

SL-424/18

D-337/2018



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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২০১৮

স্বাক্ষরিত

Srija Construction
Roni Akhela
Partner

Srija Construction
Sangit Ghosh
Partner

A
19/2/18

DEED OF AGREEMENT FOR DEVELOPMENT

This "Memorandum of Agreement for Development" made this the

19th day of February, 2018 at Siliguri.

(contd.to next sheet)

CERTIFIED THAT THE COPY OF THIS DOCUMENT
TO REGISTRATION OFFICE AND THE ENDORSEMENT
DOCUMENT AND THE COPY OF THIS DOCUMENT

ADDL. DIST. SUB-REGISTRAR
SILIGURI
19/2/2018

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Srija Construction
Rumi Ghosh Roy
Partner

Srija Construction
Sanjay Ghosh Roy
Partner

BETWEEN

SMT. DEBANTI DEVI SINGH, WIFE OF SRI BIRENDRA SINGH AND DAUGHTER OF LATE PARAMANANDA SINGH, by religion Hindu, by occupation Housewife, by Nationality Indian, resident of Lenin Sarani, Deshbandhu Para, Ward No.29, 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 her heirs, executors, successors, legal representatives, administrators and assigns) of the ONE PART. PAN : BIFPD-4442R.

A N D

"SRIJA CONSTRUCTION", a Partnership firm, having it's office at the Care of Nishit Ghosh Roy, Deshbandhupara, Siliguri, P.O. Siliguri Town, P.S.Siliguri, Dt.Darjeeling, represented by its Partners -(1) SMT. RUMI GHOSH ROY, WIFE OF SRI SANJAY GHOSH ROY, AND (2) SRI SANJAY GHOSH ROY, SON OF SRI. NISHIT GHOSH ROY, Both by religion Hindu, by occupation Business, residents of Deshbandhupara, Siliguri, P.O. Siliguri Town, P.S.Siliguri, Dt. Darjeeling, hereinafter called the "**SECOND PARTY/ DEVELOPER**" (which expression shall mean and include unless excluded by or repugnant to the context its successors, representatives and assigns) of the OTHER PART. PAN: ACPFS-9703D

WHEREAS Sri Paramananda Singh, Son of Late Deo Nath Singh, resident of Deshbandhu Para, Siliguri, P.O. Siliguri Town, Pin 734004, P.S. Siliguri, Dist. Darjeeling, became the absolute owner of Homestead land measuring 0.13-acre in Plot/Dag No.6036, recorded in R.S. Khatian No.3516 of Mouza Siliguri, J.L.No.110, revised J.L.No.88, P.S. Siliguri, Dist. Darjeeling, by virtue of a Deed of Partition, executed by Sri Paramananda Singh and Sri Kripa Charan Singh of resident of Deshbandhu Para, Siliguri, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, on 17.04.1968 and registered in the office of the then Sub-Registrar Siliguri, in Book No.I, Volume No.27, pages 29 to 32, being document No.2492-for the year 1968 and thereby abovenamed Sri Paramananda Singh, acquired permanent, heritable and transferrable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS thereafter above named Paramananda Singh, died intestate on 24.01.1971 and his wife -Fulbati Devi, died intestate on 07.03.2007, leaving their only Daughter -Smt. Debanti Devi Singh, as their only legal heir, to inherit their balance homestead land measuring 3-Kathas 10-Chhataks 26-Sq.ft. equivalent to 2636-Sq.ft., in accordance with the provisions of the Hindu Succession Act. 1956.

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A N D

Srija Construction

Handwritten signature: Ravi Mohapatra
Partner

Srija Construction

Handwritten signature: Soumya Shankar Roy
Partner

WHEREAS thereafter abovenamed Smt. Debanti Devi Singh, sold her said land measuring 1-Katha 2-Chhataks 26-Sq.ft. to and in favour of "SRIJA CONSTRUCTION", a Partnership firm, having it office at Deshbandhupara, Siliguri, P.O. Siliguri Town, P.S.Siliguri, Dt. Darjeeling, the Second Party hereof, by virtue of a Deed of Sale, executed by her on 16-2-18 and registered in the office of the Addl. Dist. Sub-Registrar, Siliguri, in Book No.1, being document No. 332 -for the year 2017, free from all encumbrances, charges, attachments, lispences and trust whatsoever and howsoever.

A N D

WHEREAS in view of the above, the first party hereof is now the absolute owner of Balance Homestead land measuring 2-Kathas 8-Chhataks together with old tin shed house standing thereon, by virtue of Inheritance, as described in the SCHEDULE- "A" appended below, and the Second party hereof is also now the absolute owner of Vacant Homestead land measuring 1-Katha 2-Chhataks 26-Sq.ft., by virtue of said Deed of Sale, and has got permanent, heritable and transferrable right, title and interest therein, free from all encumbrances, charges, attachments, lispences and trust whatsoever and howsoever.

