

SL-1496/2023

I-1421/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 945301

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23/02/2023
Sl. 442521

-1-
CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEET ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

23/02/2023
Addl. Dist. Sub-Registrar
Sliguri -II at Bagdogra

23 FEB 2023

Rekha Kedia

SHREE CONSTRUCTIONS

Shree Mittal
PARTNER

DEVELOPMENT AGREEMENT

Key

Contd. to Next Sheet

SL. NO. 37557 Date 23-2-2023

PURCHASER Hemant Kumar

Full Address Kumbhari

Total Value 5000/-

Stamp Purchased from JPG Treasury

STAMP VENDOR

JAYA RANI DAS


Licence No.1 of 99-2000

Addl. DSR Office, Rajganj, Jaipur



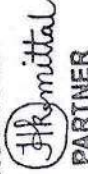
Addl. DSR Sub Registrar
Rajganj, Jaipur

23 FEB 2023



Rekha Kedia

SHREE CONSTRUCTIONS



PARTNER

DEVELOPMENT AGREEMENT

THIS INDENTURE MADE ON THIS THE
23rd DAY OF February 2023

BETWEEN

1. SRI HEMANT MITTAL (P. A. No. AJQPM4270P) (Aadhaar No. 2875 1616 2090) S/O Late Rudra Kumar Mittal & 2. SMT. REKHA KEDIA (P. A. No. AGWPK8909J)(Aadhaar No. 5726 9164 6939) W/O Sri Manoj Kedia, both Hindu by Religion, Business by Occupation, Indian by Nationality, No. 1 residing at at 13th Park Location, Kurseong, P.O & P.S- Kurseong, Dist. Darjeeling, Pin-734203, & No. 2 residing at 32 Vidyasagar Road, Khalpara, Siliguri, P.O-Siliguri Bazar, P.S-Siliguri, Dist-Darjeeling, Pin-734005, in the State of West Bengal, hereinafter jointly called the "FIRST PARTIES/ OWNERS"(Which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

"SHREE CONSTRUCTIONS" (P. A. No. ADYFS1117P), a Partnership firm, having its Office at 2nd Floor, Uttarapan Market Complex, Hill Cart Road, Siliguri, P.O & P.S-Pradhan Nagar, Dist. Darjeeling, Pin-734003, in the State of West Bengal, represented by one of its Partner SRI HEMANT MITTAL(P. A. No. AJQPM4270P) (Aadhaar No. 2875 1616 2090) S/O Late Rudra Kumar Mittal, Hindu by Religion, Citizen by Indian, Business by Occupation, residing at 13th Park Location, Kurseong, P.O & P.S- Kurseong, Dist. Darjeeling, Pin-734203, in the State of West Bengal, hereinafter called the "SECOND PARTY/ DEVELOPER/ PROMOTER"(which expression shall mean and include unless excluded by or repugnant to the context its Partners, executors, successors, administrators, legal representatives and assigns as the case may be) of the OTHER PART.

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3/10/2019

Rekha Kedia

SHREE CONSTRUCTIONS
PARTNER

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

I)

WHEREAS the First Parties are the joint absolute Owners of all that piece or parcel of land measuring **12.25(Twelve Point Two Five)** Kathas, appertaining to R. S. Plot Nos. **82 & 83** corresponding to L. R. Plot Nos. **210, 211, 217 & 218**, recorded in L. R. Khatian No. **1467**, situated at Mouza-BARAGHARIA, J. L. No. **82**, Pargana-Patharghata, Sheet No. **1**, Police Station-Matigara, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, District-Darjeeling, by virtue of Deed of Conveyance, recorded in Book No. I, CD Volume No. 0403-2019, pages from 134170 to 134190, being Document No. 040305857, for the year 2019, registered at Addl. District Sub-Registry Office Siliguri-II at Bagdogra, District-Darjeeling, executed by SRI JEEWAN CHAND SHARMA S/O Late Debi Dutt Sharma of Shagun Apartment, Gandhi Road, Darjeeling, P.O. Darjeeling, P.S-Sadar Thana, Dist-Darjeeling as a director of "NAHATA AQUA PRIVATE LIMITED" of 404, Ganga Apartment, Mangal Pandey Road, Khalpara, Siliguri-734005, P.O & P.S-Siliguri, Dist. Darjeeling and shall ever since then the First Parties have been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

