time to time for the common facilities in the new building/s payable in respect of the Owners' Allocation. The said charges include proportionate share of water, fire and scavenging charges and taxes, light, sanitation, maintenance, operation, renovation, replacement, repair and renewal charges and management of the common facilities, renovation, replacement, repair and maintenance charge and expenses for the building/s and of all common wiring pipes, electrical and mechanical equipment switch-gear, transformers, generators, pumps, motors and other electrical and mechanical installations, appliances, and equipment, stairways, corridors, halls, passageways, pathways and other common facilities whatsoever as may be mutually agreed upon from time to time PROVIDED THAT if any additional maintenance or repair is required for the Owners' Allocation by virtue thereof, the Owners shall be exclusively liable to pay and bear the additional maintenance or repair charges, as the case may be.



Addl. Min-Sub Regional
Siliguri-1 or Haldwara, Dist Darjeeling

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Mitali Paul
Anita Kumari

Amrita Grewal
Sushanjali Mishra

Renu Sha.

Jyoti Sanyal

Chaitali Maiti.

Rita Mitra.

Bruno - Mr. Mitra
Raymond Rajesh

For A B Corp

Ranjana General
Partner

9.5 Any transfer of any part of the Owners' Allocation in the new building/s shall be subject to the other provisions hereof and the Owners shall thereafter be responsible in respect of the space transferred, to pay only in the event the Owners' Transferees do not pay the said Rates and service charges for the common facilities. It is made clear that the Owners shall be responsible for payment of all municipal and property taxes and other outgoing and impositions in respect of the portions allocated to the Owners to the authorities concerned only.

9.6 The Owners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said Residential complex at the said premises.

ARTICLE X - COMMON RESTRICTIONS

10.1 The Owners' Allocation in the new building constructed on the Scheduled land shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the Residential complex intended for the common benefits of all occupiers of the Residential complex which shall include the following.

10.2 The Owners/Developer shall not use or permit to use the Owners' Allocation/Developer's Allocation in the Residential complex or any portion thereof of for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupiers of the Residential complex.

10.3 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent of the other in writing in this behalf.

10.4 Neither party shall transfer or permit transfer of their respective allocations or any portion thereof unless:

a) Such party shall have observed and performed all terms and conditions on their respect/part to be observed and/or performed, and

b) The proposed Transferees have given a written undertaking to be bound by the terms and conditions hereof and to duly and promptly pay all and whatsoever which shall be payable in relation to the area in his possession.

10.5 Both the parties shall abide by all Laws, Bye-Laws, Rules and Regulations of the Government, Local Bodies as the case may be and shall attend to answer and

10/11/2018

10/11/2018



10/11/2018

24 APR 2019

Monika

Mitali Paul

Anita Kumari

Arunita Goswami
Bansumajali Mishra

Renu Jha.

Jyoti Sanyal

Chaitali Maiti,

Rita Mishra

Geetika M. Mitra

Gayadane Nishu

For A B Corp

Ranjana Goswami
Partner

be responsible for any deviation, violation and/or breach of any of the said Laws, Bye-Laws, Rules and Regulations.

10.6 The respective Allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc, in each of their respective allocations in the residential complex in good working condition and repair and in particular so as not to cause any damage to the complex or any other space or accommodation therein and shall keep other occupiers of the complex indemnified from and against the consequences of any breach.

10.7 The parties hereto shall not do or cause or permit to be done any act or things which may render void or voidable any insurance of the new building or buildings or any part thereof and shall keep each other and other occupiers of the said building/s harmless and indemnified from and against the consequences of any breach.

10.8 No goods or other items/materials shall be kept by the Owners or by the Developer for display or otherwise in the corridors or other places for the common use in the complex and no hindrance shall be caused in any manner in the free movement in the corridors and other places for common use in the new building/s and in case any such hindrance is caused, the Developer or the Owners, as the case may be, shall be entitled to remove the same at the risk and cost of the other.

10.9 Neither party shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the complex or in the compounds corridors or any other portion or portions of the new building/s.

ARTICLE XI - OWNER'S OBLIGATIONS

11.1 The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the new building at the said premises by the Developer.

11.2 The Owners hereby agree and covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, and/or disposing of any part of the Developer's Allocation in the new building.

11.3 The Owners hereby agree and covenant with the Developer not to let out, mortgage, and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction.



24 APR 2019
Jyoti Biswas Registrar
Siliguri District Court, Dist. Darjeeling

Mansi

Neelali Paul

Anita Kumari

Amrita Goswami
Parsparajati Mishra

Renu Jha.

