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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Prof. M

no. 3112745/2

**DEVELOPMENT AGREEMENT
BETWEEN LANDLORDS
AND THE BUILDER**

[Handwritten mark]

Biswajit Das.

soma Das

HILLS BUILDER & DEVELOPERS

Chirantan Saha
Partner

HILLS BUILDER & DEVELOPERS

Niranjana Saha
Partner

HILLS BUILDER & DEVELOPERS

Arun Kr. Biswas
Partner

HILLS BUILDER & DEVELOPERS

Pratik Saha
Partner

Partner

Renu

HILLS BUILDER & DEVELOPERS

Certified that the endorsement sheet and signature sheet enclosed in this document are part of the document

Rucha Roh Ghosh

Addl. Dist. Sub-Registrar
Alipurduar

Sl. No.	178	Date	02.11.2022
Name:	Hills Builder & Developers.		
Address:	Netaji Road, College para.		
Rs.:	5000/-	APD.	
<input checked="" type="checkbox"/> Stamp Vendor Abhin Das / LC. No: 05/2018 Alipurduar A.D.S.R. Office			



Addl. Dist. Sub-Registrar
Alipurduar

02 NOV 2022

Biswajit Das,
Soma Das

HILLS BUILDER & DEVELOPERS
Anirban Saha
Partner

HILLS BUILDER & DEVELOPERS
Niranjan Saha
Partner

HILLS BUILDER & DEVELOPERS
Arun K. Biswas
Partner

HILLS BUILDER & DEVELOPERS
Jhutan Saha
Partner

HILLS BUILDER & DEVELOPERS
Rana Saha
Partner

**DEVELOPMENT AGREEMENT BETWEEN LANDLORDS
AND THE BUILDER**

THIS DEVELOPMENT AGREEMENT made on this 2nd day of November, 2022 at Alipurduar;

BY AND BETWEEN:

1) **Sri Biswajit Das** S/O Late Karunamay Das 2) **Smt. Soma Das** W/O Sri Mahendra Das Both by faith Hindu, by occupation –Private Service & House Wife resident of Land Owner No 1 Vill. College para , Ward No-3,P.O. Alipurduar P.S. and District - Alipurduar, Pin-736121, PAN- ADJPD3339F & Land Owner No-2 Vill. + P.O- Takagach, P.S & District. Coochbehar , Pin-736180, PAN-DPWP5012R , hereinafter called "**THE LAND OWNERS** " (which expression shall unless excluded by or repugnant to the context shall be deemed to mean and include their heirs , successors , legal representatives, executors, administrators and assigns) of the **FIRST PART** .

AND

HILLS BUILDER & DEVELOPERS a Partnership Firm, duly constituted by virtue of Notarized constituted Partnership Deed bearing No. 03/2022 dated 28.04.2022, having its Principal place of business at Netaji Road, College Para Ward No-3 P.O. Alipurduar P.S. Alipurduar, Dist. Alipurduar, Pin 736121, PAN- AAOFH9381D being represented by its Partners 1) **SRI ANIRBAN SAHA** Son of Sri Niranjan Saha, PAN-HECPS1843N, Business by Occupation, Hindu by religion, Indian by Nationality, resident of College Para Ward No. 03 of Alipurduar Municipality, Post Office, Police Station and District Alipurduar – 736121, W.B. 2) **SRI NIRANJAN SAHA** Son of Late Manamohan Saha, PAN- AKWPS2685M, Business by Occupation, Hindu by religion, Indian by Nationality, resident of College Para Ward No. 03 of Alipurduar Municipality, Post Office, Police Station and District Alipurduar – 736121,W.B. 3) **SRI ARUN KUMAR BISWAS** Son of Late Abani Kumar Biswas, PAN- AFDPB3056K, Business by Occupation, Hindu by religion, Indian by Nationality, resident of College Para Ward No. 03 of Alipurduar Municipality, Post Office, Police Station and District Alipurduar - 736121,W.B 4) **SRI JHUTAN SAHA** Son of Late Santosh Kumar Saha, PAN- BZOPS6412E, Business by Occupation, Hindu by religion, Indian by Nationality, resident of Dhekiajuli Ward No. 06 Post Office, & Police Station Dhekiajuli , District Sonitpur, Pin-784110 (ASSAM), and 5) **SRI RANA SAHA** Son of

Biswajit Das.

