

Sl. 2961/19

I-2704/2019



পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

S 301417

VC-0-1824087/19
 Time - 5:40 PM
 Date - 14.12.19

Nikhilendra Debey
 @Nikhilendra Ch Debey

ABASAAN
 Partha Saha
 Partner

ABASAAN
 Manish Kumar
 Partner

DEED OF AGREEMENT FOR DEVELOPMENT

This "Memorandum of Agreement for Development" made this the

02nd. day of DECEMBER, 2019 at Siliguri.

CERTIFIED THAT THE DOCUMENTS REFERRED TO
 TO REGISTRATION THE MEMORANDUM AND
 THE ENDORSEMENT SHEET, AS REFERRED TO THE
 DOCUMENT ARE THE PART OF THIS DOCUMENT

(contd. to next sheet)

[Signature]
 ADDL. DIST. SYD. REGISTRAR,
 SILIGURI

5/12/2019

886 2019

2/0 ~
4/0 ~

6/0 ~

NON JUDICIAL STAMP

Sl. No. 1109 Dated 29/11/2019

Sold To Nikhilesh Dey @ Nikhilesh Ch. Dey

Address [Signature]

Stamp Value of Rs. 1000/- Rupees Thousand



Nikhilesh Dey
@ Nikhilesh Ch Dey

R. Chaki
(RITA CHAKI)
Stamp Vendor
Licence No. 347/RM
A.D.S.R. Office, Bagdogra
Darjeeling

[Fingerprint] TAPVC- 1556

Nikhilesh Dey
@ Nikhilesh Ch Dey

[Fingerprint] TAPVC- 1557

ABASAAN
Partha Saha
Partner

[Fingerprint] TAPVC- 1558

ABASAAN
Moushumi Das
Partner



[Signature]

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

04 DEC 2019

Geopra [Signature]
Swaraj Das
S/o Late Madhal Ch. Das
Gopal Mohan Deshbardhi Para

*Nikhilesh Dey
@Nikhilesh ch Dey*

*ABASAAN
Partha Saha
Partner*

*ABASAAN
Mashwini Dey
Partner*

BETWEEN

SRI NIKHILESH DEY @ SRI NIKHILESH CHANDRA DEY, SON OF LATE SAMARESH CHANDRA DEY, by religion Hindu, by occupation Service, by Nationality Indian, resident of A.P.C. Sarani, Deshbandhu Para, Siliguri, P.O. Siliguri Town, Pin 734004, P.S. Siliguri, 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. (PAN : ETHPD-5813E)

A N D

"**ABASAAN**" (PAN : AAMFA-2692L), a Partnership firm, having it's office at 94, Satyen Bose Road, Deshbandhu Para, Siliguri, P.O. Siliguri Town, Pin 734004, P.S. Siliguri, Dist. Darjeeling, represented by its Partners -(1) SRI PARTHA SAHA, Son of Sri Dwijendra Nath Saha and (2) SMT. MOUSHOMI BISWAS, Wife of Sri Vaskar Biswas, Both by religion Hindu, by occupation Business, by Nationality Indians, residents of Satyen Bose Road, Deshbandhu Para, Siliguri, P.O. Siliguri Town, Pin 734004, P.S. Siliguri, Dist. 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.

WHEREAS Sri. Samaresh Chandra Dey (Now Deceased), Son of Sri Jibesh Chandra Dey of Siliguri, was the recorded owner of Homestead land measuring 0.15-Acre, in Plot / Dag No.11772, recorded in R.S Khatian No.2600-of Mouza Siliguri, J.L.No.110, P.S. Siliguri, Dist. Darjeeling, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS thereafter abovenamed Samaresh Chandra Dey died intestate on 23-07-1993, leaving the following persons hereof as his only legal heirs to inherit his said property, in equal share threin, in accordance with the provisions of the Hindu Succession Act. 1956 :-

*Nikhilesh Dey
@Nikhilesh ch Dey*

ABASAAN
Partha Saha
Partner

ABASAAN
Manish Bhowmik
Partner

- | | |
|--|-----------------|
| (1) Smt. Malati Dey | Wife; |
| (2) Sri Nikhilesh Dey @ Nikhilesh
Chandra Dey | Son; |
| (3) Smt. Babli Kundu @ Babli De Kundu
(W/o Sri Subir Kundu) | Daughter |
| (4) Smt. Bula Guha Roy
(W/o Sri Goutam Guha Roy) | Daughter; |
| (5) Smt. Mithu Ghosh
(W/o Sri Prashanta Ghosh) | Daughter |
| (6) Smt. Rita @ Manisha Chowdhury
(W/o Sri Manoj Chowdhury) | Daughter |
| (7) Smt. Anima Roy
(W/o Sri Arun Roy) | Daughter |