II)

WHEREAS the First Parties are also the joint absolute Owners of all that piece or parcel of land measuring **12.25(Twelve Point Two Five)** Kathas, appertaining to R. S. Plot Nos. **81 & 83** corresponding to L. R. Plot Nos. **204 & 218**, recorded in L. R. Khatian No. **1467**, situated at Mouza-BARAGHARIA, J. L. No. **82**, Pargana-Patharghata, Sheet No. **1**, Police Station-Matigara, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, District-Darjeeling, by virtue of Deed of Conveyance, recorded in Book No. I, CD Volume No. 0403-2019, pages from 134191 to 134211, being Document No. 040305858, for the year 2019, registered at Addl. District Sub-Registry Office Siliguri-II at Bagdogra, District-Darjeeling, executed by SRI JEEWAN CHAND SHARMA S/O Late Debi Dutt Sharma of Shagun

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Rekha Kedia

SHREE CONSTRUCTIONS



PARTNER

Apartment, Gandhi Road, Darjeeling, P.O. Darjeeling, P.S-Sadar Thana, Dist-Darjeeling as a director of **"NAHATA AQUA PRIVATE LIMITED"** of 404, Ganga Apartment, Mangal Pandey Road, Khalpara, Siliguri-734005, P.O & P.S-Siliguri, Dist. Darjeeling and shall ever since then the First Parties have been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

AND WHEREAS thereafter the First Parties/Land Owners recorded the aforesaid land in their names in the record of rights at the Office of B. L. & L. R. O Shivmandir and shall ever since Two new L. R. Khatian, being Khatian No. 3130 was framed in the name of First Parties/Land Owner No. 1 & being Khatian No. 3132 was framed in the name of First Parties/Land Owner No. 2, as per provision of W. B. L. R. Act 1955 & subsequently the First Parties/Land Owners also converted the classification of their respective shares of land from Rupni Danga to Commercial-Bastu, vide Two Conversion Cases, being Conversion Case No. CN/2019/0401/3476 in the name of First Parties/Land Owner No. 1 & being Conversion Case CN/2019/0401/3475 in the name of First Parties/Land Owner No. 2.

AND WHEREAS by virtue of aforesaid Two Deed of Conveyance, Record of Rights & Conversions the First Parties/Land Owners become the sole absolute Owners of the aforesaid land total measuring 24.5(Twenty Four Point Five) Kathas, having permanent heritable & transferable right, title & interest therein.

AND WHEREAS the First Parties/Land Owners jointly prepared a Plan for the Construction of (G+3) Four Residential Building on the aforesaid plot of land Vide a approved Building Plan Order No. 206/MPS/Planning, dated 16/07/2021, approved by Matigara Panchayat Samity.

AND WHEREAS due to scarcity of fund & lack of knowledge of constructions works the First Parties/Land Owners approached the Second Party/Developer to enter into this agreement for the developing his land by constructing of (G+3) Four Residential Building on the said plot of land after getting Valid Building Plan from the prescribed authority.

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(Hemant Mittal)

Rekha Kedia

SHREE CONSTRUCTIONS
(Hemant Mittal)
PARTNER

WHEREAS:

- A. For the purpose of an integrated development of the aforesaid land, the Land Owners/ First Parties have decided to develop the said plot of land measuring and for that purpose approached the developer firm herein to develop the said land by constructing a (G+3) Four Residential Building thereon to which the developer firm has agreed on the terms and conditions stated hereunder.
- B. The Owners/ First Parties hereby declare that the said premises are free from all encumbrances' charges, liens, lispendences, and attachments or trust whatsoever or however created.
- C. Owners/First Parties have agreed to grant an exclusive right of development of the said premises in favour of the developer for the construction and on the terms and conditions stated hereinafter. The developer shall be at liberty to appoint any contractor/s, if required for the development of the said premises. And the developer shall have also liberty to include any partner or financier on his part before or during the continuation of this project and if for the said purpose if any addition is required in this agreement or a fresh agreement is required to be executed in this respect without harming any interest of the Owners part then the Owners shall comply with it.