Soma Das

HILLS BUILDER & DEVELOPERS

Chinmoy Saha
Partner

HILLS BUILDER & DEVELOPERS

Niranjan Saha
Partner

HILLS BUILDER & DEVELOPERS

Arjun Das. Biswas
Partner

HILLS BUILDER & DEVELOPERS

Pratik Saha
Partner

HILLS BUILDER & DEVELOPERS

Pratik Saha
Partner

Sri Manik Saha, PAN- DJUPS1938D, Business by Occupation, Hindu by religion, Indian by Nationality, resident of College Para Road, Post Office, Police Station and District Alipurduar – 736121, Herein after called the DEVELOPER (which expression shall unless excluded by or repugnant to the context shall be deemed to mean and include their heirs, successors, legal representatives, executors administrators and assigns) of the **SECOND PART**;

WHEREAS The Land Owner No-1 is the recorded owner of land measuring 09 decimal by virtue of Three deeds being no- 3329 of 25th April 1983. Purchased from Usha Rani Biswas 02 Decimals, Deed No-1-2790 of 23rd September 2020 gifted from his mother Dulu Rani Das 04 Decimals and Deed No-1-3026 of 9th October 2020 gifted from his Brother Chinmoy Das 03 Decimals appertaining R.S. Plot Nos.78 corresponding to L.R.Plot Nos-783, situated under the mouza Damampur J.L. No-51 under the jurisdiction of Alipurduar Police Station within the area of Alipurduar Municipality, Dist- Alipurduar in the State of West Bengal and the above named vendor after purchased & gifted of the aforesaid land prayed for the mutation of the aforesaid landed property with the office of the B.L&L.R.O. and muted in L.R Khatian No-9698 & his Total Land Converted in Danga to Bastu (Vide Case No.CN/2022/2004/268).

AND

WHEREAS the Land Owner No-2 is the recorded Owner of land measuring 04 decimals. She purchased the land measuring 04 decimal in the above said mention area from one namely Sri Chinmoy Das by virtue of deed of conveyance dully registered in the office of the Addl. District Sub Registrar , Alipurduar recorded in book no-1, being Deed No-4333 for the year 2017 above named vendor after purchased of the aforesaid land prayed for the mutation of the aforesaid landed property with the office of the B.L&L.R.O. and muted in L.R Khatian No-8289 & her Total Land Converted in Danga to Bastu (Vide Case No.CN/2017/2004/49)

The Developer, namely "HILLS BUILDER & DEVELOPERS" has made proposals for overall development on the scheduled land and for construction of Apartments of various sizes and of different specification therein which is named as "HILL VIEW Apartment" in the Municipal area of Alipurduar;

The Owners being desirous of having their said plot of land admeasuring more or less 0.13 acre to be put in and used in the said project namely "HILL VIEW Apartment" on the terms, conditions and proposals of the Developer, has agreed

Biswajit Das

Soma Das

HILLS BUILDER & DEVELOPERS

Anirban Saha
Partner

HILLS BUILDER & DEVELOPERS

Niranjana Saha
Partner

HILLS BUILDER & DEVELOPERS

Arun Kumar Biswas
Partner

HILLS BUILDER & DEVELOPERS

Shantanu Saha
Partner

HILLS BUILDER & DEVELOPERS

Pranav Kumar
Partner

to join the Developer and irrevocably put the said plot of land at the disposal of the Developer for commercial exploitation thereof.

The Developer shall be entitled to negotiate with the intending purchaser of the proposed Apartments and for the said purpose to develop all such various plots of land of the separate owners and to amalgamate and/or sub divide such plots of land for the sake of convenience and for bringing up most suitable and commercially viable construction thereon.

The owners have thus and therefore agreed to put in the said plot of land for sale to the intending purchasers of apartments at the " HILL VIEW Apartment" wherein the Developer shall construct or cause to be constructed Apartments/Outhouses by entering into construction agreements with the intending purchaser(s).