A N D

WHEREAS during L.R. Settlement Survey operation under the WBLR Act, 1955, the said land is identified as L.R. Plot No.550 and opened 7-nos Non finally published L.R. Khatian Nos.2566 (in the name of Sri Nikhilesh Dey @ Nikhilesh Chandra Dey, the First Party / Owner hereof), 2560 (in the name of Smt. Malati Dey), 2564 (in the name of Smt. Babli Kundu @ Babli De Kundu), 2563 (in the name of Smt. Bula Guha Roy), 2565 (in the name of Smt. Mithu Ghosh), 2561 (in the name of Smt. Rita @ Manisha Chowdhury) and 2562 (in the name of Smt. Anima Roy), of the said Mouza Siliguri, now Siliguri Dakshin 2, new J.L. No.93, P.S. Siliguri, Dist. Darjeeling.

A N D

WHEREAS thereafter above named (1) Smt. Malati Dey, (2) Smt. Babli Kundu @ Babli De Kundu, (3) Smt. Bula Guha Roy, (4) Smt. Mithu Ghosh, (5) Smt. Rita @ Manisha Chowdhury, (6) Smt. Anima Roy, gifted their 6/7th undivided share of homestead land measuring 0.1309-acre, together with old house etc. standing thereon, to and in favour of - Sri Nikhilesh Dey @ Nikhilesh Chandra Dey, the First Party / Owner hereof, by virtue of a Deed of Gift, executed by them, on 21-11-2019 and registered in the office of the Addl. Dist. Sub-Registrar, Siliguri, being document No.2552, dt. 22-11-2019, free from all encumbrances and charges whatsoever. But on physical verification, the First Party / owner actually possessed Land measuring 0.12-acre in his absolute ownership and physical possession.

A N D

WHEREAS in view of the above, the first party / owner hereof is now the absolute owner of Homestead land measuring 0.12-acre together with old house etc.

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Nikhillesh Dey
@Nikhillesh ch Dey

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ABASAAN
Partha Saha
Partner

ABASAAN
Manohar Baner
Partner

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 has also agreed to undertake the Development Works of Constructing a Ground (Parking) + 3-storied pucca building upon the said schedule "A" land by constructing a Ground (Parking) + 3-storied pucca 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 Ground (Parking) + 3-storied pucca 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 construction, all expenses and/or remuneration, incidental expenses thereto, the owners, 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 she has good right and title in the said land of Schedule "A" below and have 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

Nikhlesh Dey
@Nikhleshchdey

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ABASAAN
Partha Saha
Partner

ABASAAN
Moushumi Banerjee
Partner

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.

ARTICLE-III. DEVELOPMENT RIGHT

1. The first party/owner grants 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/shop

Nikhillesh Dey
@Nikhilleshchdey

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ABASAAN
Partha Saha
Partner

ABASAAN
Manish Kumar
Partner

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/ Owner 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 purchaser/s 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.

ARTICLE-V. CONSIDERATION

The Developer shall construct the Ground (Parking) + 3-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 shall be at liberty and entitled to transfer or otherwise dispose of or deal with the said owner's allocation in her absolute discretion.

2. On requisition by the Developer, the owner shall sign and execute all necessary

Nikhillesh dey
@Nikhillesh ch dey

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ABASAAN
Pankaj Saha.
Partner

ABASAAN
Manish Binar
Partner

ARTICLE-VII.

DEFAULT.

The Developer shall complete the project within 30-Thirty Months 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.

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 service tax / 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

Nikhillesh Dey
@Nikhillesh ch Dey

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ABASAAN
Partha Saha.
Partner

ABASAAN
Machhi Binor
Partner

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.

5. 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.

6. The owner had also agreed with the developer that he shall have no claim or right in the premises of the project and the developer shall has 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 Power of Attorney or Attorneys executed by the owner/first party to and in favour of the Developer, except the owner's allocation.