Jyoti Sahay

Chaitali Maiti.

Rita Mishra

Barinika K. Mishra

Gayadamsy Ghosh

For A B Corp

Ranjana Agarwal

Partner

ARTICLE XII - DEVELOPER'S OBLIGATIONS

- 12.1 The Developer hereby agrees and covenants with the Owners to complete the construction of the new building/s at the said premises in terms of the sanctioned plan/s within Such time as be allowed by Municipality/any other authority .
- 12.2 The Developer hereby agrees and covenants with the Owners not to do any act deed or thing whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of any of the Owners' Allocation in the Commercial complex at the said premises, subject to the terms and conditions herein contained.
- 12.3 The Developer shall be solely responsible for any liability civil or criminal arising out of any accident/incident that may happen in course of construction of the proposed building and the owners will have no responsibility in this regard.
- 12.4 The Developer shall comply with all Laws, Rules/Regulations of construction of the proposed building and the owner will not be liable for any violation of any law, Rules/regulation by the Developer.
- 12.5 The Developer shall complete the construction of the building within 3(Three) years from the date of commencement of actual construction work.

ARTICLE XIII - OWNERS' INDEMNITY

- 13.1 The Owners hereby undertake that the Developer shall be entitled to the Developer's allocation in said construction and shall enjoy its allocated space without any interference and/or disturbance provided the Developer performs and fulfills all the terms and conditions herein contained and on its part to be observed and performed.
- 13.2 The Owners hereby undertake to keep the Developer indemnified against all third party claims and actions against the said premises in respect of the Owners' allocation and Developer's Allocation at the said premises.

ARTICLE XIV - DEVELOPER'S INDEMNITY

- 14.1 The Developer hereby undertake to keep the Owners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relating to or arising out of the construction of the said building/s at the said premises.

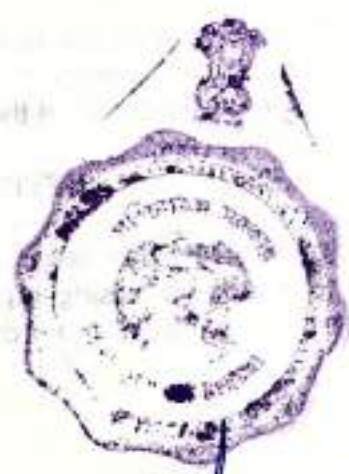
Handwritten text at the top left of the page, possibly a header or address.

Handwritten text in the upper right quadrant, appearing to be a list or set of instructions.

Handwritten text in the middle section, possibly a paragraph or a set of notes.

Handwritten text in the lower middle section, continuing the notes or list.

Handwritten text in the lower section, possibly a concluding paragraph.



Handwritten signature or name written across the bottom of the seal.

24 APR 2019

Mansi

Mitali Paul

Anita Kumari

Auspita Goswami
Prasanna Mishra

Renu Sha.

Jyoti Bhatnagar

Charitani Maiti.

Rita Mishra.

Barinika K. Mishra
Gayandana yeshh

For A B Corp

Ranjana Aggarwal
Partner

14.2 The Developer hereby undertakes to keep the Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises.

ARTICLE XV - MISCELLANEOUS

15.1 The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as a Partnership between the Developer and the Owners or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an Association of Persons.

15.2 It is understood that from time to time to facilitate the construction of the new building/s at the said premises by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein and the Owners hereby undertakes to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the Owners shall execute any such additional Power(s) of Attorney and/or authority as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all such additional applications and other documents as the case may be, provided that all such acts, deeds, matters and things do not in any way infringe the right of the Owners and/or go against the spirit of this Agreement.

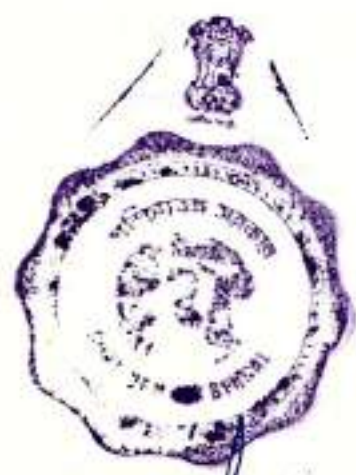
15.3 The Developer shall at the time of his choice frame Scheme for the management and administration of the said building at the said premises and/or common part thereof. The Developer and the Owners hereby agree to abide by all the Rules and Regulations of such Management/Society/Association/ Holding Organization and hereby give their consent to abide by the same.

15.4 As and from the date of completion of the new building, the Developer and/or its transferees and the Owner and/or his transferees shall each be liable to pay and bear proportionate charges on account of all taxes payable in respect of their allocations.

