

Sl. 2194/19

I - 1987/2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 301097

Q-D-1417302/19
 2.9.19

Beenu Sankar

Srija Construction
 Rumi Anon Roy
 Partner

DEED OF AGREEMENT FOR DEVELOPMENT

This "Memorandum of Agreement for Development" made this the

02nd day of September, 2019 at Siliguri.

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

(contd. to next sheet)

[Signature]
 ADDL. DIST. SUB REGISTRAR
 SILIGURI
 02/09/2019

Rumi Anon Roy

[Signature]

NON JUDICIAL STAMP

Sl. No.....1379.....Dated.....30/8/2019.....

Sold To.....Baram Sarkar.....

Address.....Pradhan Nagar, Sley.....

Stamp Value of Rs.....1000/- Rupees..Thousand..



R. Chaki
(RITA CHAKI)

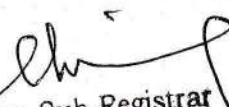
Stamp Vendor

Licence No . 347 / RM

A.D.S.R. Office, Bagdogra

Darjeeling




Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

02 SEP 2019

Barun Sarkar,

Srija Construction
Rumi Ghosh Roy
PartnerB E T W E E N

SRI BARUN SARKAR (PAN : BJCPS-8275F), **SON OF LATE DHIREN SARKAR**, by religion Hindu, by occupation Business, by Nationality Indian, resident of 2/6, Baghajatin Colony, P.O. & P.S. Pradhan Nagar, Dist. Darjeeling, hereinafter called the "**FIRST PARTY / OWNER**" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, legal representatives, administrators and assigns) of the ONE PART.

A N D

"**SRIJA CONSTRUCTION**", a Partnership firm, having it's office at the Care of Nishit Ghosh Roy, Deshbandhupara, Siliguri, P.O. Siliguri Town, P.S. Siliguri, Dt. Darjeeling, represented by one of its Partner -**SMT. RUMI GHOSH ROY, WIFE OF SRI SANJAY GHOSH ROY**, by religion Hindu, by occupation Business, resident of Deshbandhupara, Siliguri, P.O. Siliguri Town, P.S. Siliguri, Dt. Darjeeling, hereinafter called the "**SECOND PARTY/ DEVELOPER**" (which expression shall mean and include unless excluded by or repugnant to the context its successors, representatives and assigns) of the OTHER PART. PAN : ACPFS9703D.

WHEREAS Smt. Rekha Sarkar, Wife of Late Dhiren Sarkar, resident of 2/6, Baghajatin Colony, P.O. & P.S. Pradhan Nagar, Dist. Darjeeling, had acquired absolute ownership and actual physical possession in and over Homestead land measuring 0.056-acre in C.S./R.S. Plot/Dag No.678 (P) & 679 (P), recorded in R.S. Khatian No.471/1 & 153 of Mouza Siliguri, J.L.No.110, revised J.L.No.88, corresponding to E.P. Plot No.485 of Baghajatin Colony, situated within the jurisdiction of Police Station Siliguri, present P.S. Pradhan Nagar, Sub-division and Registry office Siliguri, Dt. Darjeeling, by virtue of a Deed of Gift, dated 15.03.1995, executed by the Sub-Divisional Officer, Siliguri, R.R.& R Department, representing the Governor of the State of West Bengal as DONOR, and registered in the office of the Addl. Dist. Registering Officer, R.R. & R. Department, Siliguri, in Book No.II, Volume No.I, pages 925 to 928, being document No.232-for the year 1995, subject to a condition that prior permission shall have to be obtained from the Donor of the said Land if it is to be sold within 10-ten years from the date of the aforesaid Deed of Gift on the Ground of exceptional circumstances of hardship, and the said stipulated period has already been elapsed.

