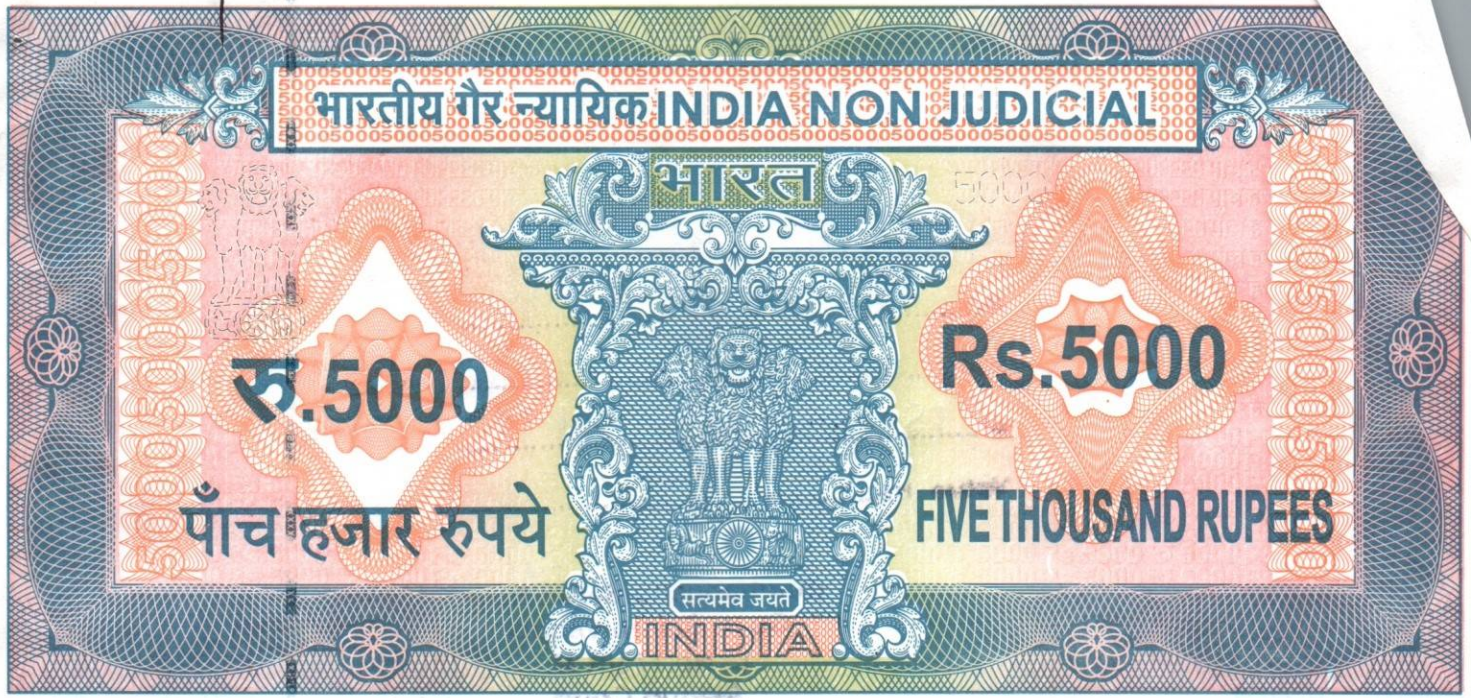


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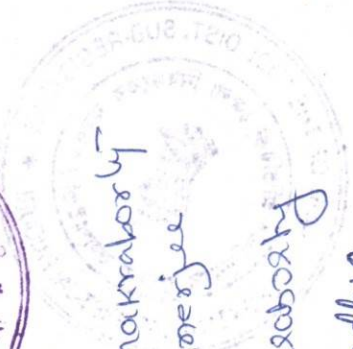


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 256448

G 256448

Handwritten notes in green ink:
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 ২-৫৩৪০৭৮



:1:
 Swati Chakraborty
 @Swati Banerjee
 Sanket Chakraborty
 Shweta Muddha

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 09th DAY
 OF FEBRUARY 2022.

Certified that the Document is admitted to
 Registration and the Signature Sheet and
 the Endorsement Sheet attached to this
 Document are part of this Document

Addl. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

09 FEB 2022

0007

NON JUDICIAL STAMP

No. 1092 Date 24.1.22

Sold Smt. Shweta Munhra
of PS. Bhaktinagar, Dist- Jal.