15.5 The Developer shall decide the name of the new building.

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500000

500000
500000



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ಕರ್ನಾಟಕ ಸರ್ಕಾರ

24 APR 2019

Mammi

Mitali Paul

Anita Kumari

Auspika Ghossein
Susporjali Mishra

Renu Jha.

Jyoti Sanyal

Chaitali Maiti.

Rita Mitra.

Basins - Xr. Mitra
Gayardane ykesh

For A B Corp

Ranjana Aggarwal
Partner

ARTICLE XVI - FORCE MAJURE

16.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of the Force Majeure and shall be suspended from the obligation during the duration of the Force Majeure.

16.2 Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion and/or any other act or commission beyond the control of the parties hereto.

ARTICLE XVII - ARBITRATION

17 In case if any dispute, difference or question arising between the parties hereto with regards to this Agreement, the same shall be referred to arbitration under the provisions of the Arbitration and Conciliation Act, 1996 and/or any other statutory modification and/or enactment relating thereto.

ARTICLE XVIII - JURISDICTION

18 Courts at Siliguri alone shall have jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

ARTICLE XIX - SPECIFICATIONS

Structure	: G + 3, Earthquake Resistant RCC Frame structure with brick walls
Elevation	: Skilled & quality craftsmanship.
Wall Finish	
Internal	: Wall putty of reputed brand.
External	: Painted in combination .
Windows	: Aluminum windows with Glass Panel.
Doors Frames	: Wooden Frames MADE OF GOOD QUALITY WOOD.
Shutters	: Flush door.
Kitchen	



Adl. Pro. Sub. Registrar
Sikuri-II at Bagmura, P.S. Darceeloo

24 APR 2019

Mansi

Mitali Paul

Anita Kumar

Auspita Goswami
Prasanna Mishra

Renu Jha.

Jyoti Datta

Chaitali Maiti.

Rita Mitra.

Bainab - Mr. Mitra

Sayantan Ghosh

For A B Corp

Ranjana Aggarwal

Partner

- Counter** : Marble top with Stainless Steel Sink.
- Walls** : Ceramic Tiles upto 2 feet above counter.
- Toilets Walls** : Glazed Ceramic Tiles upto 5 feet height.
- Fittings** : C.P. Fittings of reputed brand with hot & cold line.
- Sanitary** : White Vitrified sanitaryware & E.W.C. of reputed brand.

Flooring

- Bed Room, Drawing, Dinning & Balcony : Vitrified Tiles
- Toilets & Kitchen : Anti - Skid Ceramic Tiles

Elevators : Standard brand lift.

Electricals : Concealed wiring with fire resistant ISI grade copper conductors having provision for adequate points, TV & Telephone sockets in drawing / dining & master bed rooms. A.C. points in master bed room. Protective M.C.B's & elegant modular switches.

Power Back-up : Power Back-up will be provided.

THE SCHEDULES ABOVE REFERRED

TO

DESCRIPTION OF THE LAND BELONGING TO OWNERS HEREOF

ALL THAT PIECE AND PARCEL of vacant land measuring 30(Thirty) Kathas or 49.54 Decimals, situated within Mouza **KALAM**, J.L. No. 76, recorded in L.R. Khatian No. 945, appertaining to R.S. Plot No. 108, corresponding to L.R. Plot No. 216/667-area measuring 26 Decimals and R.S. Plot No. 88, corresponding to L.R. Plot No. 212-area measuring 23.54 Decimals, situated within Pargana Patharghata, Touzi No. 91, under Police Station Matigara, Sub-Division Siliguri, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, within the limits of Matigara-I Gram Panchayat area, District Darjeeling, in the state of West Bengal.

The said land is butted and bounded as follows:-

- North : Land of Ranatosh Saha & Manju Mallick;
- South : 12 ft. wide Kutcha Road adjacent to the land of Vendor;
- East : 18 ft. wide Kutcha Road;
- West : 19 ft. wide Kutcha Road.

10/10/2018

10/10/2018

10/10/2018



Adm. & Secy. Health Deptt.
Siliguri-II at Durgam, Dist. Durgam

24 APR 2019

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe their respective hands and seals to these presents on the day month and year first above written.

WITNESSES:

1 Tripurari Kr Das
Tripurari Kumar Das,
S/O Rajendra Lal Das
Ujanu Shib Nagar.
P.O. & P.S. Pradhan Nagar-734003.
Siliguri. Dist. Darjeeling.