It has been agreed by the parties hereto that the Developer shall incur all costs charges and expenses for the negotiation with the intending purchasers as also for the development and completion of the said project and shall generally be responsible for undertaking the said work (hereinafter called the DEVELOPMENT WORK). The owners shall neither be required nor be called upon by the Developer to pay or contribute to the fund requirement of the Developer for the development and/or construction of the said project.

The Developer shall be solely responsible for expeditious and proper execution of the Development work.

The parties hereto are desirous for recording the said mutually agreed terms and conditions.

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

TENURE:

1. This Agreement has commenced and/or shall be deemed to have been commenced on and/or with effect from the date of execution of these

Binwajit Das

Soma Das

HILLS BUILDER & DEVELOPERS

Shirban Saha
Partner

HILLS BUILDER & DEVELOPERS

Niranjana Saha
Partner

HILLS BUILDER & DEVELOPERS

Arzu Mr. Binwas
Partner

HILLS BUILDER & DEVELOPERS

Shantanu Saha
Partner

HILLS BUILDER & DEVELOPERS

Pranav
Partner

presents and shall remain in force until completion of the development and construction of the said project.

2. The tentative period of construction as agreed by and between the parties shall be 3 and ½ years from the date of sanctioning building plan by the Appropriate Authority. A further period of 6 months shall be granted as grace period considering unavoidable contingencies including *vis major*.

DELIVERY OF POSSESSION:

3. The Developer shall in terms hereof take symbolic possession of the said plot of land and hold the same for and/or on behalf of the owners and/or in the name of the owners for the purposes of development and construction of the "HILL VIEW Apartment" in terms of and simultaneously with the execution of this agreement and shall retain the same until the said project is fully developed and constructed in terms of the proposed scheme framed by the Developer. The owners shall not interfere with the project development to be undertaken the Developer in any manner whatsoever. The said " HILL VIEW Apartment" shall be a G + 4 (Ground + Four) building with elevator facility.

COVENANTS OF THE OWNERS:

4. The owners have deposited with the Developer the original title deed mentioned hereinabove, which shall be securely held and retained by the Developer for the purposes of this agreement without however claiming therein any right of ownership or of a mortgagee in any manner whatsoever.
5. The Owners has agreed and hereby authorizes the Developer to amalgamate/separate/divide the said plot of land being mentioned in Schedule hereunder written as the Developer would find convenient and commercially viable for the construction of Apartments/Outhouses thereon as proposed in the scheme framed by the Developer.
6. Under the scheme framed and/or proposals made by the Developer, the Owners hereby authorizes the Developer to sell the said plot of land or such portion thereof as may be decided by the Developer, upon amalgamation / separation / sub division thereof at any time hereafter.

Biswajit Das

Soma Das

HILLS BUILDER & DEVELOPERS

Anirban Saha
Partner

HILLS BUILDER & DEVELOPERS

Niranjana Saha
Partner

HILLS BUILDER & DEVELOPERS

Arpana K. Biswas
Partner

HILLS BUILDER & DEVELOPERS

Pratik Saha
Partner

HILLS BUILDER & DEVELOPERS

Purnima
Partner

7. The owners hereby confirms and declares that he shall not transfer, sell, mortgage encumber and/or deal with in any manner with the said plot of land in any manner whatsoever so as to prejudice, affect or hamper the said project.
8. The Owners shall simultaneously herewith or at any time hereafter as and when may be so directed by the Developer, grant a General Power of Attorney to the developer or in favour of its nominee or nominees for the purpose of the development of the said project and shall grant such further powers and authorities as may be required from time to time to enable the developer to proceed and complete the said project.
9. The owners declares that he has examined and verified the Scheme framed and proposals made by the Developer for the development of the said project and he is fully satisfied with the same including the provisions made with regard thereto by the Developer as also with the responsibilities of the parties mentioned and described therein.

COVENANTS OF THE DEVELOPER:

10. The Developer shall take all steps for the overall development and construction of the said project at its own costs by deploying its men and material.
11. The Developer/its nominee(s) shall enter into construction agreement with the intending purchasers and shall construct and/or shall cause to be constructed thereon the apartments / outhouses in terms of the agreement to be entered into by the Developer/its nominee with the intending buyer(s).