Value Rs. 5000/-



S.S.Roy
(Sudhangshu Saran Roy)
Govt. Stamp Vendor
L. No.173/R.M.
Siliguri Court

844825 E



f
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

19 FEB 2022

১. প্রাপ্তি হইলে প্রকৃত মূল্যে
২. ১০% প্রিমিয়াম হারে
৩. ১০% প্রিমিয়াম হারে
৪. ১০% প্রিমিয়াম হারে

১০% প্রিমিয়াম হারে
১০% প্রিমিয়াম হারে

১০% প্রিমিয়াম হারে
১০% প্রিমিয়াম হারে

[2]

Swati Chakraborty
@Swati Banerjee
Sanket Chakraborty
Shweta Mundhra

1. **SMT SWATI CHAKRABORTY ALIAS SMT SWATI BANERJEE**, wife of Late Satyajit Chakraborty, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Rabindra Nagar, Ward No.31, P.O Rabindra Sarani, P.S. Siliguri, District Darjeeling,

2. **SRI SANKET CHAKRABORTY**, son of Late Satyajit Chakraborty, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Ridhi Sidhi Apartment, Iskcon Mandir Road, P.O. Hyderpara, P.S. Bhaktinagar, District- Jalpaiguri - hereinafter called the "**LAND OWNERS/FIRST PARTY**" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assigns) of the "**FIRST PART**". [PAN:ADAPC7881N], [PAN: BOZPC4410A].

AND

SMT SHWETA MUNDHRA, wife of Sri Girish Kumar Mundhra, Hindu by Religion, Indian by Nationality, Business by Occupation, Residing at Plot No.9, 4th Floor, Sevoke Road, Near Victoria Junction, 2nd Mile, P.O Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri- hereinafter called the "**DEVELOPER/ SECOND PARTY**" (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, successors, representatives, administrators and assigns) of the "**SECOND PART**". [PAN: AILPM5885C]

WHEREAS one Late Satyajit Chakraborty and his wife Smt Swati Chakraborty alias Smt Swati Banerjee (Landowner No.1 hereof) had jointly purchased a land measuring 0.055 Acre, from Smt Minati Kusarye wife of Late Dharendra Nath Kusarye by virtue of a registered Sale Deed dated 25.11.2002, being document No. I-2060, for the year of 2003, and the same was registered at the office of the District Sub-Registrar, Jalpaiguri, in the District of Jalpaiguri.

Swati Chakraborty
@Swati Banerjee

[3]

Sanket Chakraborty

Shweta Muddra

AND WHEREAS the abovenamed Satyajit Chakraborty died, intestate leaving behind his wife **1. Smt Swati Chakraborty alias Smt Swati Banerjee** and his son **2. Sri Sanket Chakraborty** as his only legal heirs and successors as per the provisions of Hindu Succession Act. Accordingly, by virtue of law of inheritance the above named **1. Smt Swati Chakraborty alias Smt Swati Banerjee** **2. Sri Sanket Chakraborty** jointly inherited the $\frac{1}{2}^{\text{nd}}$ undivided share of **Late Satyajit Chakraborty** in the land measuring 0.055 Acres having permanent, heritable and transferable, right,, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS in the manner aforesaid, the abovenamed **Smt Swati Chakraborty alias Smt Swati Banerjee** became the sole, absolute and exclusive owner of land measuring 0.04125 Acres i.e. 75% of the Total area and **Sri Sanket Chakraborty** became the sole, absolute and exclusive owner of land measuring 0.01375 Acres i.e. 25% of the Total Area and ever since then the First Party are in exclusive, khas and peaceful possession of the aforesaid land without any act of hindrance or obstruction from any body having permanent heritable, transferable and marketable right, title and interest therein and the said land is fully described in the Schedule 'A' below.

