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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 257991

4/1/2022
D/O. 807989.

M/S. ADITYA BUILDERS
Subir Kumar Ghosh

✓ Subir Kumar Mukherjee

✓ Sharhani Mukherjee

✓ Shalin Chakraborty

M/S. ADITYA BUILDERS
Sama Roy
PARTNER

M/S. ADITYA BUILDERS
Keyeli Banerjee
PARTNER

Subir Kumar Ghosh
PARTNER

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 14th day of March, Two Thousand Twenty Two

WITNESSES THAT THE DEEDS ARE REGISTERED IN THE OFFICE OF THE DISTRICT SUB-REGISTRAR AT BAGURUA TO THIS DOCUMENT AND THE FACTS IN THIS DOCUMENT.



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Addl. District Sub-Registrar, Page 1 of 23
Bagurua at Bagurua

4 MAR 2022

v Salil Kumar Mukherjee

v Shalini Mukherjee

v Shalini Chakraborty

M/S. ADITYA BUILDERS
Soma Roy
PARTNER

M/S. ADITYA BUILDERS
Koyeli Banerjee
PARTNER

M/S. ADITYA BUILDERS
Subira Kumar
PARTNER

BETWEEN

1. **SRI SALIL KUMAR MUKHERJEE**, (PAN: ADTPM8388D), son of Late Sailendra Nath Mukherjee, Citizen of India, Hindu by religion, business by occupation, residing at Malancha, Military Road, Shivmandir, Post Office- New Rangia, Police Station- Matigara, District- Darjeeling, Pin- 734013, West Bengal, 2. **SMT. SHARBARI MUKHERJEE**, (PAN: ADJPM8999C), wife of Sri Salil Kumar Mukherjee, Citizen of India, Hindu by religion, housewife by occupation, residing at Malancha, Military Road, Shivmandir, Post Office- New Rangia, Police Station- Matigara, District- Darjeeling, Pin- 734013, West Bengal and 3. **SMT. SHALINI CHAKRABORTY** *alias* **SHALINI MUKHERJEE**, (PAN: AUWPM0236E), daughter of Sri Salil Kumar Mukherjee, Citizen of India, Hindu by religion, housewife by occupation, residing at Malancha, Military Road, Shivmandir, Post Office- New Rangia, Police Station- Matigara, District- Darjeeling, Pin- 734013, West Bengal hereinafter collectively called and referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PARTY**.

AND

M/S. ADITYA BUILDERS, PAN: ABUFA6895L, a Partnership firm having its Office at Halermatha, Post Office- New Rangia, Police Station -Matigara, Dist. Darjeeling, Pin Code-734013, West Bengal, represented by its partners namely 1. **SMT. SOMA ROY**, PAN: AIOPR0177P, wife of Sri Debasish Roy, Hindu by religion, business by occupation, Citizen of India, resident of Halermatha, Post Office- New Rangia, Police Station- Matigara, Dist. Darjeeling, Pin Code-734013, West Bengal, 2. **SMT. KOYELI BANERJEE**, PAN: AEXPC3815N, wife of Santanu Banerjee, Hindu by religion, business by occupation, Citizen of India, resident



✓ Salil Kumar Mukherjee

✓ Shashani Mukherjee

✓ Shalini Chakraborty

M/S. ADITYA BUILDERS
50 MA ROY.

PARTNER

ADITYA BUILDERS
Kajali Banerjee
PARTNER

ADITYA BUILDERS

Subir Kumar Ghosh

PARTNER

of Purbasa, 13/1, Masterda Lane, Ashrampara, Post Office-
Siliguri, Police Station- Siliguri, District- Darjeeling, Pin- 734001,
West Bengal and 3. **SRI SUBIR KUMAR GHOSH, PAN-
AIUPG9670N**, son of Late Susanta Kumar Ghosh, Hindu by
religion, business by occupation, Citizen of India, resident of 34,
Vivekananda Sarani, Post Office- Haltu, Police Station- Garfa,
Kolkata-700078, West Bengal hereinafter mentioned as the
"DEVELOPER" (which term or expression shall always mean and
include the partners for the time being and their heirs, executors,
administrators, legal representatives and assigns) of the **SECOND
PARTY.**

WHEREAS one Samir Mukherjee, son of Late Sailendra Nath
Mukherjee was the registered and recorded owner of the land
measuring 13 decimal, out of which land measuring 6 decimal
included in R.S. Plot No. 343 corresponding to L.R. Plot No. 381
and land measuring 7 decimal included in R.S. Plot No. 345
corresponding to L.R. Plot No. 383, recorded in L.R. Khatian No.
1034, J.L. No. 70 within Mouza- Bairatisal under Matigara Police
Station, District- Darjeeling more fully described in the Schedule-1
below, has acquired ownership of the land by virtue of registered
deed of sale being No. 1435 for the year 1985 and the same was in
actual, khas and physical possession having permanent, heritable
and transferable right, title and interest therein free from all
encumbrances and charges whatsoever.

AND WHEREAS the owner No. 1 **SRI SALIL KUMAR
MUKHERJEE**, son of Late Sailendra Nath Mukherjee, residing at
"Malancha", Military Road, Shivmandir, Post Office- New Rangia,
Police Station- Matigara, District- Darjeeling, Pin- 734013, West
Bengal become the owner of the land measuring 13 decimal, out of
which land measuring 6 decimal included in R.S. Plot No. 343
corresponding to L.R. Plot No. 381 and land measuring 7 decimal
included in R.S. Plot No. 345 corresponding to L.R. Plot No. 383,



Salil Kumar Mukherjee

Shubani Mukherjee

Shalini Chakrabarty

M/S. ADITYA BUILDERS
SOMA ROY

PARTNER

A.P. ADITYA BUILDERS
Koyel Banerjee
PARTNER

M/S. ADITYA BUILDERS

Subrata Kumar Ghosh

PARTNER

recorded in L.R. Khatian No. 1034(new), J.L. No. 70 within Mouza-Bairatisal under Matigara Police Station, District- Darjeeling fully described in the Schedule-1 below by virtue of a Deed of Sale dated 14/12/2020 which was registered in the office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra, Darjeeling and recorded in Book No. I, Volume No. 0403-2020, Page 119018 to 119034, being No. 040305014 for the year 2020 and the same was executed by Samir Mukherjee, son of Late Sailendra Nath Mukherjee and the said land is in actual, khas and physical possession having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS a separate Khatian (ROR) with respect to the land fully described in the Schedule-1 was opened and published in the name of Sri Salil Kumar Mukherjee, son of Late Sailendra Nath Mukherjee being Khatian No. 7359 (L.R.) available with the office of the BL & LRO, Matigara, District- Darjeeling.