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 Multi-storied pucca (G+3) building upon the said schedule "A" land by constructing a multi-storied pucca (G+3) building on the schedule "A" land, subject to the terms, conditions and consideration hereinafter contained.

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

ARTICLE-1

OBJECT

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

Handwritten signature or initials, possibly "Rami Akash" or similar.

Partia Construction

Rami Akash
Partner

Partia Construction

Sanjay Singh
Partner

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 declare that he has good right and title in the said land of Schedule "A" below and has full power to enter into this Agreement for Development.

2. The first party/owner declare 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 undertake 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 undertake to indemnify the Developer from and against all losses and damages and costs, charges, expenses, suffered or incurred as a result of any breach of this undertaking.

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

ARTICLE-II. TITLE & INDEMNITY BY THE DEVELOPER

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

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

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

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Construction

Ravi Abosh Roy
Partner

Raja Construction

Sourav Ghosh Roy
Partner

ARTICLE-III. DEVELOPMENT RIGHT

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

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

3. That first party / owner shall execute a 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 rooms/garages are disposed and/or transferred to and in favour of different purchaser/s person/s, except owners' allocation.

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

5. That the existing house shall be demolished by the First Party / Owner at her own cost and the First Party / Owner shall be entitled to appropriate all the materials of the said old house for its benefit and the Second party/ Confirming party 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 General Power of Attorney shall be entitled to convey, transfer and sale different Flats & garages or premises except Owner's allocation to the intending purchasers together with the proportionate undivided share or interest in the land within the area of the Developer's allocation as per sanctioned Plan. It being distinctly understood by and between the parties hereto that while executing and registering such Deed or Document of Transfer the owners will not accept or claim any consideration whatsoever.

SHRUTI BROS

Shruti Construction

Ravi Chosh Roy Partner

Shruti Construction

Sanjay Chosh Roy

ARTICLE-V.

CONSIDERATION

The Developer shall construct the multi-storied pucca building etc. on the said Schedule-A land as per Sanctioned building Plan totally with its own fund, and shall convey, sell and transfer the Flats & garages falling in the developer's allocation by virtue of 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 owners 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 his absolute discretion.
2. On requisition by the Developer, the owner shall sign and execute all necessary papers, petitions, plan and document to implement the true meaning of these presents.

ARTICLE-VII.

DEFAULT.

The Developer shall complete the project within 24-Twenty four 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

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Saija Construction

Arvi Alesh Roy
Partner

Construction

Somaj Ghosh Roy
Partner

3. Not to do any act or action which would hamper the right of the respective parties.

ARTICLE-IX.

T A X E S.

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 owners 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.

ARTICLE-X.

MISCELLANEOUS

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

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

3. The owner will has only the exclusive right to the Flats & garage allotted to him 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 has also agreed with the developer that he shall has 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 Power of Attorney or Attorney 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.

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Srija Construction
Roni Chosh Roy
Partner

Srija Construction
Sami Chosh Roy
Partner

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 2-Two Kathas 8-Eight Chhataks together with 40-years old tin shed house measuring 500-Sq.ft., (cemented floor) situated in R.S. Plot/Dag No.6036 (Six thousand thirty six), recorded in R.S. Khatian No.3516 (Three thousand five hundred sixteen) of Mouza Siliguri, J.L.No.110 (88), identified as Holding No.380/167/116 of Ward No.XXIX of the Siliguri Municipal Corporation, Siliguri, within the jurisdiction of Police Station, Sub-Division & Registry office Siliguri, Paragana Baikunthapur, Touzi No.3(ja), Dt. Darjeeling.

The said total Land measuring 2-Kathas 8-Chhataks is presently butted and bounded as follows:

- On the North : Land with house of Sri Biju Paul & Others;
- On the South : Partly land with house of Tarak Banerjee and partly land of Srija Construction;
- On the East : Land with house of one Sri. Paul;
- On the West : 20-Ft. wide Siliguri Municipal Corporation Road and partly land of Srija Construction;

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

ALL THAT PIECE OR PARCEL OF Entire Top Floor, and Parking space measuring 400-Sq.ft. approx. (including super built up area) in the Back Side of the Ground Floor of the building, to be allotted in favour of the First Party hereof, in all respect according to sanctioned building plan of the Siliguri Municipal Corporation, Siliguri, together with undivided proportionate share of land and with the following specifications:-

- 1) APARTMENT : The Apartment shall be made with R.C.C. Pillars, R.C.C.Beams and R.C.C.Roof with standard quality Cement & steel.
- 2) WALLS : 5-Inches thick brick wall with standard quality brick and both side plastering.
- 3) FLOOR; Entire floor finished with 2-FT x 2-FT. Vitrified Tiles.
- 4) PAINTING : All the walls of the rooms are wall lime pani with primer. Doors

Handwritten signature/initials

Sanja Construction

Ravi Kishan Roy
Partner

Sanja Construction

Sanjay Choudhary
Partner

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

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

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

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

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

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

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

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

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

BALCONY : 1-lamp point.