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

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

:SCHEDULE "A" ABOVE REFERRED TO:

All that piece or parcel of homestead land measuring 0.12-acre or 7.27-kathas approx., together with 40-years old Tin Shed residential house (cemented floor) measuring 525-Sq.ft. standing thereon, in R.S. Plot / Dag No.11772 (Eleven thousand seven hundred seventy two), recorded in R.S. Khatian No.2600 (Two thousand six hundred), Corresponding to L.R. Plot / Dag No.550, recorded in Non-Finally Published L.R. Khatian No.2566, 2560, 2564, 2563, 2565, 2561 and 2562 of Mouza Siliguri, J.L. No.110 (88), identified as Holding No.85/167/289/593 of Ward No.30-of the Siliguri Municipal Corporation, situated at Deshbandhu Para, Siliguri, within the jurisdiction of Police Station, Sub-division and Registry office Siliguri, Paragana Baikunthapur, Touzi No 3(in) Dist Darjeeling

Nikhillesh Dey
@Nikhillesh ch dey

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ABASAAN
Partha Saha.
Partner

ABASAAN
Madhusudan Binar
Partner

The said property is presently butted and bounded as follows:

On the North : Satyashree Apartment;

On the South : Land with house of Smt. Pratima Sengupta & Bijoy Gopal Chakraborty;

On the East : 20-feet wide Siliguri Municipal Corporation Road; known as Uday Sankar Sarani, and partly land with house of Smt. Pratima Sengupta.

On the West : Land with house of Madhusudan Saha & others

SCHEDULE "B" ABOVE REFERRED TO
(OWNER'S ALLOCATION)

(A) ALL THAT PIECE OR PARCEL OF 3-Three Flats, OF WHICH One Flat measuring 906-Sq.ft. approx. (including proportionate share of stair case + 20% super built up area), in the Back Side (South West Corner) of the First Floor, One Flat measuring 1046-Sq.ft. approx. (including proportionate share of stair case + 20% super built up area), in the Front Side (East facing) of the Second Floor, One Flat measuring 906-Sq.ft. approx. (including proportionate share of stair case + 20% super built up area), in the Back Side (South West Corner) of the Third Floor (Top Floor), One Parking space measuring 200-Sq.ft. approx. and another Parking space measuring 150-Sq.ft. in the Ground Floor of the Ground (Parking) + 3-storied pucca building, to be allotted in favour of the First Party / owner 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:-

a) **FLOOR :**

All floor of the Owners allocated area shall be made of Tiles (2-feet x 2-feet), Bathroom & Kitchen's floor will be marble. The floor of the Parking space will be PCC casting.

b) **DOORS & WINDOWS :**

All window shall be made with iron frame covered by glass and all doors and other door frames will be made with Sal wood (4" X 2½"), leaf will be made of ply board (flush type), leaf of main door will be made with Panisaj wood. Bathroom door shall be provided of plastic.

c) **PLUMBING WORKS :**

All water pipe lines inside of the Toilet, Kitchen & Dinning Space will be concealed and all fittings, like stop cock, bib cock, pillar cock and one shower of

Nikhillesh Dey
@Nikhilleshchdey

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ABASAAN
Partha Saha
Partner

ABASAAN
Manoj Kumar
Partner

d) **ELECTRICAL WORKS :**

All electrical lines inside the building will be concealed (Brand : Anchor or similar Brand). The Electrical main line will be installed in a common space of the proposed Building and all co-owners will get their separate line from the said common spaces.

e) **NUMBER OF POINTS :**

i) **BED ROOM :**

One fan point, one tube point, one bracket point, one night (foot) lamp point, one socket point.

ii) **DRAWING / DINING :**

Two fan points, two tube points, one bracket point, one TV point, one Freeze point and one Basin light point.

iii) **KITCHEN :**

One light point, one exhaust fan point, one 5-amp plug point.

iv) **TOILET :**

One light point, one exhaust fan point, one geyser point.

v) **BALCONY :** One light point.

f) **COLOUR :**

Colouring for all interior walls and ceiling of the flat will be finished with lime punning with water primer.

g) **SANITARY :**

Pan Orrisa type white coloured pan/white Commode with flush shower, tap shall be provided.

h) **OTHER FACILITIES :**

i) Second Party will provide one Granite Gas Slab in the Kitchen and Glazed tiles will be fitted at the back of kitchen platform up to the height of 18" inches from Gas Slab.

ii) Glazed tiles will be provided at the inside wall of the Toilet up to the height of 6' feet from floor level.

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

Nikhilesh Dey
@Nikhilesh ch dey

ABASAAN
Partha Saha
Partner

ABASAAN
Manish Bhowmik
Partner

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 :

1) Swapan Das
S/o Late Madhab Ch. Das
25-Kaolika Bandopadhyay Sarani
Deshbandhu Park, Near Gopal More
P.O. - Siliguri Town
Dist - Darjeeling

2) Parash Das
S/o Late Kali Mohan Das.
Banful Sarani
Deshbandhupara.
P.O.:- Siliguri Town.
Dist:- Darjeeling-

Nikhilesh Dey
@Nikhilesh ch dey
Signature of the owner.