AND WHEREAS by virtue of the said Deed of Conveyance dated 14/12/2020 being No. 5014 for the year 2020 SRI SALIL KUMAR MUKHERJEE, son of Late Sailendra Nath Mukherjee, residing at "Malancha", Military Road, Shivmandir, Post Office- New Rangia, Police Station- Matigara, District- Darjeeling, Pin- 734013 become the absolute owners of ALL THAT piece and parcel land measuring about 13 decimals fully described in the Schedule-1 below and the said land is in actual, khas and physical possession having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.



✓ Salil Kumar Mukherjee

✓ Shalini Chakrabarty

✓ Shalini Chakrabarty

M/S. ADITYA BUILDERS
Soma Roy

PARTNER

M/S. ADITYA BUILDERS

Koyel Banerjee
PARTNER

M/S. ADITYA BUILDERS

Smriti Chakrabarty

PARTNER

AND WHEREAS one LAB INSTRUMENT & CHEMICAL WORKS, a partnership firm having its office at Hill Cart Road Post Office- Siliguri, Police Station- Siliguri, District- Darjeeling, Pin- 734001 was the registered and recorded owner of the land measuring 16 decimal included in L.R. Plot No. 381, recorded in L.R. Khatian No. 1036, J.L. No. 70 within Mouza- Bairatisal under Matigara Police Station, District- Darjeeling more fully described in the Schedule-2 below, has acquired ownership of the land by virtue of registered deed of sale being No. 1434 for the year 1985 and the same was in actual, khas and physical possession having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS the owner No. 2 SMT. SHARBARI MUKHERJEE, wife of Sri Salil Kumar Mukherjee, residing at "Malancha", Military Road, Shivmandir, Post Office- New Rangia, Police Station- Matigara, District- Darjeeling, Pin- 734013, West Bengal become the owner of the land measuring 16 decimal included in L.R. Plot No. 381, recorded in L.R. Khatian No. 1036 (new), J.L. No. 70 within Mouza- Bairatisal under Matigara Police Station, District- Darjeeling fully described in the Schedule-2 below by virtue of a Deed of Conveyance dated 14/12/2020 which was registered in the office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra, Darjeeling and recorded in Book No. 1, Volume No. 0403-2020, Page 118961 to 118979, being No. 040305013 for the year 2020 and the same was executed by LAB INSTRUMENT & CHEMICAL WORKS, represented by its partners, a) Sri Salil Kumar Mukherjee & b) Sri Samir Mukherjee, both are son of Late Sailendra Nath Mukherjee and the said land is in actual, khas and physical possession having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.



Salil Kumar Mukherjee

Shubhpari Mukherjee

Shobini Chakrabarty

M/S. ADITYA BUILDERS
Soma Roy,

PARTNER

M/S. ADITYA BUILDERS

Kajal Bandyopadhyay

M/S. ADITYA BUILDERS

Subira-Kumari

PARTNER

AND WHEREAS a separate Khatian (ROR) with respect to the land fully described in the Schedule-2 below was opened and published in the name of Smt. Sharbari Mukherjee, wife of Sri Salil Kumar Mukherjee being Khatian No. 7360 (L.R.) available with the office of the BL & LRO, Matigara, District- Darjeeling.

AND WHEREAS by virtue of the said Deed of Conveyance dated 14/12/2020 being No. 5013 for the year 2020 **SMT. SHARBARI MUKHERJEE**, wife of Sri Salil Kumar Mukherjee, residing at "Malancha", Military Road, Shivmandir, Post Office- New Rangia, Police Station- Matigara, District- Darjeeling, Pin- 734013 become the absolute owners of **ALL THAT** piece and parcel land measuring about 16 decimals fully described in the Schedule-2 below and the said land is in actual, khas and physical possession having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS one Smt. Sarbari Mukherjee, wife of Sri Salil Kumar Mukherjee was the owner of the land measuring 8 decimal included in R.S. Plot No. 342(old) corresponding to L.R. Plot No. 380(new), recorded in L.R. Khatian No. 1035, J.L. No. 70 within Mouza- Bairatisal under Matigara Police Station, District- Darjeeling more fully described in the Schedule-3 below and the same was in actual, khas and physical possession having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.



✓ Salil Kumar Mukherjee

✓ Shalini Mukherjee

✓ Shalini Chakraborty

M/S. ADITYA BUILDERS
Soma Roy.

PARTNER

M/S. ADITYA BUILDERS
Kajali Kanyo
PARTNER

M/S. ADITYA BUILDERS
Sarbari Mukherjee

PARTNER

AND WHEREAS the owner No. 3 SHALINI CHAKRABORTY alias SHALINI MUKHERJEE, daughter of Sri Salil Kumar Mukherjee residing at Malancha, Military Road, Shyvmandir, Post Office- New Rangia, Police Station- Matigara, District- Darjeeling, Pin- 734013, West Bengal become the owner of the land measuring 8 decimal, included in R.S. Plot No. 342(old) corresponding to L.R. Plot No. 380(new), recorded in L.R. Khatian No. 1035(new), J.L. No. 70 within Mouza- Bairatisal under Matigara Police Station, District- Darjeeling fully described in the Schedule-3 below by virtue of a Deed of Gift dated 07/12/2006 which was registered in the office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra, Darjeeling and recorded in Book No. 1, CD Volume No. 3, page 6844 to 6856, being No. 01400 for the year 2013 and the same was executed by Smt. Sarbari Mukherjee, wife of Sri Salil Kumar Mukherjee and the said land was in actual, khas and physical possession having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS a separate Khatian (ROR) with respect to the land fully described in the Schedule-3 was opened and published in the name of Kumari Shalini Mukherjee, daughter of Sri Salil Kumar Mukherjee being Khatian No. 7403 (L.R.) available with the office of the BL & LRO, Matigara, District- Darjeeling.