A N D

WHEREAS Smt. Rekha Sarkar, had constructed a residential house on the said

land

Smt. Rekha Sarkar
Rumi Ghosh Roy

Barun Sarkar,

Srija Construction
Srija Choudhury
Partner

WHEREAS during Settlement Survey Operation under the W.B.L.R. Act, 1955, said Land was identified as L.R. / Hal Plot / Dag No.2347 in the name of Smt. Rekha Sarkar, with an area measuring 0.053-acre, recorded in Non Finally Published L.R. / Hal Khatian No.4080 of Present Mouza Siliguri Uttar Paschim, J.L.No.89, P.S. Siliguri, Dist. Darjeeling.

A N D

WHEREAS thereafter abovenamed Smt. Rekha Sarkar, gifted her said Land measuring 0.053-acre, in R.S.Plot No.679, recorded in R.S. Khatian No.471/1 & 153, of the said Mouza Siliguri, together with old Tin shed house measuring in total 1305-Sq.ft. approx., to and in favour of Sri Barun Sarkar, the First Party / owner hereof, by virtue of a Deed of Gift, executed by her, on 21.01.2019 and registered in the office of the Addl. Dist. Sub-Registrar, Siliguri, in Book No.I, being document No.153 (Dated 25.01.2019)- for the year 2019, free from all encumbrances and charges whatsoever.

A N D

WHEREAS in view of the above, the first party / owner hereof is now the absolute owner of said Homestead land measuring 0.053-acre, together with old tin shed house standing thereon, as described in the SCHEDULE- "A" appended below, and have got permanent, heritable and transferrable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS the said first party/owner desire to develop the said schedule "A" property jointly with the Second party hereof. AND WHEREAS the first party/owner, being devoid of Technical, Engineering and Architectural qualifications or knowledge and particularly Finance, the first party / owner has decided to get the work of Development done by the Second Party / Developer on terms and conditions hereinafter appearing and the Developer have also agreed to undertake the Development Works of Constructing a Multi-storied pucca (P+3) building upon the said schedule "A" land by constructing a multi-storied pucca (P+3) building on the schedule "A" land, subject to the terms, conditions and consideration hereinafter contained.

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

ARTICLE-1

OBJECT

The object behind this Agreement is to construct and/or caused to be constructed a multi-Storied building with all modern amenities therein on the said Schedule "A" land, and in the process to generate fund which will meet all costs of

Barun Sarkar

Srija Construction
Rumi Chosh Roy
Partner

construction, all expenses and/or remuneration, incidental expenses thereto, the owner, being devoid of technical know-how capability and finances as well, have engaged the Developer. It being expressly declared by the first party/owner understand by the Developer that all the Development costs shall be borne by the Developer.

ARTICLE-II. TITLE AND INDEMNITY BY THE OWNER.

1. The first party/owner hereby declares that he has good right and title in the said land of Schedule "A" below and has full power to enter into this Agreement for Development.

2. The first party/owner declares that the said property of schedule "A" is free from all encumbrances and charges or claims whatsoever and the entire property is in exclusive possession of the first party/owner and the first party/owner hereby undertake to indemnify the Developer from and against any such encumbrances, charges or claims whatsoever.

3. The first party/owner also undertakes that the Developer shall be entitled to construct and complete the building upon the land of Schedule "A" as agreed between the parties hereto, to enter into an agreement/s with intending transferee/s and/or purchaser/s for the Flat & Garage and proportionate undivided share of land to the developer's allocation, to receive money from them or any of them. The first party/owner undertakes to indemnify the Developer from and against all losses and damages and costs, charges, expenses, suffered or incurred as a result of any breach of this undertaking.

4. Upon the execution of these presents, the first party / owner shall deliver to the Developer all original copies of document of title and other necessary papers relating to the said land and house of Schedule "A".

ARTICLE-II. TITLE & INDEMNITY BY THE DEVELOPER

1. The Developer will be solely and fully responsible for proper and legal construction of the said project in the said land of Schedule "A" in accordance with the sanctioned joint Building Plan passed by the Siliguri Municipal Corporation.

2. The Developer shall deliver to the first party / owner all necessary attested xerox copies of documents and papers relating to this Agreement.