ABASAAN
Partha Saha.
Partner

ABASAAN
Manish Bhowmik.
Partner

Seal & Signature of the Developer

Drafted by me :

Sisir Kumar Das

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



@Nikhilesh Dey

Nikhilesh Dey
@Nikhilesh ch Dey

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

Nikhilesh Dey
@Nikhilesh ch Dey
Signature.



Partha Saha

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

Partha Saha
Signature.



Maishani B

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

Maishani Bhowmik

Maishani Bhowmik



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0402000886/2019	Date of Application	04/12/2019
Query No / Year	04020001824087/2019		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr S DAS		
Stampduty Payable	Rs.20,020/-		
Registration Fees Payable	Rs.21/-		
Applicant Name of the Visit Commission	Mr Sisir Kr Das		
Applicant Address	siliguri		
Place of Commission	siliguri		
Expected Date and Time of Commission	04/12/2019 7:00 PM		
Fee Details	J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/-		
Remarks			

2019 3 30 4







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue






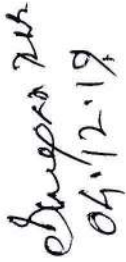
OFFICE OF THE A.D.S.R. SILIGURI, District Name :Darjeeling

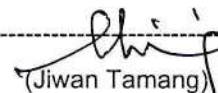
Signature / LTI Sheet of Query No/Year 04020001824087/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri NIKHILESH DEY . Alias Shri NIKHILESH CHANDRA DEY A.P.C. SARANI, DESHBANDHU PARA, SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004	Land Lord			Nikhilesh Dey @Nikhilesh ch Dey 04/12/2019
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri PARTHA SAHA 93, SATYEN BOSE ROAD, DESHBANDHU PARA, SILIGURI., P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004	Represent ative of Developer [ABASAA N]			Partha Saha Partner 04/12/19

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Smt MOUSHOMI BISWAS 94, SATYEN BOSE ROAD, DESHBANDHU PARA, SILIGURI SURYASEN COLONY, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004	Representative of Developer [ABASANN]			 26/12/19 Partner
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri SWAPAN DAS Son of Late MADHAB CHANDRA DAS GOPAL MORE, DESHBANDHU PARA, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734004	Shri NIKHILESH DEY, Shri PARTHA SAHA, Smt MOUSHOMI BISWAS			 04.12.19


(Jiwan Tamang)

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

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/04/025/0774946



Elector's Name: Dey Nikhilesh

নির্বাচকের নাম: দে নিখিলেশ

Father/Mother/Husband's Name: Samaresh

পিতা/মাতা/স্বামীর নাম: সমরেশ

Sex: Male

লিঙ্গ: পুরুষ

Age on 1.1.95: 24

১.১.৯৫-এ বয়স: ২৪

Nikhilesh Dey

Address :

A.P.C.Sarani (Deshbandhupara)

Siliguri

Darjeeling

ঠিকানা :

এ.পি.সি.সরনী (দেশবন্ধুপাড়া)

শিলিগুড়ি

দার্জিলিং

[Signature]
Facsimile Signature of
Electoral Registration Officer
নির্বাচক-নিবন্ধন আধিকারিক

For Siliguri Assembly Constituency

শিলিগুড়ি বিধানসভা নির্বাচন ক্ষেত্র

Place : Siliguri

স্থান : শিলিগুড়ি

Date : 27.02.95

তারিখ : ২৭.০২.৯৫

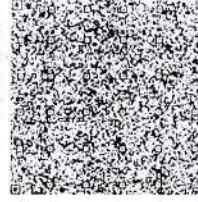
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