AND WHEREAS by virtue of the said Deed of Gift dated 07/12/2006 being No. 01400 for the year 2013 SMT. SHALINI CHAKRABORTY alias SHALINI MUKHERJEE, daughter of Sri Salil Kumar Mukherjee, residing at "Malancha", Military Road, Shyvmandir, Post Office- New Rangia, Police Station- Matigara, District- Darjeeling, Pin- 734013 become the absolute owners of ALL THAT piece and parcel land measuring about 8 decimals



✓ Sajib Kumar Mukherjee

✓ Shradha Chakrabarty

✓ Shakti Chakrabarty

M/S. ADITYA BUILDERS

Soma Roy

PARTNER

M/S. ADITYA BUILDERS
Kajali Banerjee
PARTNER

M/S. ADITYA BUILDERS

Surbina Karmakar

PARTNER

fully described in the Schedule-3 below and the said land is in actual, khas and physical possession having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS the owners, the First Part herein are desirous to develop and promote the land fully described in Schedule-1, Schedule-2 and Schedule-3 below in joint venture by constructing multi storied building(s) with several flats, shop spaces and car parking spaces on ownership as per building plan to be sanctioned by the Matigara Panchayet Samity or other Authority concerned on the said property more fully and particularly described in the **FIRST SCHEDULE** below and as such the **FIRST PARTY** herein approached the **SECOND PARTY** herein to raise such construction at his/it's/their own cost and/or at the cost of their nominee on the **FIRST SCHEDULE** property as per the plan to be sanctioned by the Matigara Panchayet Samity or other Authority concerned for the benefit of the parties of this Agreement.

AND WHEREAS the Second Party being the Developer engaged in construction and building developing business have agreed with the proposal of the First Party, the owners to raise a multi storied residential building as per building plan to be sanctioned by the Matigara Panchayet Samity or other Authority concerned at his/it's/their own costs and/or at the cost of their nominees on the property described in the First Schedule below on certain terms and conditions to which the parties herein agreed.

AND WHEREAS in consideration of the said offer and acceptance the parties herein have executed this agreement under the following terms and conditions.



✓ Salil Kumar Mukherjee

✓ Shrabani Mukherjee

✓ Shalini Chakraborty

M/S. ADITYA BUILDERS
SOMA ROY

PARTY

M/S. ADITYA BUILDERS
Koyeli Banerjee

M/S. ADITYA BUILDERS

Subir Kumar Ghosh

PARTY

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

1. OWNERS shall mean 1. SRI SALIL KUMAR MUKHERJEE, son of Sri Late Sailendra Nath Mukherjee, 2. SMT. SHARBANI MUKHERJEE, wife of Sri Salil Kumar Mukherjee and 3. SHALINI CHAKRABORTY alias SHALINI MUKHERJEE, daughter of Sri Salil Kumar Mukherjee, their heirs, successor/successors, legal representative/ representatives and assign/ assigns.

2. DEVELOPER shall mean M/S. ADITYA BUILDERS, PAN-ABUPA6895L, a Partnership firm having its registered Office at Halermatha, Post Office- New Rangia, Police Station -Matigara, Dist. Darjeeling, Pin Code-734013, West Bengal, represented by its partners namely 1. SMT. SOMA ROY, wife of Sri Debasish Roy, Hindu by religion, business by occupation, Citizen of India, resident of Halermatha, Post Office- New Rangia, Police Station- Matigara, Dist. Darjeeling, Pin Code-734013, West Bengal, 2. SMT KOYELI BANERJEE, wife Santanu Banerjee, Hindu by religion, business by occupation, Citizen of India, resident of Purbasa, 13/1, Masterda Lane, Ashrampara, Post Office- Siliguri, Police Station- Siliguri, District- Darjeeling, Pin- 734001, West Bengal and 3. SRI SUBIR KUMAR GHOSH, son of Late Susanta Kumar Ghosh, Hindu by religion, business by occupation, Citizen of India, resident of 34, Vivekananda Sarani, Post Office- Haltu, Police Station- Garfa, Kolkata-700078, West Bengal - hereinafter mentioned as the "DEVELOPER" (which term or expression shall always mean and include the partners for the time being and their heirs, executors, administrators, legal representatives and assigns) of the SECOND PARTY, the second part herein and their heir/heirs, executors, successor/ successors, successors-in-office, legal representative/ representatives and assign/ assigns.



✓ Salil Kumar Mukherjee
✓ Shobani Mukherjee
✓ Shalin Chakraborty

M/S. ADITYA BUILDERS
Sams Roy.
BY REGISTER

M/S. ADITYA BUILDERS
Kajali Banerjee

M/S. ADITYA BUILDERS
Subir Kumar Ghosh

3. a) **THE SAID PROPERTY** shall mean **ALL THAT** piece and parcel of homestead land measuring about 37 decimals as fully described in Schedule-1, Schedule-2 and Schedule-3 of the **FIRST SCHEDULE**.

(b) **TITLE DEEDS:** Shall mean Deeds and Tax receipts.

4. **BUILDING** shall mean multi storied building consisting of several flats, shop spaces and car parking spaces to be constructed on the First Schedule land by the Developer, second party at his/it's/their own cost as per building plan to be sanctioned by the Matigara Panchayet Samity or other Authority concerned.

5. **COMMON FACILITIES** shall mean and include corridors, stairs, ways passage-ways, roof of the top floor if any, drive-ways, overhead water tank, underground water reservoir, septic tank, electric meter room, common lavatories if provided by the Developer, water motor and pump with room and water and other facilities which be provided by the Developer in the new Building.

6. **SALEABLE SPACE** shall mean the space in the proposed building available for independent use and occupation by the Developer after making the provisions for common facilities and space required thereof.

7. **OWNERS' ALLOCATION** on completion of multi storied building the owners collectively shall be entitled to get **ALL THAT** one 3BHK residential flat on Fourth Floor of the proposed building measuring approximately 1100 Sq. Ft. super built area and one open car parking space on the ground floor together with undivided impartible proportionate share of the land and premises as stated in the First Schedule below having common rights of the



V. Subal Kumar & Builders

V. Shashan Kulkarni

V. Shashi Chakraborty

M/S. ADITYA BUILDERS
Soma Roy.
PARTNER

M/S. SA SUDHAR
Kajal Banerjee
PARTNER

M/S. ALIYA BUILDERS
Rubin Kumar
PARTNER

common parts of the building and common amenities of the said building along with cash consideration of Rs. 1,40,00,000.00 (Rupees one hundred forty lakh only) which will be paid by the Developer to the owners herein as follows: a) Rs. 45,00,000.00 already paid and b) Balance Rs. 95,00,000.00 within construction period i.e., 54 months or before registration of developers' allocation areas/flats of proposed building or at the time of delivery of possession of owners' allocation whichever is earlier.