AND WHEREAS the First Party interested in constructing a Ground Plus Three Storeyed Residential building on the land fully described in Schedule-'A' below approached to the Second Party to construct a Ground Plus Three Storied Residential building on the said land and the Second Party has agreed to the offer of the First Party to construct a Ground Plus Three Storied Residential building on the said land of the First Party on the following terms and conditions:-

Swati Chakraborty
Swati Banerjee

[4]

Sanket Chakraborty

Shweta Muddha

NOW THIS AGREEMENT WITNESSES AS FOLLOWS:-

1. THAT the Second Party has examined the title and all documents of the Schedule property and has agreed to promote the said complex on the plot of land mentioned in the Schedule given hereinbelow, as per plans, elevations, designs, drawings and specifications approved by the appropriate authority/ies at their own cost and shall for the identity of the building use appropriate nomenclature of its choice.
2. THAT the Second Party will construct a Ground Plus Three Storied Residential building and the plan prepared for which will be approved by the appropriate authority at her own cost.
3. THAT any modification in the plans, elevations, designs, drawings and specifications approved from the appropriate authority will be at the cost of the Second party.
4. THAT the First Party undertakes to signify their consent to the plans, elevations, designs, drawings, specifications etc. as proposed by the Second party and to sign it and all other incidental and necessary papers for approval of the building plan.
5. The Landowners Allocation shall be 65% of the sale proceeds of One Parking space in the Ground Floor and One Residential Flat measuring 1656 Sq.ft (the measurement of which includes common proportionate area and super built up area) on the Third Floor of the said building in the ratio of 75:25 and a sum of Rs 30,000,00=00 (Rupees Thirty Lacs Only) out of which a sum of Rs 10,00,000=00 is paid till today and a sum of Rs 20,000,00=00 (Rupees Twenty Lacs Only) shall be paid before 7th April 2022 and the entire Land Owners allocation is fully described in the Schedule "B" below.

Swati Chakraborty
@ Swati Bomerjee

[5]

Sanket Chakraborty
Shweta Mundhra

6. The Developer's Allocation shall be the Remaining parking area in the Ground Floor, entire First Floor and Second Floor and 35% of the sale proceeds of One Parking space in the Ground Floor and 35% of the sale proceeds of One Residential Flat measuring 1656 Sq.ft (the measurement of which includes common proportionate area and super built up area) on the Third Floor of the said building and the same is fully described in the Schedule "C" below

7. That the construction of the building shall be completed within 2 (Two) years from the date of passing of the Plan.

8. THAT the second party shall submit the L.U.C.C. of the proposed building to the appropriate authority for obtaining sanctioned building plan within one month from the date of execution of this agreement and shall complete construction within 2 Years from the date of approval of the building plan and the same may be extended for another six months due to some unavoidable circumstances. The construction work of building will be started within one month after approval of the building plan subject to the fact that the Second Party is given vacant possession of the said land by the first Party on or before the date of sanctioning of the building plan.

9. THAT the Second Party shall be entitled to realize and receive any advances, sale consideration, baina, salami, premium, rent, lease premium, lease rent or in other form from any party against sale, lease, tenancy, etc., in respect to the "TOTAL CONSTRUCTED AREA" and shall reimburse the share of the First Party.

10. THAT the First Party also undertake to execute a Power of Attorney in favour of the second party for occupation, sale, gift, mortgage, let-out, lease-out, exchange or transfer/assign otherwise the "TOTAL CONSTRUCTED AREA".

Swati Chakraborty
@ Swati Banerjee

[6]

Sanket Chakraborty

Shweta Muddha

11. THAT the first party apart from the power of attorney shall also execute all necessary papers and documents from time to time as may be required by the second party for construction of the said complex and transfer of the title to the "TOTAL CONSTRUCTED AREA" in favour of the second party or any person/s to the choice of the second party and the second party will sign as confirming party in the said Deed of Transfer.

12. THAT all the cost of transfer of title, i.e., stamp duty, registration fee, etc. for transfer of the "TOTAL CONSTRUCTED AREA" shall be borne by the second party and/ or its nominee/s or intending purchaser/s.

13. THAT the First Party shall handover the possession of the said property to the second party for the purpose of construction of the said complex and the second party shall use the said property for the purpose of construction. The Second Party may store the building materials as per requirement, keep the guard chowkidar or any other staff or may take other security measures.

14. THAT if at any time it is found that the said land described in the schedule is encumbered the first party will be liable to make it unencumbered at their own cost.

15. THAT all taxes and dues payable by the first party relating to the period prior to the execution of these presents/ commencement of the construction of the building shall be payable by the first party.

16. THAT the taxes and other dues payable during the construction period shall be paid by the second party and both the parties shall bear their respective proportionate statutory impositions and/or tax liabilities.