CONSIDERATION:

12. In consideration of this agreement, the Owners No-1 has agreed and shall therefore be entitled to receive from the Developer 01(One) Flat [one three BHK flat on the Second Floor, North West Side , Size Approx 1050 Sq ft) (Super Built Up) along with One car parking Open place at Ground Floor measuring 100 Sq. fts .

Biswajit Das
Soma Das

HILLS BUILDER & DEVELOPERS
Vishwan Saha
Partner

HILLS BUILDER & DEVELOPERS
Niranjan Saha
Partner

HILLS BUILDER & DEVELOPERS
Arun K. Prasad
Partner

HILLS BUILDER & DEVELOPERS
Hritik Saha
Partner

HILLS BUILDER & DEVELOPERS
Pankaj Kumar
Partner

13. In consideration of this agreement, the Owners No-2 has agreed and shall therefore be entitled to receive from the Developer 01(One) Flat (one three BHK flat on the First Floor, North East Side) , Size Approx 1000 Sq ft (Super Built Up)..
14. The Developer shall not claim any sum of money from the Owner in lieu of any cost incurred by it for the development and construction of the said project.

ENTITLEMENTS OF THE DEVELOPER:

15. For the purpose of development of the said project, the Developer shall be entitled to enter into agreements for transfer by way of sale, lease and/or otherwise with intending buyers except the Owner's allocation and to receive the earnest and/or consideration money in respect thereof without any interference by or on behalf of the owners.
16. The Developer shall be entitled to transfer by way of sale, lease and/or otherwise dispose of the apartments / out house and the proportionate share of said plot of land or any portion thereof, except the Owner's allocation to intending buyers and the owner shall, either himself or through the Developer as his constituted attorney, convey the right, title and interest in the said plot of land being sold either in part by way of separation or in full in favour of the persons acquiring plot of land for construction in terms of the scheme framed by the Developer, in terms of directions of the Developer and the owner shall for the said purpose grant and execute a general power of attorney in favour of the developer.
17. The Developer shall be entitled to raise finances from Banks, Financial Institutions, Housing Finance Companies etc. for the purpose of construction of the said Project and for such purpose to mortgage and charge the said plot of land and to enter into, sign and execute all requisite agreements, contracts, deeds, documents, papers, declarations, affidavits for such purpose without seeking to obtain any further consent of the owner, provided however that the developer shall not attach any liability to the owners on account of its borrowings in any manner whatsoever.

Biswajit Das

Soma Das

HILLS BUILDER & DEVELOPERS
Shirban Sena
Partner

HILLS BUILDER & DEVELOPERS
Nitinjwaha
Partner

HILLS BUILDER & DEVELOPERS
Arjun Mr. Pratik
Partner

HILLS BUILDER & DEVELOPERS
Jitendra Saha
Partner

HILLS BUILDER & DEVELOPERS
Ravi Kumar
Partner

18. The owners shall execute and deliver such further and other papers, deeds and documents including a formal development agreement, as and when desired by the Developer in such form and manner as may be decided and notified by the Developer, from time to time.

MISCELLANEOUS CLAUSES:

19. The Developer shall get prepared the necessary agreements, deeds, documents and other papers as may be required in connection with the project and/or transfer of the project land therein to intending buyers.
20. The owners states, declares and confirms that all acts and deeds done, executed and performed by the developer in pursuance hereof or in pursuance of the formal development agreement to be executed by the parties hereto, in connection with the development of the housing project shall be binding at all times hereafter on the owner and the owner covenants to ratify the same as and when called upon to do so.
21. The Developer is entitled to raise further construction of rooms on the roof covering 25% area after taking necessary approval from Alipurduar Municipality and alienate the same to the intending allottee/purchaser and the owner shall not be entitled to raise any objection in this regard.

INDEMNITY:

22. The parties hereto shall indemnify and/or keep each other saved, harmless and indemnified against all losses, claims demands costs, damages proceedings, charges and expenses which any of the parties hereto may suffer in respect of any acts, deeds, matters or thing done or any omission made by the other party and/or anything arising in connection therewith.
23. The Owners shall sign execute and deliver all such deeds, documents papers and do all such acts deeds and things as may be required from time to time and co-operate with the Developer for the purpose of the said project.