8. The owners herein have declared that they have no claim in respect of other flats, car parking spaces, shop spaces or other saleable spaces of the Developer's Allocation of the new multi storied building. The Developer herein shall have exclusive right in respect of the remaining areas of the proposed building save and except owners' allocation and to dispose of the same to the intending Purchaser/s.

9. DEVELOPER'S ALLOCATION shall mean remaining portion of the new building save and except first party's (Owners') allocation as stated in clause No.7. It is worth mentioning here that the entire roof of the building will be reserved as developer's allocation.

10. THE ARCHITECT shall mean such other person or persons or firm with requisite qualification who will be appointed by the Developer for designing and planning and for other purposes of the new building.

11. BUILDING PLAN shall mean such plan prepared by the Architect for the construction of the new multi storied residential building or buildings and to be sanctioned by the Matigara Panchayet Samity or other Authority concerned.

12. TRANSFER with its Grammatical Variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of spaces/flats/shops/parking



Sabil Kumar Building

Shobari Mittal

Shakti Chakraborty

M/S. ADITYA BUILDERS
Soma Roy

PARTNER

M/S. ADITYA BUILDERS
Kayeli Banerji

PARTNER

M/S. ADITYA BUILDERS

Subira Kumar Ghosh

PARTNER

spaces in the building to the purchasers thereof although the same may not amount to a transfer-in-law without causing in any manner inconvenience or disturbance to the owners.

13. **TRANSFeree** shall mean a Gentle person to whom any space/flat/shop space/car parking in the building will be transferred for residential/commercial purpose only.

THIS AGREEMENT shall be deemed to have commenced with effect from the date of execution.

FIRST PARTY'S RIGHT, REPRESENTATION & LIABILITIES:

- 1) The First Party (Owners) shall cause to prove that they are absolutely seized and possessed of and the owner and/or otherwise well and sufficiently entitled to the **FIRST SCHEDULE** property.
- 2) **NONE** other than the First Party have any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.

DEVELOPER'S RIGHT:

The First Party hereby grant subject to what has been hereunder provided exclusive right to the Developer to build upon and to "Commercially Exploit" the said property and shall be able to construct the new multi storied residential/commercial building on the First Schedule land in accordance with the plan to be sanctioned by the Matigara Panchayet Samity or other Authority concerned with or without any amendment and/or modification thereto made or caused to be made by the parties hereto.

All applications, modification/alteration of plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction of the building plan, NOC

M/S. ADITYA BUILDERS
Sabira Kumar Ghosh

PARTNER



Sahil Kumar Mondal

Shankari Bhatnagar

Shalini Chakrabarty

M/S. ADITYA BUILDERS
Sama RoW
PACTUS

M/S. ADITYA BUILDERS
Keyeli Banerjee

M/S. ADITYA BUILDERS
Subir Kumar Ghosh

etc. from the appropriate authorities shall be prepared and submitted by the Developer after obtaining the signature from the First Party thereon or on behalf of the First Party, the Developer may sign the same on the strength of Power of Attorney executed by First Party in favour of the Developer and the Developer shall pay all charge and bear all fee including Architect's fees required to be paid or deposited for exploitation of the said property.

CONSIDERATION:

In consideration of the First Party having agreed to permit the Developer to 'Commercially Exploit' the said property and in exchange to provide the owners collectively ALL THAT one residential flat measuring approximately 1100-Sq. Ft. super built area on the fourth floor of the proposed new multi storied residential/commercial building together with undivided impartible proportionate share of the land and premises as stated in the schedule-1, schedule-2 and schedule-3 of the First Schedule hereinbefore stated having common rights of the common parts of the building and common amenities of the said building, along with cash consideration of Rs. 1,40,00,000.00 (Rupees one hundred forty lakh only) which will be paid by the developer to the owners herein as follows: a) Rs. 45,00,000.00 already paid and b) Balance Rs. 95,00,000.00 within construction period i.e., 54 months or before registration of developers' allocation areas/flats of proposed building or at the time of delivery of possession of owners' allocation whichever is earlier.

The developer shall give possession of the owners' allocation portion in the new building together with common parts, undivided indivisible proportionate share of land to the owners within 54 months to be calculated from the date of obtaining the sanctioned building plan to be submitted by the Matigara Panchayet Samity or other Authority concerned within 6 months from the date of handover the possession of the said premises to the developer by the owners. If the developer fails to comply it's/his/their part of



✓ Satish Kumar Mudhraj

✓ Shobani Kuthyoo

✓ Shalini Chakrabarty

M/S. ADITYA BUILDERS
SOMA ROY.

ADITYA

ADITYA BUILDERS
Kajal Banerjee

M/S. ADITYA BUILDERS

Soma Roy

performance within 54 months as mentioned above, the developer will be allowed for further six months.

The developer will be able to sell its allotted portion of the said building save & except Owners' Allocation mentioned in 2nd Schedule to any intending purchaser/purchasers and the First Party and/or their heirs, successors will execute and register the final Deed of Conveyance/Conveyances in favour of the nominee/nominees of the developer regarding selling, transferring, alienating for the undivided proportionate share of the land underneath the respective flats and common users. **PROVIDED**, if the first party or their heirs or successors deny to execute and/or register the documents as mentioned above after taking the possession of their allocation, in that case the developer shall have the right to sell the same as empowered them through registered **DEVELOPMENT POWER OF ATTORNEY/GENERAL POWER OF ATTORNEY** provided this clause will not be applicable in respect to the handover of the possession to the intending purchasers by the developer.

The owners shall not be liable or be responsible for any Income Tax, GST, Sales Tax etc. in respect of selling the flats and car parking space under Developer's Allocation.

The developer shall not deviate from the sanctioned building plan under any circumstances and also shall not violate the Building Rules and Restrictions of the Matigara Panchayet Sanity or other Authority concerned but shall have the right to modify/alter/addition of the said plan and in this respect the owners herein shall not arise any objection for that type of construction.

The owners shall not be responsible for any money to be taken by the developer from the intending purchaser or purchasers.



✓ Sahil Kumar Mukherjee

✓ Shashani Mukherjee

✓ Slatin Chakraborty

M/S. ADITYA BUILDERS
Soma Roy.

PARENTS

THE ATTORNEYS
Kajal Banerjee
V. P. 1989

20/08/2022

Surbir Kumar Das

20/08/2022

The developer shall use the 1st class or standard building materials and all other fittings for construction of the proposed building.