2 Paban Kumar Sharma
Paban Kumar Sharma
S/O Niranjan Sharma
Milapally, P.O. Siliguri
Dist. Darjeeling.

Mansi

Mitali Paul

Anita kumar

Supita Goswami

Puspanjali Mishra

Renu Jha

Jyoti Saha

Chaitali Maiti.

Rita Mitra.

Balindra Kr Mitra

Sujatana Ghosh
OWNERS

For A B Corp

Ranjana Ghosal

PAUSE DEVELOPER

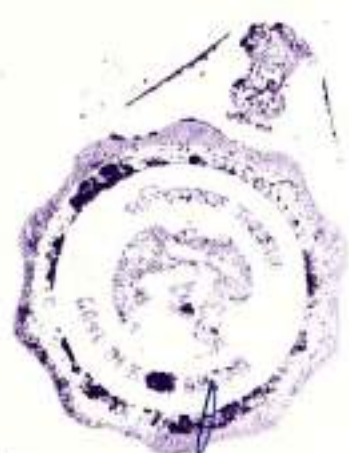
Drafted by me and typed in my Chamber.

Himadri Mohanta

(HIMADRI MOHANTA)
ADVOCATE

ENR.No. W/B-1034/2002

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24 APR 2019

EXECUTANT SHEET

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

Signature of R.O.

Mansi
Signature with date

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

Signature of R.O.

Mitali Paul
Signature with date

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	Left Hand					
	Right Hand					

Signature of R.O.

Anita Kumari
Signature with date



Adil Raza Sub
Sikandarpur District







24 APR 2019

EXECUTANT SHEET

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 Anupita Goswami	Left Hand					
	Right Hand					











Signature of R.O.

Anupita Goswami
Signature with date

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 Puspanjali Mishra	Left Hand					
	Right Hand					

Signature of R.O.

Puspanjali Mishra
Signature with date

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 Renu Jha	Left Hand					
	Right Hand					

Signature of R.O.

Renu Jha.
Signature with date



Advt. P. S. No. 1000/2010
Signature of the Officer in Charge

12 4 APP 2010

EXECUTANT SHEET

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 <i>Jyoti Sahu</i>	Left Hand					
	Right Hand					

Signature of R.O.

Jyoti Sahu

Signature with date

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 <i>Chaitali Maiti</i>	Left Hand					
	Right Hand					

Signature of R.O.

Chaitali Maiti

Signature with date

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 <i>Ritami</i>	Left Hand					
	Right Hand					

Signature of R.O.












Ritamitra

Signature with date



Adhikari, Sub-Registrar
Siliguri-II at Guwahati, Dibrugarh
24 APR 2019

EXECUTANT SHEET

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	Left Hand					
	Right Hand					

Bavindra Kr. Mitha

Signature of R.O.

Signature with date

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	Left Hand					
	Right Hand					

Sayarane yash

Signature of R.O.

Signature with date











24 APR 2019

ADN M. Sidiq Raza
Signature of the member, Post Office

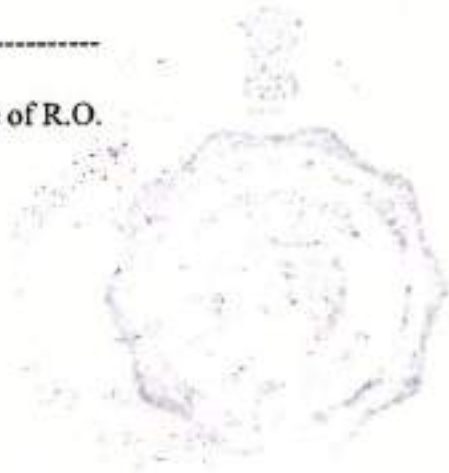


CLAIMANT SHEET



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	Right Hand					

Signature of R.O.



For A B Corp
Ranjana Bansal
-----**Partner**

Signature with date



FOR AB COPS
Signature
Date



Adm. Secy. to Govt. of West Bengal
Signature of the Secretary, Govt. of West Bengal

24 APR 2019

Mansu

भारत सरकार
GOVT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

MANSI TRIPATHY
RAM PRATAP DIXIT

28/04/1985
Particular Account Number
ASJPT4810N

Signature



भारत सरकार
GOVT. OF INDIA



आयकर विभाग

INCOME TAX DEPARTMENT

ANITA KUMARI

RAM NANDAN PRASAD

06/09/1985

Permanent Account Number

CAAPK6556R

Anita Kumari

Signature



12042011

Anita Kumari

आयकर विभाग
INCOME TAX DEPARTMENT
ARPITA GOSWAMI
BISWANATH MUKHERJEE
25/01/1985
Permanent Account Number
ARPG5514P
Signature
भारत सरकार
GOVT OF INDIA
1943-2018

Arpita Goswami



Renu Jha.