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

ARTICLES 1 – DEFINITIONS

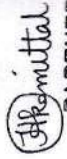
In this agreement, unless otherwise specifically mentioned: Owners shall mean the said **1. SRI HEMANT MITTAL & 2. SMT. REKHA KEDIA**– the said persons not only as Owners but also as having whatsoever right, title or interest that he/she/they may have had or has as executor, Legatee, trustee, Beneficiary or otherwise in respect of the said premises described in the first schedule hereunder written and also his/her/their respective heirs, legal representatives, executors and assigns.

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Key



Rekha Kedia

SHREE CONSTRUCTIONS

 PARTNER

- 1.1 Premises shall mean all that the entirety of the said land more fully and particularly described in the first schedule hereunder written.
- 1.2 Building shall mean the building to be constructed at the said premises with a maximum floor area Ratio (FAR) available or permissible under the rules and regulations of the Matigara Panchayat Samity for the time being prevailing as per the plan or plans to be sanctioned by the Matigara Panchayat Samity.
- 1.3 Unit shall mean the constructed area and/or space in the building intended to be built and/or constructed capable of being occupied and enjoyed separately as a distinct entity at the building to be constructed at the said premises.
- 1.4 Architect shall mean any person or other association of persons, whether incorporated or not, whom the developer may appoint from time to time as the architect of the building to be constructed at the said premises.
- 1.5 Plan shall mean the plan or plans, elevation, design's drawings and specification of the buildings as shall be sanctioned by the Matigara Panchayat Samity including revised plan, modification or variation thereof which may be made from time to time.
- 1.6 **Owners' allocation shall be:**
 The First Parties/Land Owners shall get Rs. 1,00,00,000/- (Rupees One Crore) only in total after 60 months from the date of execution of this agreement and closure of bank loan if availed.
- 1.7 **Developer' allocation shall be:**
 The Second Party/Developer shall get 100% of total constructed area of the building as per approved building Plan.

ARTICLE II – COMMENCEMENT.

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

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Key

Shree Mittal

Rekha Kedia

SHREE CONSTRUCTIONS

Shree Mittal
PARTNER

ARTICLE III – OWNERS’ RIGHTS & REPRESENTATIONS

- 3.1 The Owners are absolutely seized and possessed or otherwise well and sufficiently entitled to all that the entirety of the said premises, more fully and particularly described in the first schedule hereunder written.
- 3.2 There is no subsisting agreement for sale and/or development of the said premises with any other party or parties by the Owners or any of the person/s claiming under him/her.
- 3.3 In case of any capital gains arising out of the said land, the liability of such capital gains shall be held by the First Parties.
- 3.4 The said premises is free from all encumbrances, lien, lispendences, attachment, trust, acquisition and requisition whatsoever or howsoever.

ARTICLES IV – DEVELOPER’S RIGHTS

- 4.1 The Owners do hereby grant, subject to the provision contained herein, exclusive right to the developer to build upon and to commercially exploit the said premises and constructing the residential building at the said premises in accordance with the plan sanctioned or to be sanctioned by the Matigara Panchayat Samity.
- 4.2 The developer/ second party shall have right to purchase and also shall entered in to the any agreement/joint venture agreement/ or any other agreement of the same for any piece & parcel of land adjacent to this land premises without any intimation/notice to the First Parties, they are authorized to construct the Building as per the plan to be approved or already approved by concerned authority in the entire land premises.

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Rekha Kedia

SHREE CONSTRUCTIONS

PARTNER

ARTICLE V- SPACE ALLOCATION

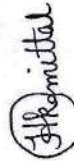
- 5.1 The developer shall be exclusively entitled in the new building with exclusive right to transfer or to deal with or dispose of the same at any cost or price or consideration without any right, claim or interest whatsoever therein of the Owners and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of its purchasers.
- 5.2 The developer shall have every right to enter into or execute an agreement for sale with any intended purchaser of his choice and he shall have also right to receive any amount of advance from the said purchaser in lieu of the said agreement. However if the developer so requires then the Owners shall be duty bound to sign & execute the said agreement for sale and thereafter go to the registry office at the time of final registry an shall be bound to execute the deed of conveyance of all the units/flats.