POSSESSION:

The First Party will give free quiet, peaceful unencumbered vacant possession of the **FIRST SCHEDULE** property to the developer and the owners will demolish the existing structures if any at their own costs. The owners will get the sale proceeds amounts of the demolish structures if any.

The developer will complete the proposed building within 54 months after obtaining the sanctioned building plan to be sanctioned by the Matigara Panchayet Samity or other Authority concerned subject to force majeure or unavoidable circumstances.

The developer shall be exclusively entitled to the Developer's Allocation in the new building save and except the First Party's (Owners') Allocation with exclusive right to transfer or otherwise deal with or dispose of the same without prejudicially affected their interest without any right, title, claim or demand or interest therein whatsoever of the First Party and the First Party shall not act in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation. The First Party will only transfer by way of proper Deed of Conveyance either in favour of the developer or in favour of the intending purchaser(s) in respect of the undivided share of the land.

The First Party hereby undertake to execute and register in favour of the developer a **DEVELOPMENT POWER OF ATTORNEY/GENERAL POWER OF ATTORNEY** in the form and manner reasonably required by the Developer. It being understood however that such dealings shall not in any manner



✓ Sahil Kumar Mulchandani

✓ Shashani Mishra

✓ Shashi Chakraborty

ADITYA BUILDERS
Soma Roy.
PARTNER

ADITYA BUILDERS
Keyeli Banerjee
PARTNER

ADITYA BUILDERS
Saurabh Kumar Ghosh
PARTNER

fasten or create any financial or legal liability upon the first party nor there shall be any clause inconsistent with or against the terms mentioned in this agreement. The first party will not be able to revoke the Power of Attorney during the tenure of this agreement as the monetary involvement with couple of interest amongst other parties are involved herein.

That the First Party shall execute the Deed of Conveyance in favour of the developer or their nominee in respect of the part or parts of the proportionate share of land of the new building as shall be required by the developer and all costs and all expenses in that behalf will be borne and paid by the developer and or their nominees.

COMMON FACILITIES:

The developer shall pay and bear all property taxes and other dues and out goings in respect of the said premises and said building assuring due as and from the date of handover the vacant possession of the said property or part of it by the First Party to the developer. If there are any dues of property taxes regarding the said property up to the date of execution of this agreement, that would be borne by the owners.

As soon as the new building at first schedule property is completed and occupancy certificate with drainage and water connection is obtained from Matigara Panchayet Samity or other Authority concerned within the time hereinafter mentioned the Developer shall give written notice to the first party of their allocation to the new multi storied building and there being no dispute regarding the completion of the building in terms of this agreement and accordance to the specification and plan thereof to the effect then after 30 days from the date of serving of such notice and at all times thereafter the owners shall be exclusively responsible for payment of all panchayat/municipal taxes.



✓ Salil Kumar Mukherjee

✓ Shobani Mukherjee

✓ Shabini Chakraborty

✓/S. ABHAYA BUILDERS
SOMA PO 4.

FAKIR

✓/S. ABHAYA BUILDERS
Koyli Bangee

✓/S. ABHAYA BUILDERS

✓/S. ABHAYA BUILDERS

7/12/2019

From the date of handover of the possession of the owners' allocation the first party shall pay to the developer the service charges and other charges as applicable for maintenance and other purposes till the association of flat owners formed.

COMMON RESTRICTION:

The developer shall not use or permit to use the owners', first party's allocation in the new building or any portion thereof for any illegal, immoral trade and both parties shall abide by all rules, by laws, laws of the government or any other authorities. Both the party shall abide by all laws, bye-laws, rates and regulations of the Govt. & other authorities.

The owners, the First party shall pay proportionate expenses for maintenance of the common portion of the new building.

OWNERS' OBLIGATIONS

The first party do hereby agree, covenant with the developer not to do any act or deed or thing hereby, the developer may be prevented from selling, assigning and/or disposing of any part or entire part of the Developer's Allocation of new building. The developer also shall not have any right to get, grant, lease, mortgage and/or charges the allocated area of the first party.

If the marketable title to the aforesaid land is found defective before or after sanction of the building plan from Matigara Panchayet Samity or other Authority concerned or during the construction of the proposed building, the owners shall be bound to clear up the said defects at their own costs and expenses or the developer shall bear the said costs and expenses with the consent of the owners.



✓ Basit Kumar Mahalingo

✓ Shonari Kesthooje

✓ Shubini Chakraborty

M/S. ADITYA BUILDERS
Soma Rob.
MEZANI

Kayeli Banerjee

Sushil Kumar Singh

DEVELOPER'S OBLIGATIONS

1. The developer shall complete the construction of the said new multi storied building at First Schedule property within 54 months after obtaining the sanctioned building plan to be sanctioned by the Matigara Panchayet Samity or other Authority concerned. The time of completion of the building shall be strictly observed and the period of construction will be extended if there is any force majeure, natural calamity or situation beyond the control of the developer.
2. The developer shall not be entitled to transfer alienate or assign this agreement to any other person/persons for completion of the said new building under the terms and conditions of this agreement without any written consent of the owners/first party.
3. Not to violate or contravene any of the provisions or rates applicable for construction of the building.
4. The new multi storied residential/commercial building to be constructed by the developer, the Second Party at its own cost in accordance with the sanctioned building plan to be sanctioned by the Matigara Panchayet Samity or other Authority concerned and the same will be constructed as per specification as mentioned in the Fourth Schedule hereunder written.
5. The developer shall obtain building completion certificate from Architect and occupancy certificate and drainage and water connection certificate if required from Matigara Panchayet Samity or other Authority concerned after completion of the construction of the said building within stipulated period.



v. Sald Kumar Mukherjee

v. Skandan Mukherjee

v. Shalini Chakraborty

M.S. ADITYA BUILDERS
Sonia Roy

Keyela Bargee

Sharbani Mukherjee

THE FIRST SCHEDULE ABOVE REFERRED TO

SCHEDULE-1

ALL THAT piece and parcel of land measuring about 13 decimals included in part of Old Plot No. 343 corresponding to New Plot No. 381 (area: 6 decimal) and Old Plot No. 345 corresponding to New Plot No. 383 (area: 7 decimal), recorded in New Khatian No. 7359, Mouza- Bairatisal, J.L. No. 70, within the jurisdiction of Police Station- Matigara, Sub-Division- Siliguri, A.D.S.R. Siliguri-II at Bagdogra, District- Darjeeling and under the Atharakhai Gram Panchayet and the same is butted and bounded as follows:

- On the North : Land of M.M Roy;
- On the South : Land of Lab Instrument;
- On the East : Land of Smt. Sharbani Mukherjee;
- On the West : Land of Shalini Mukherjee.