Swati Chakraborty
@Swati Banerjee

[7]

Sanket Chakraborty

Shweta Muddha

17. THAT the second party shall construct the said complex at its own cost and engaging direct labourers or through the contractor/s of her choice as per approved plan and the second party shall construct the said complex in accordance with the rules and guidelines of the Siliguri Municipal Corporation and if any violation is made then the second party will be solemnly responsible.

18. THAT the First Party will not object and/or obstruct during construction. If the construction is stopped/ delayed due to failure on the part of the first party inspite of the second party's eagerness to complete the construction, the first party shall adequately compensate the second party and vice-versa.

That the First Party can never compel the second party to entertain/comply with any sort of verbal statement and/or assurance.

19. THAT the second party may advertise in the media for sale and/or letting out the Total Constructed Area in the said complex at her cost.

20. THAT in case of any dispute arising out of this agreement or with respect to the interpretation of any terms and conditions recorded herein or with respect to the working of this agreement or any other matter, it shall be first mutually decided with the collaboration of the third person and if the matter is not settled than either of the parties may approach the Court of Law.

21. That if this agreement fails to materialize due to the unlawful interference of the First Party, or their invalid title in respect of the below scheduled land or due to the encumbrances if any, then in that case the First Party shall be liable and responsible for the cost and expenses incurred by the Second Party alongwith the damages and with interest as per govt. value to the Second Party.

Swati Chakraborty
@Swati Banerjee

[8]

Sanket Chakraborty
Shweta Mukherjee

22. That the First Party further agrees that nor the powers and authorities as given hereinabove to the Second Party neither the POWER OF ATTORNEY executed in favour of the Second Party can under any circumstances be rescind or cancelled during the pendency or continuance and till the time this agreement is in force.

23. That in case of any changes in Govt. rules, laws policies affecting the construction work, the effect shall be borne by both parties.

24. That any further matter arising out of this Agreement which has not been specifically clarified, shall be mutually dealt with and decided.

25. That the parties are entitled to use Specific Performance of Contract against each other to execute the terms and conditions of this agreement.

SCHEDULE- A (TOTAL AREA)

(DESCRIPTION OF THE LAND ON WHICH THE BUILDING STANDS)

All that piece or parcel of homestead land measuring 0.055 Acre appertaining to and forming part of R.S Plot No. 158, Recorded in R.S. Khatian No. 728, R.S Sheet No.- 12 of Mouza Dabgram, J.L.No.2, Pargana Baikunthapur, **situated at Sachitara Paul Sarani**, within the limits of Ward No. 39 of Siliguri Municipal Corporation Area, Police Station Bhaktinagar, District Jalpaiguri.

The said land is bounded and butted as follows:-

North ... 22 Feet Wide Road
South ... Land of Late Sova Rani Sarkar
East ... Land of Sri Dinesh Chandra Roy
West ... Kali Mandir

Swati Chakraborty
@Swati Banerjee
[9]

Sanket Chakraborty
Shweta Mundhra

SCHEDULE- B (OWNER'S ALLOCATION)

All that 65% of the sale proceeds of One Parking space in the Ground Floor and One Residential Flat measuring 1656 Sq.ft (the measurement of which includes common proportionate area and super built up area) on the Third Floor of the said building in the ratio of 75:25 of the Ground + Three Storeyed building on the land fully described in Schedule-A mentioned above appertaining to and forming part of R.S Plot No. 158, Recorded in R.S. Khatian No. 728, R.S Sheet No.- 12 of Mouza Dabgram, J.L.No.2, Pargana Baikunthapur, **situated at Sachitara Paul Sarani**, within the limits of Ward No. 39 of Siliguri Municipal Corporation Area, Police Station Bhaktinagar, District Jalpaiguri.

SCHEDULE- C (DEVELOPER'S ALLOCATION)

All That Remaining parking area in the Ground Floor, entire First Floor and Second Floor and 35% of the sale proceeds of One Parking space in the Ground Floor and One Residential Flat measuring 1656 Sq.ft (the measurement of which includes common proportionate area and super built up area) on the Third Floor of a Ground + Three Storeyed building on the land fully described in Schedule-A and all other constructed area except the portion described in the Schedule -B above, appertaining to and forming part of R.S Plot No. 158, Recorded in R.S. Khatian No. 728, R.S Sheet No.- 12 of Mouza Dabgram, J.L.No.2, Pargana Baikunthapur, **situated at Sachitara Paul Sarani**, within the limits of Ward No. 39 of Siliguri Municipal Corporation Area, Police Station Bhaktinagar, District Jalpaiguri

IN WITNESSES WHEREOF both the parties have put their signatures on these presents on the day month and year first above written.