Jyoti Sahu

J

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

रिता मित्रा
RITA MITRA

10/02/1975
Permanent Account Number
BBHPM9226M



Rita Mitra
Signature

Rita Mitra

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

संयोजित लेखा संख्या कार्ड
Joint and Account Number Card
AGPPM8040B



नाम / Name
BARINDRA KUMAR MITRA

पिता का नाम / Father's Name
JAGABANDHU MITRA

जन्म तिथि / Date of Birth
05/05/1954

हस्ताक्षर / Signatory
Barindra K. Mitra / Signature

Barindra K. Mitra



Sayantane Ghosh

Chaitali Maity.





Ruspanjali Mishra

স্থায়ী অ্যাকাউন্ট নম্বর /PERMANENT ACCOUNT NUMBER



ACYPP7508E



নাম /NAME

MITALI PAUL

পিতার নাম /FATHER'S NAME

RANGULAL DEB

জন্ম তারিখ /DATE OF BIRTH

10-01-1962

স্বাক্ষর /SIGNATURE

Mitali Paul

স্বাক্ষর করেছেন (স্বাক্ষর), সিসি

COMMISSIONER OF INCOME-TAX(SYSTEMS), SHILLONG

Mitali Paul



For A B Corp
Ranjana Agarwal
Partner

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

RANJANA AGARWAL
 JAI PRAKASH AGARWAL
 20/06/1976
 Permanent Account Number
 ALSPA4933B

Ranjana Agarwal
 Signature




In case this card is lost / found, kindly inform / return to
 Income Tax PAN Services Cell, UTTS-1
 Plot No. 3, Sector 11, CBD Bilihar
 New Mumbai - 400 614

इस कार्ड के खोने/प्राप्त होने की सूचना देना/वापस करना
 आयकर सेवा सेल, ए.टी.एस.-1
 प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बिल्डिंग
 नयी मुंबई-400 614

For A B Corp
Ranjana Agarwal
 Partner



EXECUTANT SHEET

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 Mani	Left Hand					
	Right Hand					



Signature of R.O.

Mani
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Mitali Paul	Left Hand					
	Right Hand					

Signature of R.O.

Mitali Paul
Signature with date

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 Anita kuman	Left Hand					
	Right Hand					

Signature of R.O.

Anita kuman
Signature with date

5 APR 2018

24 APR 2019
APR 24 2019



11A

11B

11C



EXECUTANT SHEET



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	Right Hand					

Signature of R.O.

Anpita Goswami
Signature with date



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	Right Hand					

Signature of R.O.

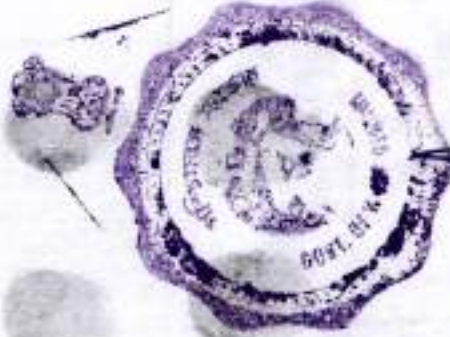
Pusparyali Mishra
Signature with date



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	Left Hand					
	Right Hand					

Signature of R.O.

Renu Jha.
Signature with date



Sir,
Add. Secy. to Govt. Secy.
Ministry of External Affairs,
New Delhi.

24 APR 2019

EXECUTANT SHEET

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Jyoti Saha</i>	Left Hand					
	Right Hand					

Signature of R.O.

Jyoti Saha

Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Chaitali Maiti</i>	Left Hand					
	Right Hand					

Signature of R.O.

Chaitali Maiti

Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Rita</i>	Left Hand					
	Right Hand					

Signature of R.O.

Rita

Signature with date



Signature of the Minister, Government of Karnataka

24 APR 2019

EXECUTANT SHEET

Barinder K. Mittal



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

Barinder K. Mittal

Signature of R.O.

Signature with date

Sayantane yhosk



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

Sayantane yhosk

Signature of R.O.












Signature with date



1
Add. Asst. Comm. Revenue
Silliguri in Assam, India

24 APR 2019

CLAIMANT SHEET

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
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	Right Hand					

Signature of R.O.



For AB Corp
Ranjana Agarwal

Partner.