ARTICLE VI- BUILDING

- 6.1 The developer shall at its own costs, construct and complete the building at the said premises in accordance with the sanctioned plan with good and standard materials as may be specified by the architects and as set out in the second schedule hereunder written. The new building shall be constructed with the maximum possible coverage and having elevation and feature permissible under the rules and regulation applicable to the said premises as approved or may be approved by the Matigara Panchayat Samity.
- 6.2 Subject as aforesaid, the decision of developer regarding the quality of the materials and the specification as stated in the second schedule hereunder shall be final and binding upon the parties hereto.
- 6.3 The developer shall install and erect in the said building, at its own cost water storage tanks and other facilities as are required to be provided in a multi-storied building in Siliguri having self-contained units and constructed for sale of construed areas therein on Ownership basis and as mutually agreed to.

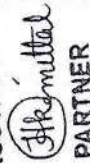
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Rekha Kedia

SHREE CONSTRUCTIONS


PARTNER

ARTICLE VII - COMMON FACILITIES

- 7.1 The developer shall pay and bear all corporation taxes, insurance premiums and other statutory outgoings as would be levied by the government or any statutory authorities in respect of the said premises accruing as and from the date of handing over vacant possession by the Owners to the developer, till the date of the completion of the project.
- 7.2 That the common electric infrastructure expenses for obtaining common and individual electric connection in proposed residential building shall be incurred/borne by the Owners/occupier of the respective flats/units of the building in proportionate manner/share.

ARTICLE VIII- COMMON RESTRICTIONS

- 8.1 Both the parties shall abide by all laws, by-rules and regulations of the Government, Local Bodies and other statutory bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any said laws, by-laws, by-rules and regulation and/or procedures.
- 8.2 The respective allottees shall keep the interior and walls, drains, pipes and other fitting and fixtures and appurtenances and floors and ceilings in each of their respective allocation in the new building in good working condition and repair and in particular so as not to cause any shall damage to the new building or any other space or accommodation therein and shall keep the other occupiers of the new building properly and effectively indemnified from and against the consequences of any breach.
- 8.3 The parties hereto shall not do or cause or permit to be done act or thing which may render void or violable any insurance of the new building or any part thereof and shall keep each other and other occupiers of the said building harmless and indemnified from against the consequence of any breach.

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Rekha Kedia

SHREE CONSTRUCTIONS

PARTNER

- 8.4 Neither party shall throw or accumulated any dirt, rubbish, waste or refuse or permit the same to thrown or accumulated in or about the said building in the compounds, corridors or any other portion or portions of the said building.
- 8.5 Both the land owners namely Sri Hemant Mittal (P. A. No. AJQPM4270P) & Smt. Rekha Kedia (P. A. No. AGWPK8909J) do hereby authorize M/S. Shree Constructions (Pan no. ADYFS1117P) to avail Loan for the said schedule land below for the completion of the residential building /project from any financial institutions as project Loan. The Owners hereby declare and authorize M/S. Shree Constructions to Build, develop, construct, sell, do necessary marketing for the said project.
- 8.6 The Owners also hereby declare to receive their payments amounting to Rs. 1,00,00,000/- (Rupees One Crore) after the firm M/S. Shree Constructions clears all liabilities of Bank loan if availed.
- 8.7 The prospective buyers may take loan from the bank or any financial institution for the purchase of the flats which is constructed on the below mentioned schedule land.

ARTICLE IX - DEVELOPER'S OBLIGATION

- 9.1 The Developer hereby agrees and covenants with the Owners to complete the construction of the new building at the said premises in terms of the sanctioned plan within December 2027. Such period shall however exclude any delay which does not occasion due to any fault or negligence on the part of the Developer in the course of construction.

Handwritten signature/initials

Shree Mittal

Reelka Kedia

SHREE CONSTRUCTIONS

Shree Mittal

PARTNER

ARTICLE X- DEVELOPER'S INDEMNITY

- 10.1 The Developer hereby undertakes to keep the Owners indemnified against all third party claims and action arising out of any sort of act or commission of the developer in or relating to or arising out of the construction of the said building at the said premises.
- 10.2 The Developer hereby undertakes to keep the Owners indemnified against all action, suit, costs, proceedings and claims that may arise out of the Developer/s actions with regard to the development of the said premises.