3. The Developer shall keep the first party/owner indemnified from and against all actions, suits, proceedings, costs, charges and expenses because of any wrongful or illegal construction or Deviation of the sanctioned plan or non-compliance of any Rules regarding the Building construction or arising out of negligence and error of the Developer and/or its men or Agents.

Borun Sarker

Srija Construction

Rumi Ghosh Roy
Partner

ARTICLE-III.

DEVELOPMENT RIGHT

1. The first party/owner grant exclusive right to the developer to develop the said property in such manner as the Developer deem fit and proper but in consistence of the provisions contained herein and in accordance with the sanctioned Plan and the specification of Municipal Corporation, Siliguri.

2. The first party/owner shall from time to time and at any time submit and/or join with the Developer in submitting the Building Plan and shall sign all such papers, documents etc. required to be signed. Developer shall be able to change the Building Plan as shall be required by the Municipal Corporation, Siliguri or any other Govt. Authority as aforesaid to comply with the aforesaid permission, clearance or approval to be submitted in the name of the first party/owner and at the cost of the Developer.

3. That first party / owner shall execute a Registered General Power of Attorney/s in favour of the Developer, authorizing the Developer to carry out all sort of Development works of the said premises and/or to construct the building according to sanctioned Plan including the Drawing of the Plan and to sign the said Plan for and on behalf of the first party/owner and also to obtain necessary sanction from the Siliguri Municipal Corporation and the said General Power of Attorney shall remain in force until and unless the Project of Building as aforesaid is completed and different Flats/garages are disposed and/or transferred to and in favour of different purchaser/s person/s, except owner's allocation.

4. That simultaneously with the execution of these presents, Developer shall have the constructive possession of the said premises with a view and views and purposes envisaged herein.

5. That the existing house shall be demolished by the Second Party / Developer at its own cost and the Second Party / Developer shall be entitled to appropriate all the materials of the said old house for its benefit and the First party/ Owners shall have no objection or claim in respect of such materials.

ARTICLE-IV.

BUILDING AND CONSTRUCTION

UPON the construction of the Building, the Developer under the strength of the said Registered General Power of Attorney shall be entitled to convey, transfer and sale different Flats & garages or premises except Owner's allocation to the intending purchasers together with the proportionate undivided share or interest in the land within the area of the Developer's allocation as per sanctioned Plan. It being distinctly understood by and between the parties hereto that while executing and registering such Deed or Document of Transfer the owners will not accept or claim any consideration whatsoever.

Beenu Sarker.
Srija Construction
Romi Chosh Roy
Partner

ARTICLE-V.

CONSIDERATION

The Developer shall construct the Multi-storied pucca building etc. on the said Schedule-A land as per Sanctioned building Plan totally with its own fund, and shall convey, sell and transfer the Flats & garages falling in the developer's allocation by virtue of said Registered General Power of Attorney and receive the amount of consideration in full from the intending purchaser/s and/or transferee/s thereof, to adjust all cost and expense of the said Building etc. and to gain profit for its works and in consideration thereof the developer shall claim no further amount from the first party/owner -who also shall not claim any other amount or benefit excepting the owner's allocation as mentioned in the Schedule-B hereunder.

ARTICLE-VI.

AUTHORITIES.

1. The owner's shall be at liberty and entitled to transfer or otherwise dispose of or deal with the said owner's allocation in his absolute discretion.
2. On requisition by the Developer, the owner shall sign and execute all necessary papers, petitions, plan and document to implement the true meaning of these presents.

ARTICLE-VII.

DEFAULT.

The Developer shall complete the project within 2-Two Years approx. from the date of sanctioned building plan. The time will be extended for further 6-six months approx. if not completed within the said Period. Time is the essence of this contract subject to the exigencies arising out of circumstances beyond the Developer's control.

This agreement has been entered into by the parties herein as "PRINCIPAL TO PRINCIPAL" basis and each party shall keep other party indemnified in respect of any breach of the covenants herein contained.