Signature with date

24 APR 2019

ADD. Post-Sub R. [unclear]
Sigunguih in [unclear], First [unclear]



Major Information of the Deed




Deed No :	I-0403-02263/2019	Date of Registration	24/04/2019
Query No / Year	0403-0000644457/2019	Office where deed is registered	
Query Date	23/04/2019 11:19:07 AM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	P K Sinhal Sevoke Road, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832062039, Status : Solicitor firm		
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. 1,69,10,727/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks			

Land Details :









District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Kalam Pin Code : 734010

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-216/667	LR-945	Bastu	Bastu	26 Dec		88,75,230/-	Width of Approach Road: 19 Ft.,
L2	LR-212	LR-945	Bastu	Bastu	23.54 Dec		80,35,497/-	Width of Approach Road: 19 Ft.,
		TOTAL :			49.54Dec	0 /-	169,10,727 /-	
		Grand Total :			49.54Dec	0 /-	169,10,727 /-	









Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Mansi Tripatty (Presentant) Wife of Shri Kunal Tripatty Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office			
		24/04/2019	LTI 24/04/2019	24/04/2019
	Bhawanipur, P.O:- Bhawanipur, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASJPT4610N, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office			

Major Information of the Deed :- I-0403-02263/2019-24/04/2019

2	Name	Photo	Finger Print	Signature
	Smt Mitali Paul Wife of Shri Mani Lal Paul Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office			<i>Mitali Paul</i>
	24/04/2019	LTI 24/04/2019	24/04/2019	
Maligaon, P.O:- Maligaon, P.S:- JALUKBARI, District:-Kamrup, Assam, India, PIN - 781033 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACYPP7508E, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Smt Anita Kumari Wife of Shri Agendra Kumar Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office			<i>Anita Kumari</i>
	24/04/2019	LTI 24/04/2019	24/04/2019	
Biharsharif, P.O:- Biharsharif, P.S:- NALANDA, District:-Nalanda, Bihar, India, PIN - 803101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CAAPK6556R, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	Smt Arpita Goswami Wife of Shri Sekhar Goswami Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office			<i>Arpita Goswami</i>
	24/04/2019	LTI 24/04/2019	24/04/2019	
Bamanhat, P.O:- Dinhat, P.S:- Dinhat, District:-Coochbehar, West Bengal, India, PIN - 736168 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ARFPG5514P, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Smt Puspanjali Mishra Wife of Shri Jhadeswar Mishra Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office			<i>Puspanjali Mishra</i>
	24/04/2019	LTI 24/04/2019	24/04/2019	
Housing Bord Colony, P.O:- Khandagiri, P.S:- KHANDAGIRI, District:-Khordha, Orissa, India, PIN - 751030 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ANPPM7426E, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office				

Major Information of the Deed :- I-0403-02263/2019-24/04/2019

6	Name	Photo	Finger Print	Signature
	Smt Renu Jha Wife of Shri Chandrakant Jha Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office			Renu Jha.
	24/04/2019	LTI 24/04/2019	24/04/2019	
Thakur Gangti, P.O:- Thakur Gangti, P.S:- THAKUR GANGHI, District:-Godda, Jharkhand, India, PIN - 813208 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJFPJ0975P, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office				
7	Name	Photo	Finger Print	Signature
	Smt Jyoti Sahu Wife of Shri Ranjeet Kumar Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office			Jyoti Sahu
	24/04/2019	LTI 24/04/2019	24/04/2019	
Gandhi Nagar, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: EATPS9362G, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office				
8	Name	Photo	Finger Print	Signature
	Smt Chaitali Maiti Wife of Shri Asish Kumar Maiti Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office			Chaitali Maiti.
	24/04/2019	LTI 24/04/2019	24/04/2019	
Milanpally, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BMQPM2057N, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office				
9	Name	Photo	Finger Print	Signature
	Smt Rita Mitra Wife of Shri Rabi Mitra Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office			Rita Mitra
	24/04/2019	LTI 24/04/2019	24/04/2019	
Hamiltonganj, P.O:- Hamiltonganj, P.S:- Kalchini, District:-Jalpaiguri, West Bengal, India, PIN - 735214 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BBHPM9226M, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office				



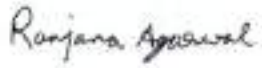


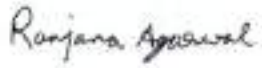


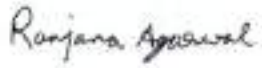
Major Information of the Deed :- I-0403-02263/2019-24/04/2019