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

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

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

Signature of owner

Srija Construction
Rumi Akash Roy
Partner

Srija Construction
Sangay Ghosh Roy
Partner

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

DEVELOPER'S ALLOCATION

All that other remaining Flats & Garages etc. of the building to be constructed in the Schedule-A land, and in the land of the Second party hereof, 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) [Handwritten signatures in Bengali]

2) Sunil Singh
Bisondar Singh
Desh Pandu U. Parra,

WD No 29

Signature of the owner

Signature of the owner.

Srija Construction
Rumi Akash Roy
Partner

Srija Construction
Sangay Ghosh Roy
Partner

Seal & Signature of the Developer

Drafted by me :

Sunil Kumar Das
Advocate, Siliguri.
Regn. No. W 3/352/88.



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Right Hand					

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Signature.



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Right Hand					

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Signature.



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Right Hand					

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Signature.

आयकर विभाग

INCOME TAX DEPARTMENT

DEBANTI DEVI

PARAMANANDA SINGH

03/02/1963

Permanent Account Number

BIFPD4442R

देवन्ती- देवी सिंह

Signature



भारत सरकार

GOVT. OF INDIA



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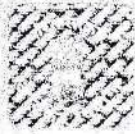
देवन्ती देवी सिंह

आयकर विभाग
INCOME TAX DEPARTMENT
SRIJA CONSTRUCTION



भारत सरकार
GOVT. OF INDIA

12/03/2014
Permanent Account Number
ACPFS9703D



00082014

Sonjay Khosh Raj



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XEQ1797489



নির্বাচকের নাম : রুমি সরকার (ঘোষ
রায়)
Elector's Name : Rumi Sarkar (Ghosh
Roy)
স্বামীর নাম : সঞ্জয় ঘোষ রায়
Husband's Name : Sanjay Ghosh Roy
লিঙ্গ/Sex : স্ত্রী/F
জন্ম তারিখ
Date of Birth : 01/12/1960

XEQ1797489

ঠিকানা:
দেশবন্ধু পাড়া শিলিগুড়ি নিউঃ
কর্পোঃ, শিলিগুড়ি, দার্জিলিং-734004

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

Date: 01/12/2013

26-শিলিগুড়ি নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন আধিকারিকের
স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
26-Siliguri Constituency

ঠিকানা পরিবর্তন হলে সফল ঠিকানায় ভোটার লিষ্ট নাম হোলা ও একই
নম্বরে নতুন সচিব পরিচয়পত্র পাওয়ার জন্য নিম্নে ফর্মে এই
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

2190779

Rumi Ghosh Roy



Duplicate

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

GLQ4175642



নির্বাচকের নাম : সঞ্জয় ঘোষরায়

Elector's Name : Sanjay Ghoshray

পিতার নাম : নিশিথ ঘোষরায়

Father's Name : Nishith Ghoshray

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 13/06/1980
Date of Birth : 13/06/1980

Sanjay Ghoshray

GLQ4175642

ঠিকানা:
দেশবন্ধু পাড়া, ওয়ার্ড-29 শিলিগুড়ি দার্জিলিং
734004

Address:
DESHBANDHU PARAWARD-29
SILIGURI DARJEELING 734004

Charat

Date: 19/04/2009

26-শিলিগুড়ি নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
26-Siliguri Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

130/0624

Major Information of the Deed

Deed No :	I-0402-00337/2018	Date of Registration	19/02/2018
Query No / Year	0402-0000212377/2018	Office where deed is registered	
Query Date	08/02/2018 11:26:08 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	S DAS HAKIM PARA , SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832068257, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 36,00,000/-	Rs. 41,16,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (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 :



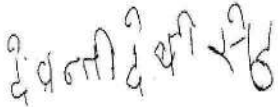
District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: DESHBANDHU PARA, Road Zone : (Ward No.29 -- Ward No.29) , Mouza: Siliguri