ARTICLE-VIII.

RULES & REGULATIONS

1. The owner and the developer shall abide by all Laws, Bye-laws, Rules and Regulations of the Government, Local Bodies and Authorities and shall attend to answer and be answerable for any deviation, violation and for breach of any of the said Laws, Bye-laws, Rules and Regulations etc.
2. Not to do any act, deed or thing, for which the party hereto may be exposed to any penal consequences.
3. Not to do any act or action which would hamper the right of the respective parties.

BANU SARKAR

Srija Construction
Srija Chosh Roy
Partner

ARTICLE-IX.

TAXES.

1. All rent (Khajna), electric bill charges, taxes and out-goings in respect of the said premises shall be the liability of the owner upto the date of delivery of possession to the developer. Thereafter, the developer will bear the said rates and electrical bill charges, taxes etc. upto the date of delivery of possession to the owner and other Transferees of the said building in the said premises and from the date of delivery of possession to the owner and the transferees, who shall be liable for such taxes and charges according to the proportionate area of the respective flats till Mutation and thereafter.

2. That the GST and all other tax/s as presently imposed and to be imposed in future by the Government on the Owner's allocation shall be paid by the First Party / owner hereof.

ARTICLE-X.

MISCELLANEOUS

1. Any notice to be given by either party to the other party shall be without prejudice to any other mode of service be deemed to have been delivered or served if delivered by hand or by registered post at the addresses mentioned herein.

2. The developer will also have the control and right to commercially exploit the developer's allocation and to sell, transfer and convey other flats and garages within its allocation on such terms and conditions as the developer think fit and proper.

3. The owner will have only the exclusive right to the Flats & garage allotted to their as owner's allocation free from all costs and charges.

4. That in consideration of the right and authority given to the developer by the owner, the developer will construct the flat & garage for the owner as per the specification contained in Schedule-B below. The developer shall also pay a sum of **Rs.13,00,000/00** (Rupees Thirteen Lacs) only to the owner, as per payment schedule appended below.

5. That the developer will pay a sum of Rs.5,000/00 only PER MONTH to the First Party / Land owner for the rented house from the date of handing over the physical possession of land to the developer until the possession / allotment of the property are given to the owner.

6. That whatever structures and buildings are to be constructed on the land described in the Schedule-A below including the owner's allocation and flat & garage must be constructed with standard materials and according to the sanctioned Plan and Specifications annexed.

7. The owner have also agreed with the developer that he shall have no claim or right in the premises of the project and the developer shall have the absolute authority to transfer, sell and convey the flat, garage etc. in the premises and building to be constructed on the said land on the strength of said Registered General Power of Attorney

BANUN SARKAR,

Srija Construction

Rumi Akashy
Partner

or Attorneys executed by the owner/first party to and in favour of the Developer, except the owner's allocation.

8. That the successors of the respective parties will follow the terms and condition of this agreement, and binding upon them as per Law.

9. The owner will execute Sale Deed/s to the intending purchaser/s as per intimation of the Developer for its allocation, if required.

:SCHEDULE "A" ABOVE REFERRED TO:

All that piece or parcel of Homestead land measuring 0.053-Zero point zero five three acre, together with 20-years old tin shed house (Cemented floor) measuring 1305-Sq.ft. approx., situated in R.S. Plot/Dag No.679 (Six hundred seventy nine), recorded in R.S. Khatian No.471/1 & 153 of Mouza Siliguri, J.L.No.110, revised J.L.No.88, identified as Holding No.1157 of Ward No.II of the Siliguri Municipal Corporation, situated at Baghajatin Colony, Pradhan Nagar, Siliguri, within the jurisdiction of Police Station Siliguri, present P.S. Pradhan Nagar, Sub-Division & Registry office Siliguri, Paragana Baikunthapur, Touzi No.3(ja), Dt. Darjeeling.