SCHEDULE- 2

ALL THAT piece and parcel of vacant land measuring about 16 decimals included in part of New Plot No. 381, recorded in New Khatian No. 7360, Mouza- Bairatisal, J.L. No. 70, within the jurisdiction of Police Station - Matigara, Sub-Division- Siliguri, A.D.S.R. Siliguri-II at Bagdogra, District - Darjeeling and under the Atharakhai Gram Panchayet and the same is butted and bounded as follows:

- On the North : Land of Samir Mukherjee;
- On the South : Land of Kali Kumar Barua;
- On the East : Land of Smt. Sharbani Mukherjee and Others;
- On the West : Land of Shalini Mukherjee.



Sabit Kumar Mukherjee

Shashini Mukherjee

Shalin Chakraborty

SHRUTI BUILDERS
Soma Roy.

SHRUTI BUILDERS
Joydip Banerjee

SHRUTI BUILDERS
Subir Mukherjee

SCHEDULE-3

ALL THAT piece and parcel of vacant land measuring about 8 decimals included in part of Old Plot No. 342, corresponding to New Plot No. 380, recorded in New Khatian No. 7403, Mouza-Bairatisal, J.L. No. 70, within the jurisdiction of Police Station-Matigara, Sub-Division- Siliguri, A.D.S.R. Siliguri-II at Bagdogra, District- Darjeeling and under the Atharakhai Gram Panchayet and the same is butted and bounded as follows:

- On the North : 11 feet wide road and land of Premlal Singha;
- On the South : Land of Amal Kumar Sil;
- On the East : Land of Samir Mukherjee and Lab Instrument Chemical Works;
- On the West : Sold Land of Sakalu Singha.

THE SECOND SCHEDULE ABOVE REFERRED TO
OWNER'S ALLOCATION

ALL THAT one 3BHK residential flat measuring approximately 1100 Sq. Ft. super built area on the fourth floor and one open car parking on the ground floor of the proposed new multi storied residential/commercial building together with undivided impartible proportionate share of the land and premises as stated in the First Schedule hereinbefore having common rights of the common parts of the building, common spaces and common amenities of the said building, along with cash consideration of **Rs. 1,40,00,000.00 (Rupees one hundred forty lakh only)** which will be paid by the Developer to the owners as follows: a) Rs. 45,00,000.00 already paid and b) Balance Rs. 95,00,000.00 within construction period i.e., 54 months or before registration of developers' allocation areas/flats of proposed building or at the time of delivery of possession of owners' allocation whichever is earlier.



✓ Satish Kumar Mukherjee
✓ Shobani Kulkarni
✓ Swati Chakraborty

M/S. ADITYA BUILDERS
Soma Roy.

Kajali Banerjee

Sudhakar Kumar
Sudhakar Kumar

It is hereby noted that Owners herein shall execute and register a Development Power of Attorney/General Power of Attorney in favour of the Developer and also produce all original deeds including chain (previous) deeds/documents of the land if required.

THE THIRD SCHEDULE ABOVE REFERRED TO
Developer's Allocation

ALL THAT remaining areas of the proposed building (save and except the owners' allocation) mentioned in the Second Schedule will be the Developer's Allocation/area including undivided proportionate share of land along with the common areas and facilities in the proposed new building. It is worth mentioning here that the entire roof of the building will also be reserved for the developer as part of the Developer's Allocation.

THE FOURTH SCHEDULE ABOVE REFERRED TO
CONSTRUCTION SPECIFICATION
(Schedule of Construction)

- BUILDING WORK** : R.C.C. and Bricks Structure.
WALLS : 125 mm (5") thick for outer and 125 mm (5") thick for Partition Wall with 1st Class brick and Medium Coarse Sand.
PLASTER : Cement Plaster done by medium coarse sand for outer wall and inner wall ratio of cement and sand (5:1) for ceiling plaster (4:1)
WINDOW : Grill with Aluminium sliding folding window and fitted with 3 mm Glass.



✓ Sushil Kumar Mukherjee

✓ Shobani M. Hajra

✓ Shalini Chakraborty

A/S. ADITYA BUILDERS

Soma Roy

1/10/11

Keysh Banya

Sushil Kumar Mukherjee

DOOR : Frames made by Sal Wood or equivalent wood and Doors will be Flush Door with primer finish, on Main Door there will be one Safety Lock, Magic Eye Bolts and handle on doors. In case of Toilet using P.V.C. door.

FLOOR : Marble/Tiles finishing.

PLUMBING : In Toilet and W.C one each White Porcelain vitreous western style commode, additional water line to be provided for washing machine, white porcelain vitreous Basin, with water Tap point with standard Materials two water tap point, one mixer point, one shower, one geyser point in toilet, In W.C. two water tap and one shower, water line made by PVC pipe, outside plumbing waste line used by standard PVC pipe.

PAINTING : Inner walls will be painted by Putty finish and grill windows and doors with primer finish, stair case and outside of the building will be painted by 2 coats snowchem.

ELECTRIC : Concealed wiring with standard wire and switches and sockets.

WATER : Underground water reservoir with pump and overhead tank.

Note :
EXTRA WORK: Any extra work other than the standard specification and those agreed by developer shall be entertained and charged at a rate as will be decided by the Developer/Contractor before starting execution of the said work. No outside contractor will be allowed to execute the work. Payment of such work shall be made before the work is started.



✓ Salil Kumar Mukherjee
✓ Shobani Mukherjee
✓ Shalini Chakrabarty

M/S. ADITYA BUILDERS
Soma Roy
PARTNER

Keyeli Banerjee

M/S. ADITYA BUILDERS
Subir Kumar Roy
PARTNER

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

WITNESSES:

1. Debasish Roy,

Debasish Roy,
S/o Sri Santimoy Roy,
Halermatha, P.O. New Rangia,
P.S. Matigara, District-Darjeeling,
Pin-734013, W.B.,
Occupation- Business.