WITNESSES :

Swati Chakraborty
@ Swati Banerjee
Sanket Chakraborty

LAND OWNERS/ FIRST PARTY

1. Sushanta Ghosh Ghosh
Slo (ab) Si Shingmae (a) (a)
South Bhawanra Gue
PO. PS Siliguri
Dis + Darjeeling

2. Anupam Roy
Slo Sri Aneshwar Roy
Siliguri


Shweta Mundhra

SECOND PARTY/DEVELOPER

Drafted by me and
printed in my office

Manoj Agarwal


MANOJ AGARWAL
ADVOCATE, SILIGURI
Enrl. No. F-505/434 of 1997

	LEFT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Swati Chakraborty
@Swati Banerjee

Swati Chakraborty
@Swati Banerjee

Signature

	LEFT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Sanket Chakraborty

Sanket Chakraborty

Signature

	LEFT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Shweta Mundhra

Shweta Mundhra

Signature



৩

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

09 FEB 2022

आयकर विभाग
INCOME TAX DEPARTMENT
SWATI BANERJEE



भारत सरकार
GOVT. OF INDIA

SISIRENDRA NATH BANERJEE



05/01/1978

Permanent Account Number

ADAPC7881N

Swati Banerjee

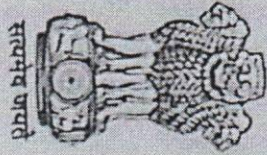


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Signature

Swati Chakraborty
@Swati Banerjee

*



भारत सरकार
GOVERNMENT OF INDIA



श्रुति बानर्जी

SWATI BANERJEE

जन्म तिथि / DOB : 05/01/1978

महिला / FEMALE

7010 3915 2100



मेरा आधार, मेरी पहचान

Swati Chakraborty
@ Swati Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHWETA MUNDHRA

GANGA RAM LAHOTI

12/03/1976
Permanent Account Number

AILPM5885C

Shweta Mundhra
Signature








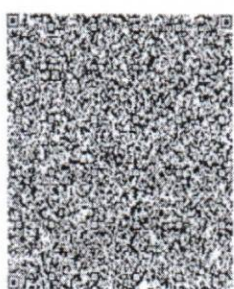



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Shweta Mundhra

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275

Shweta Murchra

<p> भारत सरकार Government of India</p> <p> आधार</p> <p></p> <p>श्री/श्रीमती Shweta Murchra जन्म तिथि/DOB: 12/03/1977 महिला/ FEMALE</p> <p>7767 0538 8381 VID : 9133 9770 9264 7491</p> <p>मेरा आधार, मेरी पहचान</p>	<p> भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India</p> <p> AADHAAR</p> <p>पता: द्वारा: गिरीश कुमार मूर्च्छा, प्लॉट नं 9 चौथा प्लॉट, सेवोके रोड, विक्टोरिया जंक्शन के पास, 2 नं. मं. सिलिगुरी मनीसिपल कॉरपोरेशन, जल्पाकुरी, वेस्ट बंगाल- 734008</p> <p>Address: C/O: Girish Kumar Murchra, Plect no 9, 4th floor, Sevoke Road, Near Victoria Junction, 2 rd Mile, Siliguri Municipal Corporation, Jalpaiguri, West Bengal - 734008</p>  <p>7767 0538 8381 MD : 9133 9770 9264 7491</p> <p> 1947  help@uidai.gov.in  www.uidai.gov.in</p>
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आयकर विभाग