The said Land is presently butted and bounded as follows:

On the North : 19-Ft. Wide Siliguri Municipal Corporation Road, known as Baghajatin Colony Road No.2;

On the South : Land with house of Deben Dey in LOP No.525;

On the East : Land with house of Gobinda Roy in LOP No.486;

On the West : Land with house of Bablu Kar in LOP No.484;

SCHEDULE "B" ABOVE REFERRED TO
(OWNERS ALLOCATION)

(1) ALL THAT PIECE OR PARCEL OF Entire Top Floor (as per plan), One Parking measuring 120-Sq.ft. approx in the North West Corner, and another parking space measuring 600-Sq.ft. approx. (including super built up area) in the Back Side of Stair case of the Ground Floor of the building, to be allotted in favour of the First Party hereof, in all respect according to sanctioned building plan of the Siliguri Municipal Corporation, Siliguri, together with undivided proportionate share of land and with the following specifications:-

1) APARTMENT : The Apartment shall be made with R.C.C. Pillars, R.C.C.Beams and R.C.C.Roof with standard quality Cement & steel.

2) WALLS : 5-Inches thick brick wall with standard quality brick and both side plastering.

3) FLOOR: Entire floor finished with 2-FT x 2-FT. Vitrified Tiles.

Borun Sarker,
Srija Construction
Roni Chakraborty
Partner

4) PAINTING : All the walls of the rooms are wall putty. Doors & windows finished with Primer and paint.

5) DOORS & WINDOWS : Main Door Frame will be 6" X 2½", and other doors frame will be made with Sal wood (4" X 2½"). Main door will be Hard wood, and other doors will be Flush Door. All fitting of Doors and windows shall be provided with standard fittings. Balcony Grill (steel) upto 3-feet height. Bathroom Doors will be PVC Door.

6) KITCHEN : Floor finished with Marble, One Green slab, one steel sink & white glaze tiles will be fitted upto window level from and within the slab.

7) TOILET: Two toilet (white) in Each Flat One Indian and One Western type. Toilet Floor Finished with Marble and walls finished with glaze tiles upto 7-seven feet from the floor level.

8) BASIN : One white Basin in the Dinning Space.

9) ELECTRIFICATION : All conceal wirings with standard Copper Wire with standard thickness as approved by the Engineer, but without all type of fittings as follows:-

BED ROOM : 2-lamp point, 1-one Fan point, 1-one plug point and one 15-Amp.

DRAWING-CUM-DINING ROOM : 2-Lamp point, 1-fan point, 1-power plug point. 1-T.V.Point, 1-Telephone point. 1-Fridge Point, 1-basin point, 1-washing machine point.

KITCHEN : 2-lamp point, 1-Exhaust fan point & 1-plug point. 1-one extra plug point,

BATH ROOM : 1-lamp point, 1-exhaust fan point in each Bath. One Geyser point installed any one of the them.

BALCONY : 1-lamp point.

10) WATER LINE : Common pump and Water Tank (500-Ltr. Each) for the landlord. All the out side water line will be U.P.V.C.Pipe, and conceal water line will be also U.P.V.C Pipe with fitting such as bib cock, shower etc. In kitchen one tap point in the sink. In Bathroom One tap point, one shower point, one Geyser point and in Toilet one tap point and one cistern point.

11) Common Use : Stair case finished with Marble, lime wash, iron hand-rail. And other common passage, path, top roof, common areas and facilities shall be in common of all the flat owner of the Apartment. Parapet wall upto 3-feet height in the top roof & finished with plaster. out side wall plaster with water roof cement paint.

Borun Sarakar

Srija Construction

Rumi Chosh Roy
Partner

It may be mentioned herein that all the above fittings shall be of standard quality with ISI approved.

The project of the entire building including the owner's allocation will has to be completed by the developer in all respect without fittings and fixtures with running water system including common Pump-set & Water tank to the flats.