Permanent Account Number Card

ETHPD5813E



NIKHILESH DEY

SAMARESH CHANDRA DEY

12/08/1969

Nikhillesh Dey

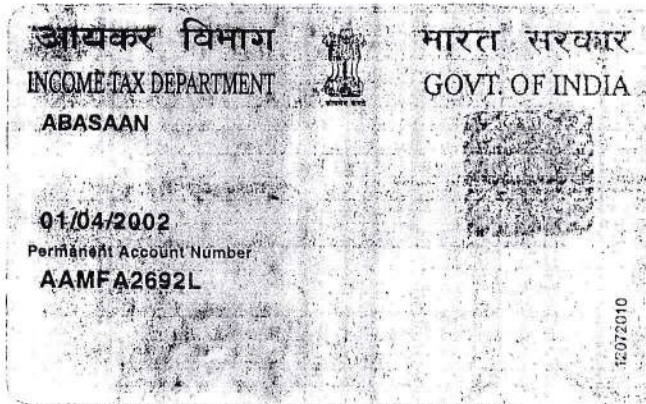
Nikhillesh Dey

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UHTTSL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने / पाने पर कृपया सूचित करे / लौटाए
आयकर पैन सेवा यूनिट, UHTTSL
प्लॉट नं: ३, सेक्टर ११, सी. बी. डी. बेलापूर,
नवी मुंबई - ४०० ६१४.

Aaykar Sampark Kendras

For Income Tax Related
Queries call Toll Free Nos.
1961
or
18001801961



ABASAAN
Partha Jate
Partner

ABASAAN
Meeshan Dimer



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/04/025/0777333



Elector's Name : Saha Partha

নির্বাচকের নাম : সাহা পার্থ

Father/Mother/
Husband's Name : Dwijendranath

পিতা/মাতা/স্বামীর নাম : দ্বিজেন্দ্রনাথ

Sex : Male

লিঙ্গ : পুরুষ

Age as on 1.1.1995: 24

১.১.১৯৯৫ -এ বয়স : ২৪

Partha Saha

Address :

Deshbandhu Para

Siliguri

Darjeeling

ঠিকানা :

দেশবন্ধু পাড়া

শিলিগুড়ি

দার্জিলিং

[Signature]
Facsimile Signature of
Electoral Registration Officer
নির্বাচক-নিবন্ধন আধিকারিক

For Siliguri Assembly Constituency
শিলিগুড়ি বিধানসভা নির্বাচন ক্ষেত্র

Place : Siliguri

স্থান : শিলিগুড়ি

Date : 27.02.95

তারিখ : ২৭.০২.৯৫


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন
IDENTITY CARD
পরিচয় পত্র.
GLQ4176327



Elector's Name Mousumi Biswas

নির্বাচকের নাম মৌসুমী বিশ্বাস


Husband's Name Vaskar Biswas

স্বামীর নাম ভাস্কর বিশ্বাস

বৈঃ F
বিত্ত F
Age as on 1.1.2005 31
১.১.২০০৫-এ বয়স ৩১

Address:
Sateyn Bose Road (Deshbandhu Para), 29 Siliguri
Darjeeling 734404

ঠিকানা :
সত্যেন বোস রোড (দেশবন্ধু পাড়া) , ২৯ শিলিগুড়ি দার্জিলিং ৭৩৪৪০৪


Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 25-Siliguri

বিধানসভা নির্বাচন ক্ষেত্র : ২৫-শিলিগুড়ি

District: Darjeeling

জেলা: দার্জিলিং

Date: 05.04.2005

তারিখ: ০৫.০৪.২০০৫

265/1060

Mousumi Biswas



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/04/025/0777510



Elector's Name : Das Swapan
নির্বাচকের নাম : দাস স্বপন
Father/Mother/
Husband's Name : Madhabchandra
পিতা/মাতা/স্বামীর নাম : মাধবচন্দ্র
Sex : Male
লিঙ্গ : পুরুষ
Age as on 1.1.1995: 26
১.১.১৯৯৫ -এ বয়স : ২৬

Das Swapan

Address :
Deshbandhu Para
Siliguri
Darjeeling

ঠিকানা :
দেশবন্ধু পাড়া
শিলিগুড়ি
দার্জিলিং

Facsimile Signature of
Electoral Registration Officer
নির্বাচক-নিবন্ধন আধিকারিক

For Siliguri Assembly Constituency
শিলিগুড়ি বিধানসভা নির্বাচন ক্ষেত্র

Place : **Siliguri**
স্থান : শিলিগুড়ি
Date : **27.02.95**
তারিখ : ২৭.০২.৯৫

Major Information of the Deed

Deed No :	I-0402-02704/2019	Date of Registration	05/12/2019
Query No / Year	0402-0001824087/2019	Office where deed is registered	
Query Date	27/11/2019 7:26:53 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	S DAS HAKIM PARA, 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]		
Set Forth value	Market Value		
Rs. 81,00,000/-	Rs. 1,46,67,514/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
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: DESHBANDHU PARA, Road Zone : (Ward No.30 -- Ward No.30) , Mouza: Siliguri, , Ward No: 30 JI No: 88, Pin Code : 734004