NOTICE AND DISPUTE RESOLUTION:

24. All disputes and differences by and/or between the parties hereto in any way relating to or connected with this agreement and/or anything arising in pursuance hereof shall be referred to arbitration by the sole arbitrator SRI

Bibulajit Das

Soma Das

HILLS BUILDER & DEVELOPERS
Anirban Saha
Partner

HILLS BUILDER & DEVELOPERS
Niranjan Saha
Partner

HILLS BUILDER & DEVELOPERS
Arcem K. Biswas
Partner

HILLS BUILDER & DEVELOPERS
Pratik Saha
Partner

HILLS BUILDER & DEVELOPERS
Pran Kumar
Partner

MANAB DUTTA GUPTA, Advocate, to be adjudicated in accordance with the arbitration and Conciliation Act, 1996 and the award made by such arbitrator shall be final and binding on both the Parties.

25. Any substantial/important communication in between the parties shall be made through written mode only. Notices to be served at the addresses hereinabove first mentioned.

TERMINATION:

26. This agreement is intended to be executed by both the parties with utmost sincerity and co-operation. However, in case of any extraneous circumstances and/or act of god and/or vis major, if the parties deem it fit to terminate this agreement the same shall be done in equitable terms and consideration as agreed by and between the parties, taking into account the hardship of both the parties and investments made by the Developer.

SCHEDULE OF THE LAND(Owner No-1)

All that piece and parcel of land measuring a total area of 0.09 acre, situated under Mouza - Damanpur, J.L. No. 51 R.S. Plot No. 78 corresponding to LR Plot No. 783, comprised in LR khatian No. 9698, at College Para Alipurduar Municipal Ward No. 03, P.S & Dist_Alipurduar.

SCHEDULE OF THE LAND(Owner No-2)

All that piece and parcel of land measuring a total area of 0.04 acre, situated under Mouza - Damanpur, J.L. No. 51 R.S. Plot No. 78 corresponding to LR Plot No. 783, comprised in LR khatian No. 8289, at College Para Alipurduar Municipal Ward No. 03, P.S & Dist_Alipurduar.

BUTED & BOUNDED

Total 13 Decimals Land being butted and bounded by the:

North- Municipality Road, South- Nikhil Dhar & Others East- Rabi Dutta, West- Debapriya Sarkar & Others.

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

Witness

1. Binam Roy.
S/o Banum Roy.
Eastnetarec Road
PO + B + Dist
Aulpanthuan Piv-736121
2. Mahendra An
S/o Lt Gopal ch. An
vill + Post - Takagachh
Dist - COOch Bihar
5. Pim 736180

1.

2.

3.

4.

5.

HILLS BUILDER & DEVELOPERS

Anirban Saha
Partner

HILLS BUILDER & DEVELOPERS

Niranjan Saha
Partner

HILLS BUILDER & DEVELOPERS

Arun K. Bishoi
Partner

HILLS BUILDER & DEVELOPERS

Jhutan Saha
Partner

HILLS BUILDER & DEVELOPERS

Rum Rum
Partner

Drafted, read over and explained
by me and certified that the documents
contained 1 No. of N.J. Stamp Paper & 9 Nos.
demy paper.

Morab Datta Gupta
Advocate, Alipurduar Court
Member W.B. Bar Council, Kol
Enrollment No. F/2557/2554
of 2018

Type by me :

SIGNED SEALED OF THE DEVELOPERS

Biswajit Das


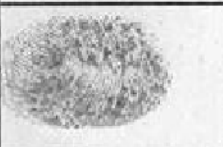
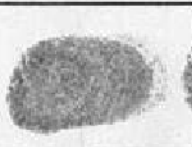

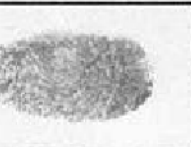






Soma Das
SIGNATURE OF THE OWNERS

FINGER-PRINT SHEET









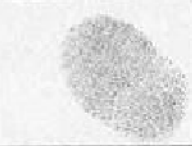


Serial No.

Deed No.