2. Cash a sum of Rs.13,00,000/00 (Rupees Thirteen Lacs) only, to be paid by the Second Party / Developer to the First Party / Owners hereof as follows :-

- (i) Rs.12,00,000/00 (Rupees Twelve Lacs) by Cheque No.050431, dt. 22-08-2019 of S.B.I., Dabgram Branch, Siliguri.
- (ii) Rs.1,00,000/00 (Rupees One lac) within 15-days from the date of execution of this agreement.

DEVELOPER'S ALLOCATION

All that other remaining Flats & Garages etc. of the building to be constructed in the Schedule-A land, by the Developer according to the sanctioned building plan of the Siliguri Municipal Corporation, together with undivided proportionate share of land.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands this day, month and year first above written.

WITNESSES :

Ashut Paul Chowdhry.
Son of Late - Pran Kr. Paul Chowdhry
Resh Bandhu Para -
Siliguri.

P.O. Siliguri town -
Dt. - Darjeeling

Ashut Ghosh Roy
Resbandhu Para
Siliguri
Residing

Signature of the owner.

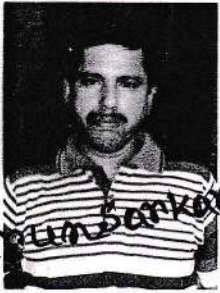
Srija Construction
Rumi Chosh Roy
Partner

Seal & Signature of the Developer

Drafted by me :

Sisir Kumar Das
(SISIR KUMAR DAS)
Advocate, Siliguri.
Regn. No.WB/352/1988.

Rumi Chosh Roy



Barun Sarkar

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

Barun Sarkar
Signature.



Rumi Chosh Roy

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

Rumi Chosh Roy
Signature.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/04/025/0501583



Elector's Name : Sarkar Barun

নির্বাচকের নাম : সরকার বরুণ

Father/Mother/
Husband's Name : Dhiren

পিতা/মাতা/স্বামীর নাম : ধীরেন

Sex : Male

লিঙ্গ : পুরুষ

Age as on 01.01.95 : 20

০১.০১.৯৫ -এ বয়স : ২০

Barun Sarkar.

Address :

Baghajatin Colony

Siliguri

Darjeeling

ঠিকানা :

বাঘাযতীন কলোনী

শিলিগুড়ি

দার্জিলিং

Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For Siliguri Assembly Constituency

শিলিগুড়ি বিধানসভা নির্বাচন ক্ষেত্র

Place : Siliguri

স্থান : শিলিগুড়ি

Date : 9.3.95

তারিখ : ৯.৩.৯৫

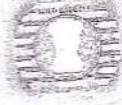
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BJCPS8275F



नाम / Name
BARUN SARKAR

पिता का नाम / Father's Name
DHIREN SARKAR

जन्म की तिथि / Date of Birth
01/01/1973

Barun Sarkar
हस्ताक्षर / Signature



Barun Sarkar

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UHITS
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :

आयकर पैन सेवा यूनिट, UHITS

प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,

नवी मुंबई-४०० ६१४.

Barun Sarkar

आयकर विभाग

INCOME TAX DEPARTMENT

SRIJA CONSTRUCTION



भारत सरकार

GOVT. OF INDIA

12/03/2014

Permanent Account Number

ACPFS9703D

00092014

इस कार्ड के खोने/चाने पर कृपया सूचित करें/लौटारें:
आयकरों में सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
e-mail: runfo@nsdl.co.in

Rumi Akshay Roy.



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XEQ1797489



নির্বাচকের নাম : রুমি সরকার (ঘোষ
রায়)
Elector's Name : Rumi Sarkar (Ghosh
Roy)
স্বামীর নাম : সঞ্জয় ঘোষ রায়
Husband's Name : Sanjay Ghosh Roy
লিঙ্গ/Sex : ঙ্গ/F
জন্ম তারিখ
Date of Birth : ০১/১২/২০১৩

XEQ1797489

ঠিকানা:
দেশবন্ধু পারা, সিলিগুরি মিউনিসিপালিটি
কর্পোরেশন, সিলিগুরি, দার্জিলিং-৭৩৪০০৪