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-6036	RS-3516	Bastu	Bastu	2 Katha 8 Chatak	35,00,000/-	40,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					4.125Dec	35,00,000 /-	40,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1,00,000/-	1,16,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		500 sq ft	1,00,000 /-	1,16,250 /-	




And Lord Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Smt DEBANTI DEVI SINGH (Presentant) Wife of Shri BIRENDRA SINGH Executed by: Self, Date of Execution: 19/02/2018 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office	 <small>19/02/2018</small>	 <small>LTI 19/02/2018</small>	 <small>19/02/2018</small>
LENIN SARANI , DESHBANDHU PARA , SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BIFPD4442R, Status :Individual, Executed by: Self, Date of Execution: 19/02/2018 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office				

Developer Details :


SI No	Name,Address,Photo,Finger print and Signature
1	SRIJA CONSTRUCTION DESHBANDHU PARA , SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004 , PAN No.:: ACPFS9703D, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt RUMI GHOSH ROY Wife of Shri SANJAY GHOSH ROY Date of Execution - 19/02/2018, , Admitted by: Self, Date of Admission: 19/02/2018, Place of Admission of Execution: Office	 <small>Feb 19 2018 12:04PM</small>	 <small>LTI 19/02/2018</small>	 <small>19/02/2018</small>
DESHBANDHU PARA , SILIGURI, 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, Status : Representative, Representative of : SRIJA CONSTRUCTION (as PARTNER)				

Name	Photo	Finger Print	Signature
Shri SANJAY GHOSH ROY Son of Shri NISHIT GHOSH ROY Date of Execution - 19/02/2018, , Admitted by: Self, Date of Admission: 19/02/2018, Place of Admission of Execution: Office	 Feb 19 2018 12:03PM	 LTI 19/02/2018	 19/02/2018
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, Status : Representative, Representative of : SRIJA CONSTRUCTION (as PARTNER)			

Identifier Details :

Name & address	
Shri NAKUL SARKAR Son of Shri FANINDRA SARKAR THAKUR NAGAR, P.O:- SAHUDANGI HAT, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 735135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt DEBANTI DEVI SINGH, Smt RUMI GHOSH ROY, Shri SANJAY GHOSH ROY	19/02/2018
	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt DEBANTI DEVI SINGH	SRIJA CONSTRUCTION-4.125 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt DEBANTI DEVI SINGH	SRIJA CONSTRUCTION-500.00000000 Sq Ft

Endorsement For Deed Number : I - 040200337 / 2018

09-02-2018

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 41,16,250/-

Acharya

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

On 19-02-2018

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 11:55 hrs on 19-02-2018, at the Office of the A.D.S.R. SILIGURI by Smt DEBANTI DEVI SINGH ,Executant.

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

Execution is admitted on 19/02/2018 by Smt DEBANTI DEVI SINGH, Wife of Shri BIRENDRA SINGH, LENIN 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 House wife

Indetified by Shri NAKUL SARKAR, , , Son of Shri FANINDRA SARKAR, THAKUR NAGAR, P.O: SAHUDANGI HAT, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 735135, by caste Hindu, by profession Business

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

Execution is admitted on 19-02-2018 by Smt RUMI GHOSH ROY, PARTNER, SRIJA CONSTRUCTION (Partnership Firm), DESHBANDHU PARA , SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004

Indetified by Shri NAKUL SARKAR, , , Son of Shri FANINDRA SARKAR, THAKUR NAGAR, P.O: SAHUDANGI HAT, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 735135, by caste Hindu, by profession Business

Execution is admitted on 19-02-2018 by Shri SANJAY GHOSH ROY, PARTNER, SRIJA CONSTRUCTION (Partnership Firm), DESHBANDHU PARA , SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734004

Indetified by Shri NAKUL SARKAR, , , Son of Shri FANINDRA SARKAR, THAKUR NAGAR, P.O: SAHUDANGI HAT, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 735135, by caste Hindu, by profession Business

Payment of Fees

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

Major Information of the Deed :- I-0402-00337/2018-19/02/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Draft Rs 6,020/-, by Stamp Rs 1,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1245, Amount: Rs.1,000/-, Date of Purchase: 16/02/2018, Vendor name: S Das

Description of Draft

1. Bankers cheque No: 456545000464, Date: 09/02/2018, Amount: Rs.6,020/-, Bank: STATE BANK OF INDIA (SBI), SILIGURI

Acharya

Amitabha Acharya
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 0402-2018, Page from 10623 to 10646

being No 040200337 for the year 2018.



Acharya

Digitally signed by AMITABHA
ACHARYA
Date: 2018.02.20 11:23:37 +05:30
Reason: Digital Signing of Deed.

(Amitabha Acharya) 20-02-2018 11:23:31
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)