ARTICLE XI- MISCELLANEOUS

- 11.1 The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be construed as a Partnership Between the Developer and the Owners or as a joint venture between the parties hereto in any manner nor shall the parties hereto be deemed to have constituted an Association of Persons.
- 11.2 It is hereby understood that from time to time in order to facilitative the construction of the new building at the said premises by the developer, various deeds, matters and things not herein specified may be required to be done by the developer and for which the developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specified provisions may not have made herein and the Owners hereby undertake to do all such act, deeds, matter and things that may be reasonably required to be done in the matter and the Owners shall execute any such additional Power(s) of Attorney and/or authority as may be required by the Developer for the purpose and the Owners also undertake to sigh and execute all such additional applications and other documents as the case may be; provided that all such acts, deeds, matters and things do not in anyway Infringe the right of the Owners and/or go against the sprit of this Agreement.

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Rekha Kedia

SHREE CONSTRUCTIONS

 PARTNER

11.3 Any notice required to be given by the Developer shall without prejudice to any other mode of service available, be deemed to have served on the Owners, if delivered by hand and duly acknowledged or sent by pre-paid Registered Post with acknowledgement due and shall likewise be deemed to have been served on Developer if delivered by hand or sent by pre-paid registered Post with acknowledgement due to the officer of the developer, the proper address in all cases being the respective addresses as reflected in this Agreement.

11.4 The Developer and the Owners shall mutually frame a scheme for the management and administration of the new building at the said premises and/or common part thereof. The Developer and the Owners hereby agree to abide by all the Rules and regulations of such Management/Society/Association/Holding Organization and hereby give their consent to abide be the same, as and when constituted.

ARTICLE XII- FOR MAJEURE

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

12.2 Force Measure shall mean flood, heavy rain, earthquake, riot, war, storm, tempest, civil commotion and/or any other act or commission beyond the control of the parties hereto



Shree Mittal

Rekha Kedia

SHREE CONSTRUCTIONS

Shree Mittal
PARTNER

ARTICLE XIII- ARBITRATION

13.0 In case of any dispute, differences or question arising between the parties hereto with regard to this Agreement, the same shall be referred to the arbitration of an arbitrator to be appointed by the parties herein. If the parties do not agree upon an arbitrator, each party shall be entitled to appoint an arbitrator and the arbitrators shall appoint an umpire and the proceedings shall be in accordance with the provisions of Arbitration and Conciliation Act, 1996 and/or any other statutory modification and/or enactment relating thereto.

ARTICLE XIV- JURISDICTION

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

THE FIRST SCHEDULE ABOVE REFERED TO DESCRIPTION OF THE PREMISES

All that piece or parcel of vacant land measuring **24.5(Twenty Four Point Five)** Kathas, appertaining to R. S. Plot Nos. **81, 82 & 83** corresponding to L. R. Plot Nos. **204, 210, 211, 217 & 218**, recorded in L. R. Khatian Nos. **3130 & 3132**, situated at Mouza-BARAGHARIA, J. L. No. **82**, Pargana-Patharghata, Sheet No. **1**, Police Station-Matigara, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, District-Darjeeling.

The said land is butted & bounded as follows:-

By the North : Land of Plot Nos. 204, 209, 212, 213 & 216
 By the South : 18 Ft. wide Non Metal Complex Road
 By the East : Land of "NAHATA AQUA PRIVATE LIMITED"
 By the West : Land of "NAHATA AQUA PRIVATE LIMITED"

page

Shreemittal

Rekha Kedia

SHREE CONSTRUCTIONS
Shreemittal
PARTNER












"SCHEDULE OF COMMON AREAS

1. The area of the all stair Cases and Lobby shall be used for the purpose of common enjoyment by all occupants of the said multi-storied building.
2. A common water tank and/or water reservoir situated on top of the said multi-storied building is meant for the benefit of all Owners.
3. The Occupants of the building/flat Owners will enjoy an undivided impartial and proportionate right and share in the aforesaid "Land Schedule" on which the building is standing with the easements right and appurtenances of the said land and building.
4. The Occupants of the building/flat Owners will enjoy all the Sewage System and Entrance and Exist, Fire Escape, Corridors, Main walls, Etc, of the said multi-storied building.
5. The Flat Owners will enjoy the common facilities being provided for such of them, as per the Declaration approved by the Apartment committee, being formed by the respective flat Owner.

The Seller/Developer hereby covenant and declare that the Purchaser will have all the right and liberties to use and enjoy the aforesaid common areas and common facilities freely and without any sort of hindrances, whatsoever subject to the payment of the proportionate expenses whatsoever to the Associations of the said Apartment /Building to be formed therefore, by the respective flat Owners.