1. Salil Kumar Mukherjee

2. Shobani Mukherjee

3. Shalini Chakrabarty

SIGNATURE OF THE OWNERS

M/S. ADITYA BUILDERS
Soma Roy
PARTNER

M/S. ADITYA BUILDERS

M/S. ADITYA BUILDERS
Keyeli Banerjee
PARTNER


Subir Kumar Roy
PARTNER

2. Shagnik Banerjee
S/o Santanu Banerjee

Residing at Purbasha, 13/1, Mastardalore
Ashrangpara, Siliguri.
Pin- 734001

SIGNATURE OF THE DEVELOPER

Drafted by me as per instruction given by the parties, read over and explained in presence of witnesses and printed in my office:


Achintu Kumar Sarkar
Advocate/Siliguri
Enrolment No. F-1304/1026/99

Memo of Consideration

RECEIVED from the withinnamed developer the within mentioned a sum of Rs. 45,00,000/- (Rupees Forty-five Lakhs only) being the part of consideration amount in respect of the scheduled land described hereinabove as per memo below:

Sl. No.	Date	Mode of payment	Cheque Issuing Branch	Amount in Rupees
1	04/10/2020	Ch. No. 429134	SBI, NBU Br.	5,00,000.00
2	04/10/2020	Ch. No. 202778	SBI, Ektasal Br.	5,00,000.00
3	04/10/2020	Ch. No. 900128	BOB, Santoshpur Br.	3,00,000.00
4	04/10/2020	Cash		2,00,000.00
5	26/03/2021	RTGS		2,00,000.00
6	26/03/2021	RTGS		3,00,000.00
7	26/03/2021	RTGS		5,00,000.00
8	26/03/2021	RTGS		5,00,000.00
9	10/05/2021	202793	SBI, Ektasal Br.	10,00,000.00
10	10/05/2021	Ch. No. 202794	SBI, Ektasal Br.	5,00,000.00
Total Rupees Forty-five lakh only				45,00,000.00

WITNESSES :

1) Debasish Roy

Debasish Roy,
S/o Sri Santimoy Roy,
Halermatha, P.O. New Rangla,
P.S. Matigara, District-Darjeeling,
Pin-734013, W.B.,
Occupation- Business.

2) Shagnik Banerjee

S/o Santanu Banerjee
Residing at Purbasha, B/1, Mastuda Lane
Ashrangore, Liliguri.
Pin - 734001

SIGNATURE OF THE OWNERS

M/S. ADITYA BUILDERS
Sudha Kumar Ghosh
PARTNER

Finger Print of the Executant

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

Salil Kumar Mukherjee

Salil Kumar Mukherjee

Signature

Finger Print of the Executant

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

Shardari Mukherjee

Shardari Mukherjee

Signature

Finger Print of the Executant












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

Shalini Chakraborty

Shalini Chakraborty

Signature












Finger Print of the Claimant

		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
 Soma Roy	Left Hand					
	Right Hand					

Soma Roy

Signature











Finger Print of the Claimant

		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
 Koyeli Banerjee	Left Hand					
	Right Hand					

Koyeli Banerjee

Signature

Finger Print of the Claimant

		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
 Subir Kumar Ghosh	Left Hand					
	Right Hand					

Subir Kumar Ghosh

Signature

Major Information of the Deed



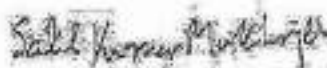


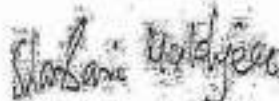



Deed No : 1-0403-02806/2022	Date of Registration : 14/03/2022
Query No / Year : 0403-2000807989/2022	Office where deed is registered : A.D.S.R. BAGDOGRA, District: Darjeeling
Query Date : 12/03/2022 12:07:41 PM	
Applicant Name, Address & Other Details : ACHINTA KUMAR SARKAR SHIVMANDIR, KADAMTALA, Thana : Matigara, District : Darjeeling, WEST BENGAL, PIN - 734011, Mobile No. : 8250309092, Status : Advocate	
Transaction : [0110] Sale, Development Agreement or Construction agreement	Additional Transaction : [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 45,00,000/-]
Set Forth value	Market Value : Rs. 1,07,26,254/-
Stamp duty Paid (SD) : Rs. 20,021/- (Article:48(g))	Registration Fee Paid : Rs. 45,021/- (Article:E, E, B)
Remarks	

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Bairatishal, JI No: 70, Pin Code : 734013

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-381 (RS :-)	LR-7359	Bastu	Rupni	8 Dec		18,78,660/-	
L2	LR-383 (RS :-)	LR-7359	Bastu	Rupni	7 Dec		21,91,770/-	
L3	LR-381 (RS :-)	LR-7360	Bastu	Rupni	16 Dec		50,09,760/-	
L4	LR-380 (RS :-)	LR-7403	Bastu	Danga	8 Dec		16,46,064/-	Width of Approach Road: 11 Ft.,
		TOTAL :			37Dec	0/-	107,26,254 /-	
		Grand Total :			37Dec	0/-	107,26,254 /-	

and Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature	Signature		
1	Name	Photo	Finger Print	Signature
1	<p>Shri SALIL KUMAR MUKHERJEE Son of Late SAILENDRA NATH MUKHERJEE Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office.</p>			
	14/03/2022	LTI	14/03/2022	14/03/2022
<p>Village:- MILITARY ROAD, P.O:- NEW RANGIA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office</p>				
2	Name	Photo	Finger Print	Signature
2	<p>Smt SHARBARİ MUKHERJEE Wife of Shri SALIL KUMAR MUKHERJEE Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office</p>			
	14/03/2022	LTI	14/03/2022	14/03/2022
<p>MILITARY ROAD, Village:- MILITARY ROAD, P.O:- NEW RANGIA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office</p>				
3	Name	Photo	Finger Print	Signature
3	<p>Smt SHALINI CHAKRABORTY, (Alias: Smt SHALINI MUKHERJEE) Daughter of Shri SALIL KUMAR MUKHERJEE Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office</p>			
	14/03/2022	LTI	14/03/2022	14/03/2022
<p>MILITARY ROAD, Village:- MILITARY ROAD, P.O:- NEW RANGIA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx6E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office</p>				



Developer Details :




Sl No	Name	Address	Photo	Finger print and Signature
1	ADITYA BUILDERS	HALERMATHA, Village:- HALERMATHA, P.O:- NEW RANGAI, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011 , PAN No.:: ABxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative		

Representative Details :

Sl No	Name	Address	Photo	Finger Print	Signature
1	Smt SOMA ROY Wife of Shri DEBASISH ROY Date of Execution - 14/03/2022, , Admitted by: Self, Date of Admission: 14/03/2022, Place of Admission of Execution: Office	HALERMATHA, Village:- HALERMATHA, P.O:- NEW RANGIA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx7P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ADITYA BUILDERS (as PARTNER)		 LTI 14/03/2022	<i>Soma Roy</i> 14/03/2022