INCOME TAX DEPARTMENT



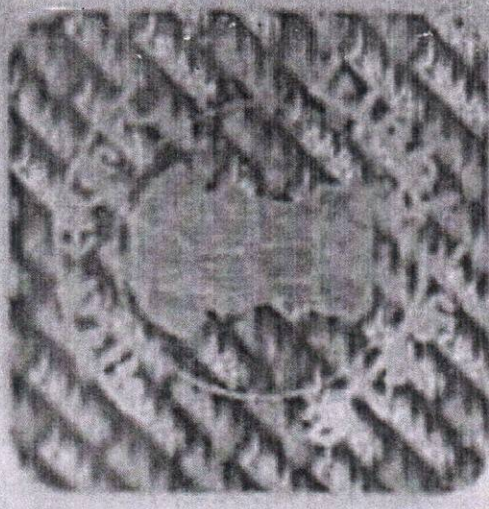
भारत सरकार

GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड

Permanent Account Number Card



BOZPC4410A

नाम/ Name

SANKET CHAKRABORTY

पिता का नाम/ Father's Name

SATYAJIT CHAKRABORTY

जन्म की तारीख / Date of Birth

17/02/1999



Sanket Chakraborty

हस्ताक्षर/ Signature

Sanket Chakraborty

29072017



ভারত সরকার

Government of India



সংকেত চক্রবর্তী

Sanket Chakraborty

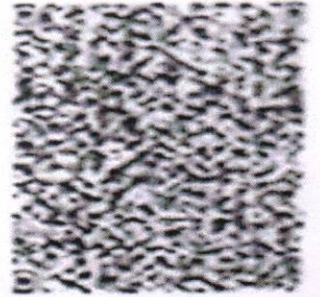
জন্মতারিখ/DOB: 17/02/1999

পুরুষ/ MALE

Sanket Chakraborty

5712 1404 6620

VID: 9191 1886 0195 3803



আমার আধার, আমার পরিচয়

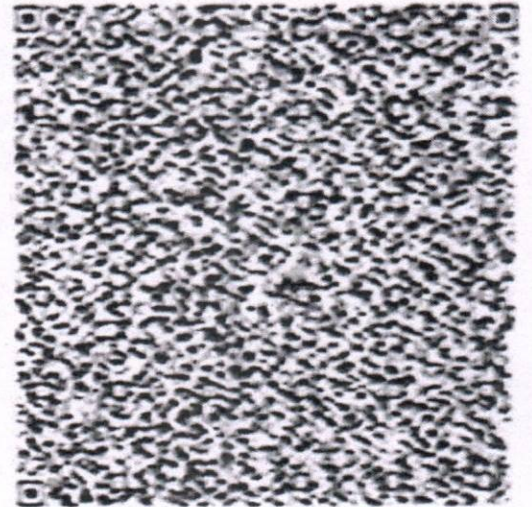


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

এস/ও: সত্যজিত চক্রবর্তী, রীধি সিধি অ্যাপার্টমেন্ট, ইন্ডন
মন্দির রোড, শিলিগুড়ি, হিমালয়ান স্কুল, শিলিগুড়ি
(পৌরসভা), দার্জিলিং,
পশ্চিম বঙ্গ - 734001



udhufocst.1.1994.0007.001

Address:

S/O: Satyajit Chakraborty, RIDHI SIDHI
APARTMENT, ISKCON MANDIR ROAD,
SILIGURI, HIMALAYAN SCHOOL, Siliguri (M.
Corp), Darjeeling,
West Bengal - 734001





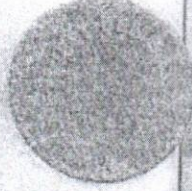
ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

GLQ4165627

পরিচয় পত্র



Elector's Name Subrata Ganguly

নির্বাচকের নাম সুব্রত গাঙ্গুলী

Father's Name Shishir Kumar Ganguly

পিতার নাম শিশির কুমার গাঙ্গুলী

Sex M

লিঙ্গ পুং

Age as on 1.1.2005 23

১.১.২০০৫-এ বয়স ২৩

Address:
Dakshin Bharatnagar, Word no 24 Siliguri Darjeeling
734404

ঠিকানা:
দক্ষিণ ভারতনগর, ওয়ার্ড নং ২৪ শিলিগুড়ি দার্জিলিং ৭৩৪৪০৪

Facsimile Signature
Electoral Registration Officer

নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 25-Siliguri

বিধানসভা নির্বাচন কেন্দ্র : ২৫-শিলিগুড়ি

District: Darjeeling

জেলা: দার্জিলিং

Date: 01.04.2005

তারিখ: ০১.০৪.২০০৫

3240018

Subrata Ganguly



Major Information of the Deed



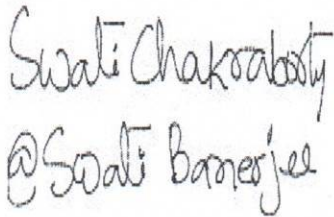


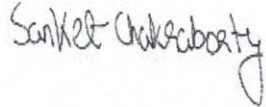
Deed No :	I-0711-01732/2022	Date of Registration	09/02/2022
Query No / Year	0711-2000434042/2022	Office where deed is registered	
Query Date	08/02/2022 12:52:52 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	MANOJ AGARWAL Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7602241704, 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 : 30,00,000/-]		
Set Forth value	Market Value		
	Rs. 59,99,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 30,021/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