Address:
DESHBANDHU PARA, SILIGURI (M
CORP.), SILIGURI, DARJEELING-734004

Date: 01/12/2013

26-শিলিগুরি নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন আধিকারিকের
স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
26-Siliguri Constituency

যিকোনো পরিবর্তন হলে নতুন ঠিকনার খোঁটার লিটে নাম জোড়া ও একই
নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য শিলিগুরি ঘরে এই
পরিচয়পত্রের নকলটি উপস্থাপন করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

130079

Rumi Ghosh Roy



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/04/025/0843385



নির্বাচকের নাম : অভিজিত পাল চৌধুরী
Elector's Name : Abhijit Pal Chowdhuri
পিতার নাম : প্রান কুমার পাল চৌধুরী
Father's Name : Pran Kumar Pal Chowdhuri
লিঙ্গ/Sex : পুরু / M
জন্ম তারিখ : XX/XX/1964
Date of Birth

Abhijit Pal Chowdhury

WB/04/025/0843385

ঠিকানা:

মধ্য দেশবন্ধু পাড়া,
জেলা-দার্জিলিং-734004

Address:

Madhya Deshbandhu Para,
DIST-DARJEELING-734004

Date: 14/09/2018

26 - শিলিগুড়ি নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

26 - Siliguri Constituency

ক্রিয়মাণ পরিবর্তন: যখন লোক টিকসের জোড়ায় বিস্ট্র নম্বরের
একই সময়ে নতুন পত্র পরিবর্তন পাওয়ার জন্য নিবন্ধন করে এই
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card
No. in the relevant Form for including your name
in the roll at the changed address and to obtain
the card with same number 220 / 465

Major Information of the Deed

| | | | |
|--|--|---|------------|
| Deed No : | I-0402-01987/2019 | Date of Registration | 02/09/2019 |
| Query No / Year | 0402-0001417302/2019 | Office where deed is registered | |
| Query Date | 31/08/2019 10:21:09 AM | A.D.S.R. SILIGURI, District: Darjeeling | |
| Applicant Name, Address & Other Details | S DAS HAKIM PARA,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832068257, Status :Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 13,00,000/-] | | |
| Set Forth value | Market Value | | |
| Rs. 40,00,000/- | Rs. 51,80,321/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 7,021/- (Article:48(g)) | Rs. 13,021/- (Article:E, E, E, B) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: BAGHAJATIN COLONY BTN.BHAGAJATIN RD & MAHANANDA RVR, Mouza: Siliguri, , Ward No: 2 JI No: 88, Pin Code : 734003



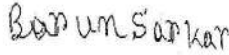
| Sch No | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-------------------|---------|---------------|-------------------------|-----------------------|---|
| L1 | RS-679 | RS-471/1 | Bastu | Bastu | 0.027 Acre | 20,00,000/- | 24,54,546/- | Width of Approach Road: 19 Ft., Adjacent to Metal Road, |
| L2 | RS-679 | RS-153 | Bastu | Bastu | 0.026 Acre | 18,00,000/- | 23,63,637/- | Width of Approach Road: 19 Ft., Adjacent to Metal Road, |
| TOTAL : | | | | | 5.3Dec | 38,00,000 /- | 48,18,183 /- | |
| Grand Total : | | | | | 5.3Dec | 38,00,000 /- | 48,18,183 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1, L2 | 1305 Sq Ft. | 2,00,000/- | 3,62,138/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 1305 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tin Shed, Extent of Completion: Complete | | | | | |
| Total : | | 1305 sq ft | 2,00,000 /- | 3,62,138 /- | |

Developer Details :

Name,Address,Photo,Finger print and Signature










| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Shri BARUN SARKAR (Presentant) Son of Late DHIREN SARKAR Executed by: Self, Date of Execution: 02/09/2019 , Admitted by: Self, Date of Admission: 02/09/2019 ,Place : Office |  |  |  |
| | 02/09/2019 | LTI 02/09/2019 | 02/09/2019 |