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-11772	RS-2600	Bastu	Bastu	0.12 Acre	80,00,000/-	1,45,45,452/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					12Dec	80,00,000 /-	145,45,452 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	525 Sq Ft.	1,00,000/-	1,22,062/-	Structure Type: Structure
Gr. Floor, Area of floor : 525 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		525 sq ft	1,00,000 /-	1,22,062 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Shri NIKHILESH DEY, (Alias: Shri NIKHILESH CHANDRA DEY) (Presentant) Son of Late SAMARESH CHANDRA DEY A.P.C. SARANI, DESHBANDHU PARA, SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ETHPD5813E, Aadhaar No: 83xxxxxxxx9892, Status :Individual, Executed by: Self, Date of Execution: 02/12/2019 , Admitted by: Self, Date of Admission: 04/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/12/2019 , Admitted by: Self, Date of Admission: 04/12/2019 ,Place : Pvt. Residence</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>ABASAAN 94, SATYEN BOSE ROAD, DESHBANDHU PARA, SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004 , PAN No.:: AAMFA2692L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Shri PARTHA SAHA Son of Late DWIJENDRA NATH SAHA 93, SATYEN BOSE ROAD, DESHBANDHU PARA, SILIGURI., P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 65xxxxxxxx9149 Status : Representative, Representative of : ABASAAN (as PARTNER)</p>
2	<p>Smt MOUSHOMI BISWAS Wife of Shri VASKAR BISWAS 94, SATYEN BOSE ROAD, DESHBANDHU PARA, SILIGURI</p> <p>SURYASEN COLONY, 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: 28xxxxxxxx2641 Status : Representative, Representative of : ABASAAN (as PARTNER)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Shri SWAPAN DAS Son of Late MADHAB CHANDRA DAS GOPAL MORE, DESHBANDHU PARA, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004</p>			
Identifier Of Shri NIKHILESH DEY, Shri PARTHA SAHA, Smt MOUSHOMI BISWAS			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri NIKHILESH DEY	ABASAAN-12 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri NIKHILESH DEY	ABASAAN-525.00000000 Sq Ft

Endorsement For Deed Number : I - 040202704 / 2019

On 29-11-2019

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 1,46,67,514/-



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

On 02-12-2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2019 8:48PM with Govt. Ref. No: 192019200100875665 on 29-11-2019, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AIPCWF8 on 29-11-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by by online = Rs 19,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2019 8:48PM with Govt. Ref. No: 192019200100875665 on 29-11-2019, Amount Rs: 19,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AIPCWF8 on 29-11-2019, Head of Account 0030-02-103-003-02



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

On 04-12-2019

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

Presented for registration at 17:40 hrs on 04-12-2019, at the Private residence by Shri NIKHILESH DEY Alias Shri NIKHILESH CHANDRA DEY,Executant.

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

Execution is admitted on 04/12/2019 by Shri NIKHILESH DEY, Alias Shri NIKHILESH CHANDRA DEY, Son of Late SAMARESH CHANDRA DEY, A.P.C. SARANI, DESHBANDHU PARA, SILIGURI, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Service

Identified by Shri SWAPAN DAS, , , Son of Late MADHAB CHANDRA DAS, GOPAL MORE, 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 04-12-2019 by Shri PARTHA SAHA, PARTNER, ABASAAN (Partnership Firm), 94, SATYEN BOSE ROAD, DESHBANDHU PARA, SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004

Identified by Shri SWAPAN DAS, , , Son of Late MADHAB CHANDRA DAS, GOPAL MORE, DESHBANDHU PARA, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

Execution is admitted on 04-12-2019 by Smt MOUSHOMI BISWAS, PARTNER, ABASAAN (Partnership Firm), 94, SATYEN BOSE ROAD, DESHBANDHU PARA, SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004

Identified by Shri SWAPAN DAS, , , Son of Late MADHAB CHANDRA DAS, GOPAL MORE, DESHBANDHU PARA, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business



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

On 05-12-2019

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 1,000/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1109, Amount: Rs.1,000/-, Date of Purchase: 29/11/2019, Vendor name: R Chaki



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2019, Page from 125402 to 125431
being No 040202704 for the year 2019.



Digitally signed by Jiwan Tamang
Date: 2019.12.05 16:48:28 +05:30
Reason: Digital Signing of Deed.

(Jiwan Tamang) 2019/12/05 04:48:28 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.