Key

LANDLORD FINGER PRINT SHEET












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	Left Hand					
	Right Hand					

Handwritten initials

Handwritten signature: Mittal

Handwritten signature: Mittal
Signature

LANDLORD FINGERPRINT SHEET










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

Handwritten name: Rekha Kedia

Handwritten name: Rekha Kedia

Handwritten signature: Rekha Kedia
Signature

DEVELOPER FINGERPRINT SHEET

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	Right Hand					

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SHREE CONSTRUCTIONS

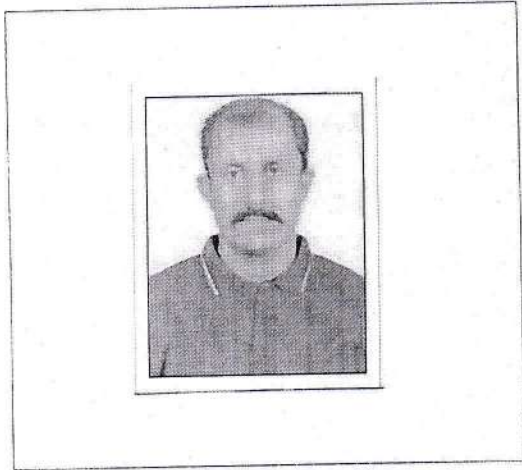

PARTNER

SHREE CONSTRUCTIONS


PARTNER
Signature

IDENTIFIER FINGERPRINT SHEET

PHOTO



LEFT THUMB IMPRESSION



Abhisit Chakrabarty

Signature of Identifier

Major Information of the Deed

Deed No :	I-0403-01421/2023	Date of Registration	23/02/2023
Query No / Year	0403-2000442525/2023	Office where deed is registered	
Query Date	18/02/2023 2:31:40 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Manoj Kedia Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9144416171, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 1,00,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,07,92,264/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 1,00,021/- (Article:E, E, E,)		
Remarks			


Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), JI No: 82, Pin Code : 734010

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-204 (RS :-)	LR-3130	Bastu	Rupni	0.0325 Acre		8,67,760/-	Width of Approach Road: 18 Ft., ,Project : Not Specified
L2	LR-210 (RS :-)	LR-3130	Bastu	Danga	0.0459 Acre		12,25,544/-	Width of Approach Road: 18 Ft., ,Project : Not Specified
L3	LR-211 (RS :-)	LR-3130	Bastu	Bastu	0.0153 Acre		4,08,515/-	Width of Approach Road: 18 Ft., ,Project : Not Specified
L4	LR-217 (RS :-)	LR-3130	Bastu	Danga	0.0358 Acre		9,55,871/-	Width of Approach Road: 18 Ft., ,Project : Not Specified
L5	LR-218 (RS :-)	LR-3130	Bastu	Rupni	0.0726 Acre		19,38,442/-	Width of Approach Road: 18 Ft., ,Project : Not Specified
L6	LR-204 (RS :-)	LR-3132	Bastu	Rupni	0.0325 Acre		8,67,760/-	Width of Approach Road: 18 Ft., ,Project : Not Specified
L7	LR-210 (RS :-)	LR-3132	Bastu	Danga	0.0459 Acre		12,25,544/-	Width of Approach Road: 18 Ft., ,Project : Not Specified

	LR-211 (RS :-)	LR-3132	Bastu	Bastu	0.0153 Acre		4,08,515/-	Width of Approach Road: 18 Ft., Project : Not Specified
L9	LR-217 (RS :-)	LR-3132	Bastu	Danga	0.0358 Acre		9,55,871/-	Width of Approach Road: 18 Ft., Project : Not Specified
L10	LR-218 (RS :-)	LR-3132	Bastu	Rupni	0.0726 Acre		19,38,442/-	Width of Approach Road: 18 Ft., Project : Not Specified
	TOTAL :				40.42Dec	0 /-	107,92,264 /-	
	Grand Total :				40.42Dec	0 /-	107,92,264 /-	

Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri HEMANT MITTAL (Presentant) Son of Late RUDRA KUMAR MITTAL Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office			
		23/02/2023	LTI 23/02/2023	23/02/2023
	KURSEONG, City:- Kurseong, P.O:- KURSEONG, P.S:-Kurseong, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx0P, Aadhaar No: 28xxxxxxxx2090, Status :Individual, Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Smt REKHA KEDIA Wife of Shri MANOJ KEDIA Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office			
		23/02/2023	LTI 23/02/2023	23/02/2023

32,VIDYASAGAR ROAD,KHALPARA, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx9J, Aadhaar No: 57xxxxxxxx6939, Status :Individual, Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHREE CONSTRUCTIONS 2ND FLOOR,UTTARAPAN MARKET COMPLEX, Block/Sector: HILL CART ROAD, City:- Not Specified, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 , PAN No.:: ADxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri HEMANT MITTAL Son of Late RUDRA KUMAR MITTAL Date of Execution - 23/02/2023, , Admitted by: Self, Date of Admission: 23/02/2023, Place of Admission of Execution: Office			
		Feb 23 2023 12:27PM	LTI 23/02/2023	23/02/2023
13TH PARK LOCATION, City:- Kurseong, P.O:- KURSEONG, P.S:-Kurseong, District:-Darjeeling, West Bengal, India, PIN:- 734203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxx7P, Aadhaar No: 28xxxxxxxx2090 Status : Representative, Representative of : SHREE CONSTRUCTIONS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABHIJIT CHAKRABORTY Son of Late ASHIM CHAKRABORTY KHALPARA,SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005			
	23/02/2023	23/02/2023	23/02/2023
Identifier Of Shri HEMANT MITTAL, Smt REKHA KEDIA, Shri HEMANT MITTAL			

Transfer of property for L1		
No	From	To. with area (Name-Area)
	Shri HEMANT MITTAL	SHREE CONSTRUCTIONS-0.0325 Acre
Transfer of property for L10		
SI.No	From	To. with area (Name-Area)
1	Smt REKHA KEDIA	SHREE CONSTRUCTIONS-0.0726 Acre
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Shri HEMANT MITTAL	SHREE CONSTRUCTIONS-0.0459 Acre
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Shri HEMANT MITTAL	SHREE CONSTRUCTIONS-0.0153 Acre
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Shri HEMANT MITTAL	SHREE CONSTRUCTIONS-0.0358 Acre
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Shri HEMANT MITTAL	SHREE CONSTRUCTIONS-0.0726 Acre
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	Smt REKHA KEDIA	SHREE CONSTRUCTIONS-0.0325 Acre
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	Smt REKHA KEDIA	SHREE CONSTRUCTIONS-0.0459 Acre
Transfer of property for L8		
SI.No	From	To. with area (Name-Area)
1	Smt REKHA KEDIA	SHREE CONSTRUCTIONS-0.0153 Acre
Transfer of property for L9		
SI.No	From	To. with area (Name-Area)
1	Smt REKHA KEDIA	SHREE CONSTRUCTIONS-0.0358 Acre

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), JI No: 82, Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 204, LR Khatian No:- 3130	Owner:হেমন্ত মিতল, Gurdian:মৃত রুদ্র কুমার মিতল, Address:নিজ , Classification:রূপনী, Area:0.03250000 Acre,	Shri HEMANT MITTAL
L2	LR Plot No:- 210, LR Khatian No:- 3130	Owner:হেমন্ত মিতল, Gurdian:মৃত রুদ্র কুমার মিতল, Address:নিজ , Classification:ডাঙ্গা, Area:0.04590000 Acre,	Shri HEMANT MITTAL