10	Name	Photo	Finger Print	Signature
	Shri Barindra Kumar Mitra Son of Late Jagat Bandhu Mitra Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office	 24/04/2019	 LTI 24/04/2019	 24/04/2019
Hamiltonganj, P.O:- Hamiltonganj, P.S:- Kalchini, District:-Jalpaiguri, West Bengal, India, PIN - 735214 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGPPM8040B, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office				
11	Name	Photo	Finger Print	Signature
	Smt Sayantanee Ghosh Daugther of Shri Santosh Kumar Ghosh Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office	 24/04/2019	 LTI 24/04/2019	 24/04/2019
Park Road New Town, P.O:- Alipurduar, P.S:- Alipurduar, Alipurduar, District:-Alipurduar, West Bengal, India, PIN - 736122 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AYTPG7607A, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AB CORP KAPIL CENTRE, SEVOKE ROAD, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 , PAN No.:: ABCFA2991H, Status :Organization, Executed by: Representative

Representative Details :

Sl 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> Smt Ranjana Agarwal Wife of Shri Ajay Agarwal Date of Execution - 24/04/2019, , Admitted by: Self, Date of Admission: 24/04/2019, Place of Admission of Execution: Office </td> <td>  Apr 24 2019 3:07PM </td> <td>  LTI 24/04/2019 </td> <td>  24/04/2019 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Smt Ranjana Agarwal Wife of Shri Ajay Agarwal Date of Execution - 24/04/2019, , Admitted by: Self, Date of Admission: 24/04/2019, Place of Admission of Execution: Office	 Apr 24 2019 3:07PM	 LTI 24/04/2019	 24/04/2019
Name	Photo	Finger Print	Signature						
Smt Ranjana Agarwal Wife of Shri Ajay Agarwal Date of Execution - 24/04/2019, , Admitted by: Self, Date of Admission: 24/04/2019, Place of Admission of Execution: Office	 Apr 24 2019 3:07PM	 LTI 24/04/2019	 24/04/2019						
3Rd Mile Sevoke Road, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : AB CORP (as Partners)									

Major Information of the Deed :- I-0403-02263/2019-24/04/2019

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Tr. Purari Kumar Das Son of Rajendra Lal Das Pradhan Nagar, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734003	 24/04/2019	 24/04/2019	 24/04/2019
Identifier Of Smt Mansi Tripatty, Smt Mitali Paul, Smt Anita Kumari, Smt Arpita Goswami, Smt Puspanjali Mishra, Smt Renu Jha, Smt Jyoti Sahu, Smt Chaitali Maiti, Smt Rita Mitra, Shri Barindra Kumar Mitra, Smt Sayantane Ghosh, Smt Ranjana Agarwal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Mansi Tripatty	AB CORP-2.36364 Dec
2	Smt Mitali Paul	AB CORP-2.36364 Dec
3	Smt Anita Kumari	AB CORP-2.36364 Dec
4	Smt Arpita Goswami	AB CORP-2.36364 Dec
5	Smt Puspanjali Mishra	AB CORP-2.36364 Dec
6	Smt Renu Jha	AB CORP-2.36364 Dec
7	Smt Jyoti Sahu	AB CORP-2.36364 Dec
8	Smt Chaitali Maiti	AB CORP-2.36364 Dec
9	Smt Rita Mitra	AB CORP-2.36364 Dec
10	Shri Barindra Kumar Mitra	AB CORP-2.36364 Dec
11	Smt Sayantane Ghosh	AB CORP-2.36364 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Mansi Tripatty	AB CORP-2.14 Dec
2	Smt Mitali Paul	AB CORP-2.14 Dec
3	Smt Anita Kumari	AB CORP-2.14 Dec
4	Smt Arpita Goswami	AB CORP-2.14 Dec
5	Smt Puspanjali Mishra	AB CORP-2.14 Dec
6	Smt Renu Jha	AB CORP-2.14 Dec
7	Smt Jyoti Sahu	AB CORP-2.14 Dec
8	Smt Chaitali Maiti	AB CORP-2.14 Dec
9	Smt Rita Mitra	AB CORP-2.14 Dec
10	Shri Barindra Kumar Mitra	AB CORP-2.14 Dec
11	Smt Sayantane Ghosh	AB CORP-2.14 Dec

Major Information of the Deed :- I-0403-02263/2019-24/04/2019

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Kalam Pin Code : 734010

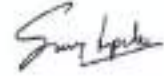
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 216/667, LR Khatian No:- 945	Owner:রেডিয়েন্ট নির্মাণ প্রাইভেট লি: পক্ষে, Gurdian:ডায়রেক্টর , Address:সেভক রোড , শিলিগুড়ি , Classification:null, Area:0.10120000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 212, LR Khatian No:- 945	Owner:রেডিয়েন্ট নির্মাণ প্রাইভেট লি: পক্ষে, Gurdian:ডায়রেক্টর , Address:সেভক রোড , শিলিগুড়ি , Classification:রূপনী, Area:0.18880000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 040302263 / 2019

On 23-04-2019

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 1,69,10,727/-



Suraj Lepcha

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

On 24-04-2019

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

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

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

Presented for registration at 13:55 hrs on 24-04-2019, at the Office of the A.D.S.R. BAGDOGRA by Smt Mansi Tripathy , one of the Executants.