Sl No	Name	Address	Photo	Finger Print	Signature
2	Smt KOYELI BANERJEE Wife of Shri SANTANU BANERJEE Date of Execution - 14/03/2022, , Admitted by: Self, Date of Admission: 14/03/2022, Place of Admission of Execution: Office	PURBASA, 13/1 MASTERDA LANE, Village:- ASHRAMPARA, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx5N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ADITYA BUILDERS (as PARTNER)		 LTI 14/03/2022	<i>Koyeli Banerjee</i> 14/03/2022

Sl No	Name	Address	Photo	Finger Print	Signature
3	Shri SUBIR KUMAR GHOSH (Presentant) Son of Late SUSHANTA GHOSH Date of Execution - 14/03/2022, , Admitted by: Self, Date of Admission: 14/03/2022, Place of Admission of Execution: Office	34, VIVEKANANDA SARANI, Village:- VIVEKANANDA SARANI, P.O:- HALTU, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx0N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ADITYA BUILDERS (as PARTNER)		 LTI 14/03/2022	<i>Subir Kumar Ghosh</i> 14/03/2022

Identifier Details :			
Name	Photo	Finger Print	Signature
Shri DEBASISH ROY Son of Shri SANTIMOY ROY HALERMATHA, Villager:- HALERMATHA, P.O:- NEW RANGIA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013			
	14/03/2022	14/03/2022	14/03/2022
Identifier Of Shri SALIL KUMAR MUKHERJEE, Smt SOMA ROY, Smt SHARBARI MUKHERJEE, Smt SHALINI CHAKRABORTY, Smt KOYELI BANERJEE, Shri SUBIR KUMAR GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SALIL KUMAR MUKHERJEE	ADITYA BUILDERS-6 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri SALIL KUMAR MUKHERJEE	ADITYA BUILDERS-7 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt SHARBARI MUKHERJEE	ADITYA BUILDERS-16 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Smt SHALINI CHAKRABORTY	ADITYA BUILDERS-8 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Balratishal, JI No: 70, Pin Code : 734013

Sch No	Plot & Khatian Number	Details of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 381, LR Khatian No:- 7359	Owner:সলীল কুমার মুখার্জী, Gurdian:সৈয়দুল্লাহ নাথ মুখার্জী, Address:নিজ , Classification:রুপনী, Area:0.06000000 Acre,	Shri SALIL KUMAR MUKHERJEE
L2	LR Plot No:- 383, LR Khatian No:- 7359	Owner:সলীল কুমার মুখার্জী, Gurdian:সৈয়দুল্লাহ নাথ মুখার্জী, Address:নিজ , Classification:রুপনী, Area:0.07000000 Acre,	Shri SALIL KUMAR MUKHERJEE
L3	LR Plot No:- 381, LR Khatian No:- 7360	Owner:শর্বারী মুখার্জী, Gurdian:সলিল কুমার মুখার্জী, Address:নিজ , Classification:রুপনী, Area:0.16000000 Acre,	Smt SHARBARI MUKHERJEE

4	LR Plot No:- 380, LR Khatian No:- 7403	Owner:श्यामिनी मुखर्जी, Gurdian:शनि कुमार मुखर्जी, Address:निक Classification:डास, Area:0.06000000 Acre,	Smt SHALINI CHAKRABORTY
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Endorsement For Deed Number : I - 040302806 / 2022

On 14-03-2022

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

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

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

Presented for registration at 12:43 hrs on 14-03-2022, at the Office of the A.D.S.R. BAGDOGRA by Shri SUBIR KUMAR GHOSH ..

Certificate of Market Value (WB PUMI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,07,26,254/-

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

Execution is admitted on 14/03/2022 by 1. Shri SALIL KUMAR MUKHERJEE, Son of Late SAILENDRA NATH MUKHERJEE, P.O: NEW RANGIA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Business, 2. Smt SHARBARI MUKHERJEE, Wife of Shri SALIL KUMAR MUKHERJEE, MILITARY ROAD, P.O: NEW RANGIA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Business, 3. Smt SHALINI CHAKRABORTY, Alias Smt SHALINI MUKHERJEE, Daughter of Shri SALIL KUMAR MUKHERJEE, MILITARY ROAD, P.O: NEW RANGIA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Business

Identified by Shri DEBASISH ROY, , , Son of Shri SANTIMOY ROY, HALERMATHA, P.O: NEW RANGIA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by profession Business

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

Execution is admitted on 14-03-2022 by Smt SOMA ROY, PARTNER, ADITYA BUILDERS (Partnership Firm), HALERMATHA, Village:- HALERMATHA, P.O:- NEW RANGAI, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011

Identified by Shri DEBASISH ROY, , , Son of Shri SANTIMOY ROY, HALERMATHA, P.O: NEW RANGIA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by profession Business

Execution is admitted on 14-03-2022 by Smt KOYELI BANERJEE, PARTNER, ADITYA BUILDERS (Partnership Firm), HALERMATHA, Village:- HALERMATHA, P.O:- NEW RANGAI, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011

Identified by Shri DEBASISH ROY, , , Son of Shri SANTIMOY ROY, HALERMATHA, P.O: NEW RANGIA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by profession Business

Execution is admitted on 14-03-2022 by Shri SUBIR KUMAR GHOSH, PARTNER, ADITYA BUILDERS (Partnership Firm), HALERMATHA, Village:- HALERMATHA, P.O:- NEW RANGAI, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011

Identified by Shri DEBASISH ROY, , , Son of Shri SANTIMOY ROY, HALERMATHA, P.O: NEW RANGIA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 45,021/- (B = Rs 45,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 45,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/03/2022 12:18PM with Govt. Ref. No: 192021220204887101 on 14-03-2022, Amount Rs: 45,021/-,
Bank: Punjab National Bank (PUNB0010000), Ref. No. 385903482 on 14-03-2022, Head of Account 0030-03-104-001-

Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/-
by online = Rs 15,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
 2. Stamp: Type: Impressed, Serial no 4861, Amount: Rs.5,000/-, Date of Purchase: 11/03/2022, Vendor name: B R Ghosh
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/03/2022 12:18PM with Govt. Ref. No: 192021220204887101 on 14-03-2022, Amount Rs: 15,021/-,
Bank: Punjab National Bank (PUNB0010000), Ref. No. 365903482 on 14-03-2022, Head of Account 0030-02-103-003-02



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