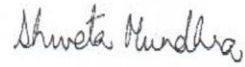
District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Sachitara Paul Sarani, Mouza: Dabgram
Sheet No - 12, JI No: 2, Pin Code : 734001

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-158	RS-728	Bastu	Bastu	0.055 Acre		59,99,999/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
Grand Total :					5.5Dec	0 /-	59,99,999 /-	

Land Lord Details :



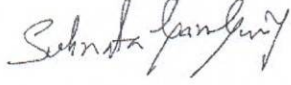
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs SWATI CHAKRABORTY, (Alias: Mrs SWATI BANERJEE) (Presentant) Wife of Late Satyajit Chakraborty Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office			
	09/02/2022	LTI 09/02/2022	09/02/2022	
Rabindra Nagar, Ward No.31, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1N, Aadhaar No: 70xxxxxxxx2100, Status :Individual, Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office				
2	Name Mr SANKET CHAKRABORTY Son of Late Satyajit Chakraborty Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office			
	09/02/2022	LTI 09/02/2022	09/02/2022	
Ridhi Sidhi Apartment, Iskcon Mandir Road, City:- Siliguri Mc, P.O:- Hyderpara, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BOxxxxxx0A, Aadhaar No: 57xxxxxxxx6620, Status :Individual, Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs SHWETA MUNDHRA Wife of Mr Girish Kumar Mundhra Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office			
	09/02/2022	LTI 09/02/2022	09/02/2022	

Wife of Mr Girish Kumar Mundhra Plot No.9, 4th Floor, Sevoke Road, Near Victoria Junction, 2nd Mile, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx5C, Aadhaar No: 77xxxxxxxx8381, Status :Individual, Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBRATA GANGULY Son of Late SISHIR KUMAR GANGULY SOUTH BHARAT NAGAR, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004			
	09/02/2022	09/02/2022	09/02/2022
Identifier Of Mrs SWATI CHAKRABORTY, Mr SANKET CHAKRABORTY, Mrs SHWETA MUNDHRA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SWATI CHAKRABORTY	Mrs SHWETA MUNDHRA-4.125 Dec
2	Mr SANKET CHAKRABORTY	Mrs SHWETA MUNDHRA-1.375 Dec

Endorsement For Deed Number : I - 071101732 / 2022

On 09-02-2022

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

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

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

Presented for registration at 13:18 hrs on 09-02-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Mrs SWATI CHAKRABORTY Alias Mrs SWATI BANERJEE, 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 59,99,999/-

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

Execution is admitted on 09/02/2022 by 1. Mrs SWATI CHAKRABORTY, Alias Mrs SWATI BANERJEE, Wife of Late Satyajit Chakraborty, Rabindra Nagar, Ward No.31, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 2. Mr SANKET CHAKRABORTY, Son of Late Satyajit Chakraborty, Ridhi Sidhi Apartment, Iskcon Mandir Road, P.O: Hyderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 3. Mrs SHWETA MUNDHRA, Wife of Mr Girish Kumar Mundhra, Plot No.9, 4th Floor, Sevoke Road, Near Victoria Junction, 2nd Mile, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr SUBRATA GANGULY, , , Son of Late SISHIR KUMAR GANGULY, SOUTH BHARAT NAGAR, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,021/- (B = Rs 30,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/02/2022 4:26AM with Govt. Ref. No: 192021220179648661 on 08-02-2022, Amount Rs: 30,021/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 359915077 on 08-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1092, Amount: Rs.5,000/-, Date of Purchase: 24/01/2022, Vendor name: Sudhangshu Saran Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/02/2022 4:26AM with Govt. Ref. No: 192021220179648661 on 08-02-2022, Amount Rs: 2,021/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 359915077 on 08-02-2022, Head of Account 0030-02-103-003-02

Tulsi Lama

Tulsi Lama
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2022, Page from 59098 to 59121

being No 071101732 for the year 2022.



Digitally signed by TULSI LAMA
Date: 2022.03.04 20:16:04 +05:30
Reason: Digital Signing of Deed.

Tulsi Lama

(Tulsi Lama) 2022/03/04 08:16:04 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)