	LR Plot No:- 211, LR Khatian No:- 3130	Owner:হেমন্ত মিতল, Gurdian:মৃত রুদ্র কুমার মিতল, Address:নিজ , Classification:বাস্তু, Area:0.01530000 Acre,	Shri HEMANT MITTAL
L4	LR Plot No:- 217, LR Khatian No:- 3130	Owner:হেমন্ত মিতল, Gurdian:মৃত রুদ্র কুমার মিতল, Address:নিজ , Classification:ডাঙ্গা, Area:0.03580000 Acre,	Shri HEMANT MITTAL
L5	LR Plot No:- 218, LR Khatian No:- 3130	Owner:হেমন্ত মিতল, Gurdian:মৃত রুদ্র কুমার মিতল, Address:নিজ , Classification:রূপনী, Area:0.07260000 Acre,	Shri HEMANT MITTAL
L6	LR Plot No:- 204, LR Khatian No:- 3132	Owner:রেখা কেড়িয়া, Gurdian:মনোজ কুমার কেড়িয়া, Address:নিজ , Classification:রূপনী, Area:0.03250000 Acre,	Smt REKHA KEDIA
L7	LR Plot No:- 210, LR Khatian No:- 3132	Owner:রেখা কেড়িয়া, Gurdian:মনোজ কুমার কেড়িয়া, Address:নিজ , Classification:ডাঙ্গা, Area:0.04590000 Acre,	Smt REKHA KEDIA
L8	LR Plot No:- 211, LR Khatian No:- 3132	Owner:রেখা কেড়িয়া, Gurdian:মনোজ কুমার কেড়িয়া, Address:নিজ , Classification:বাস্তু, Area:0.01530000 Acre,	Smt REKHA KEDIA
L9	LR Plot No:- 217, LR Khatian No:- 3132	Owner:রেখা কেড়িয়া, Gurdian:মনোজ কুমার কেড়িয়া, Address:নিজ , Classification:ডাঙ্গা, Area:0.03580000 Acre,	Smt REKHA KEDIA
L10	LR Plot No:- 218, LR Khatian No:- 3132	Owner:রেখা কেড়িয়া, Gurdian:মনোজ কুমার কেড়িয়া, Address:নিজ , Classification:রূপনী, Area:0.07260000 Acre,	Smt REKHA KEDIA

On 23-02-2023

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 11:18 hrs on 23-02-2023, at the Office of the A.D.S.R. BAGDOGRA by Shri HEMANT MITTAL, one of the Executants.

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 1,07,92,264/-

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

Execution is admitted on 23/02/2023 by 1. Shri HEMANT MITTAL, Son of Late RUDRA KUMAR MITTAL, KURSEONG, P.O: KURSEONG, Thana: Kurseong, , City/Town: KURSEONG, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 2. Smt REKHA KEDIA, Wife of Shri MANOJ KEDIA, 32, VIDYASAGAR ROAD, KHALPARA, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Mr ABHIJIT CHAKRABORTY, , , Son of Late ASHIM CHAKRABORTY, KHALPARA, SILIGURI, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

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

Execution is admitted on 23-02-2023 by Shri HEMANT MITTAL, PARTNER, SHREE CONSTRUCTIONS (Partnership Firm), 2ND FLOOR, UTTARAPAN MARKET COMPLEX, Block/Sector: HILL CART ROAD, City:- Not Specified, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003

Indetified by Mr ABHIJIT CHAKRABORTY, , , Son of Late ASHIM CHAKRABORTY, KHALPARA, SILIGURI, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,00,021.00/- (B = Rs 1,00,000.00/- , E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,00,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/02/2023 6:03PM with Govt. Ref. No: 192022230307231328 on 22-02-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 1391698968325 on 22-02-2023, Head of Account 0030-03-104-001-16
Online on 23/02/2023 12:07PM with Govt. Ref. No: 192022230308143268 on 23-02-2023, Amount Rs: 1,00,000/-, Bank: SBI EPay (SBlePay), Ref. No. 9337506983717 on 23-02-2023, Head of Account 0030-03-104-001-16

ment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 15,000.00/-, by online = Rs 15,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 37557, Amount: Rs.5,000.00/-, Date of Purchase: 13/12/2022, Vendor name: J R DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/02/2023 6:03PM with Govt. Ref. No: 192022230307231328 on 22-02-2023, Amount Rs: 15,020/-, Bank: SBI EPay (SBlePay), Ref. No. 1391698968325 on 22-02-2023, Head of Account 0030-02-103-003-02
Online on 23/02/2023 12:07PM with Govt. Ref. No: 192022230308143268 on 23-02-2023, Amount Rs: 1/-, Bank: SBI EPay (SBlePay), Ref. No. 9337506983717 on 23-02-2023, 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

ificate of Registration under section 60 and Rule 69.

gistered in Book - I

Volume number 0403-2023, Page from 31203 to 31229

being No 040301421 for the year 2023.



Digitally signed by YOGEN TSHERING
BHUTIA
Date: 2023.02.24 16:48:28 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2023/02/24 04:48:28 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)