Major Information of the Deed :- I-0403-02263/2019-24/04/2019

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

Execution is admitted on 24/04/2019 by 1. Smt Mansi Tripathy, Wife of Shri Kunal Tripathy, Bhawanipur, P.O: Bhawanipur, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business, 2. Smt Mitali Paul, Wife of Shri Mani Lal Paul, Maligaon, P.O: Maligaon, Thana: JALUKBARI, , Kamrup, ASSAM, India, PIN - 781033, by caste Hindu, by Profession Service, 3. Smt Anita Kumari, Wife of Shri Agendra Kumar, Biharsharif, P.O: Biharsharif, Thana: NALANDA, , Nalanda, BIHAR, India, PIN - 803101, by caste Hindu, by Profession Others, 4. Smt Arpita Goswami, Wife of Shri Sekhar Goswami, Bamanhat, P.O: Dinhata, Thana: Dinhata, , Coochbehar, WEST BENGAL, India, PIN - 736168, by caste Hindu, by Profession Others, 5. Smt Puspanjali Mishra, Wife of Shri Jhadeswar Mishra, Housing Bord Colony, P.O: Khandagiri, Thana: KHANDAGIRI, , Khordha, ORISSA, India, PIN - 751030, by caste Hindu, by Profession Others, 6. Smt Renu Jha, Wife of Shri Chandrakant Jha, Thakur Gangti, P.O: Thakur Gangti, Thana: THAKUR GANGHI, , Godda, JHARKHAND, India, PIN - 813208, by caste Hindu, by Profession Others, 7. Smt Jyoti Sahu, Wife of Shri Ranjeet Kumar, Gandhi Nagar, P.O: Salugara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Others, 8. Smt Chaitali Maiti, Wife of Shri Asish Kumar Maiti, Milanpally, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Others, 9. Smt Rita Mitra, Wife of Shri Rabi Mitra, Hamiltonganj, P.O: Hamiltonganj, Thana: Kalchini, , Jalpaiguri, WEST BENGAL, India, PIN - 735214, by caste Hindu, by Profession Others, 10. Shri Barindra Kumar Mitra, Son of Late Jagat Bandhu Mitra, Hamiltonganj, P.O: Hamiltonganj, Thana: Kalchini, , Jalpaiguri, WEST BENGAL, India, PIN - 735214, by caste Hindu, by Profession Service, 11. Smt Sayantane Ghosh, Daughter of Shri Santosh Kumar Ghosh, Park Road New Town, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736122, by caste Hindu, by Profession Service

Indetified by Shri Tripurari Kumar Das, , Son of Rajendra Lal Das, Pradhan Nagar, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Business

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

Execution is admitted on 24-04-2019 by Smt Ranjana Agarwal, Partners, AB CORP (Partnership Firm), KAPIL CENTRE, SEVOKE ROAD, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001

Indetified by Shri Tripurari Kumar Das, , Son of Rajendra Lal Das, Pradhan Nagar, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Business

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 24/04/2019 11:03AM with Govt. Ref. No: 192019200008232771 on 24-04-2019, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 782880882 on 24-04-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

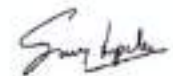
Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1993, Amount: Rs.5,000/-, Date of Purchase: 23/04/2019, Vendor name: S S Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/04/2019 11:03AM with Govt. Ref. No: 192019200008232771 on 24-04-2019, Amount Rs: 35,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 782880882 on 24-04-2019, Head of Account 0030-02-103-003-02



Suraj Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Major Information of the Deed :- I-0403-02263/2019-24/04/2019

Certificate of Registration under section 60 and Rule 69.

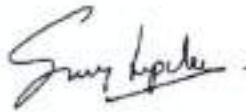
Registered in Book - I

Volume/number 0403-2019, Page from 49655 to 49714

being No 040302263 for the year 2019.



Digitally signed by SURAJ LEPCHA
Date: 2019.04.25 13:47:18 +05:30
Reason: Digital Signing of Deed.



(Suraj Lepcha) 25/04/2019 13:46:10
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)