2/6 BAGHAJATIN COLONY, P.O:- PRADHAN NAGAR, P.S:- Pradhan Nagar, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BJCPS8275F, Aadhaar No: 28xxxxxxxx6167, Status :Individual, Executed by: Self, Date of Execution: 02/09/2019 , Admitted by: Self, Date of Admission: 02/09/2019 ,Place : Office

Developer Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | SRIJA CONSTRUCTION DESHBANDHU PARA, P.O:- SIIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004 , PAN No.:: ACPFS9703D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | | | | | | | | | | |
|---|---|---|---|--------------|-----------|---|---|---|---|--|-------------------|-------------------|------------|
| 1 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt RUMI GHOSH ROY Wife of Shri SANJOY GHOSH ROY Date of Execution - 02/09/2019, , Admitted by: Self, Date of Admission: 02/09/2019, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Sep 2 2019 1:04PM</td> <td>LTI 02/09/2019</td> <td>02/09/2019</td> </tr> </tbody> </table> | Name | Photo | Finger Print | Signature | Smt RUMI GHOSH ROY Wife of Shri SANJOY GHOSH ROY Date of Execution - 02/09/2019, , Admitted by: Self, Date of Admission: 02/09/2019, Place of Admission of Execution: Office |  |  |  | | Sep 2 2019 1:04PM | LTI 02/09/2019 | 02/09/2019 |
| Name | Photo | Finger Print | Signature | | | | | | | | | | |
| Smt RUMI GHOSH ROY Wife of Shri SANJOY GHOSH ROY Date of Execution - 02/09/2019, , Admitted by: Self, Date of Admission: 02/09/2019, Place of Admission of Execution: Office |  |  |  | | | | | | | | | | |
| | Sep 2 2019 1:04PM | LTI 02/09/2019 | 02/09/2019 | | | | | | | | | | |
| | DESHBANDHU PARA, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 98xxxxxxxx3108 Status : Representative, Representative of : SRIJA CONSTRUCTION (as PARTNER) | | | | | | | | | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|--|
| AVIJIT PAUL CHOWDHURY PRAN KUMAR CHOWDHURY DESHBANDHU PARA, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - |  |  |  |
| | 02/09/2019 | 02/09/2019 | 02/09/2019 |

Identified by Smt RUMI GHOSH ROY

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|----------------------------|
| 1 | Shri BARUN SARKAR | SRIJA CONSTRUCTION-2.7 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|----------------------------|
| 1 | Shri BARUN SARKAR | SRIJA CONSTRUCTION-2.6 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|--|
| 1 | Shri BARUN SARKAR | SRIJA CONSTRUCTION-1305.00000000 Sq Ft |

Endorsement For Deed Number : I - 040201987 / 2019

On 02-09-2019

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 12:57 hrs on 02-09-2019, at the Office of the A.D.S.R. SILIGURI by Shri BARUN SARKAR ,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 51,80,321/-

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

Execution is admitted on 02/09/2019 by Shri BARUN SARKAR, Son of Late DHIREN SARKAR, 2/6 BAGHAJATIN COLONY, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business

Indetified by Shri AVIJIT PAUL CHOWDHURY, , , Son of Late PRAN KUMAR CHOWDHURY, DESHBANDHU PARA, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

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

Execution is admitted on 02-09-2019 by Smt RUMI GHOSH ROY, PARTNER, SRIJA CONSTRUCTION (Partnership Firm), DESHBANDHU PARA, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004

Indetified by Shri AVIJIT PAUL CHOWDHURY, , , Son of Late PRAN KUMAR CHOWDHURY, DESHBANDHU PARA, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

Registration under section 60 and Rule 69.
Registered in Book - I
Registration number 0402-2019, Page from 81420 to 81443
Registration No 040201987 for the year 2019.



Digitally signed by Jiwan Tamang
Date: 2019.09.04 18:31:54 +05:30
Reason: Digital Signing of Deed.

(Jiwan Tamang) 04-09-2019 18:31:18
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)