Year - 20

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

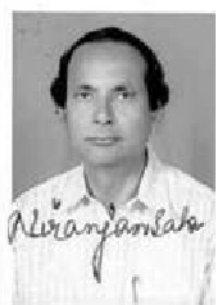




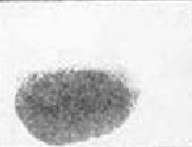





Biswajit Das -
Signature of the presentant with date

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

Soma Das
Signature with date

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

Anirban Saha
Signature with date

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

Niranjana Saha
Signature with date

Signature of R.O.

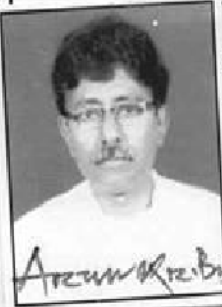







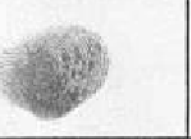


Signature with date

FINGER-PRINT SHEET

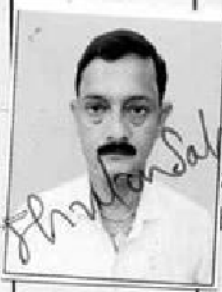










Serial No.

Deed No.

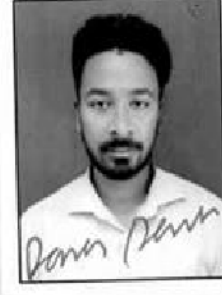










Year - 20

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Arjun K. Bhowmik</i>	Left hand					
	Right hand					




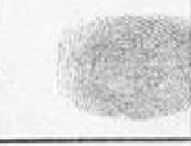







Arjun K. Bhowmik
Signature of the presentant with date

 <i>Jhritun Saha</i>	Left hand					
	Right hand					

Jhritun Saha
Signature with date

 <i>Pankaj Kumar</i>	Left hand					
	Right hand					

Pankaj Kumar
Signature with date

 <i>Bimant Roy</i>	Left hand					
	Right hand					

Bimant Roy
Signature with date

Signature of R.O.

Signature with date

Major Information of the Deed



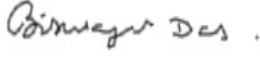



Deed No :	I-2003-06452/2022	Date of Registration	02/11/2022
Query No / Year	2003-2003112745/2022	Office where deed is registered	
Query Date	01/11/2022 6:41:25 PM	A.D.S.R. ALIPURDUAR, District: Alipurduar	
Applicant Name, Address & Other Details	Manab Dutta Gupta Thana : Alipurduar, District : Alipurduar, WEST BENGAL, Mobile No. :7477593906, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
	Rs. 26,32,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Alipurduar, P.S:- Alipurduar, Municipality: ALIPUDUAR, Mouza: Damanpur, JI No: 51, Pin Code : 736121

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-783 (RS :-)	LR-9698	Bastu	Danga	0.09 Acre		18,22,500/-	Property is on Road Adjacent to Metal Road,
L2	LR-783 (RS :-)	LR-8289	Bastu	Danga	0.04 Acre		8,10,000/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			13Dec	0 /-	26,32,500 /-	
	Grand Total :				13Dec	0 /-	26,32,500 /-	



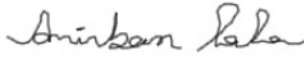





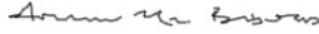



Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Biswajit Das (Presentant) Son of Late Karunamay Das Executed by: Self, Date of Execution: 02/11/2022 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office</p>	<p>Photo</p>  <p>02/11/2022</p>	<p>Finger Print</p>  <p>LTI 02/11/2022</p>	<p>Signature</p>  <p>02/11/2022</p>
<p>College Para, W. No - 3, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx9f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/11/2022 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office</p>				
2	<p>Name</p> <p>Mrs Soma Das Wife of Mr Mahendra Das Executed by: Self, Date of Execution: 02/11/2022 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office</p>	<p>Photo</p>  <p>02/11/2022</p>	<p>Finger Print</p>  <p>LTI 02/11/2022</p>	<p>Signature</p>  <p>02/11/2022</p>
<p>Takagach, City:- Coochbehar, P.O:- Takagach, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736180 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DPxxxxxx2R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/11/2022 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office</p>				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Hills Builder & Developers Netaji Road, College Para, W. No - 3, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121 , PAN No.:: aaxxxxxx1d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>			




Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Anirban Saha Son of Mr Niranjan Saha Date of Execution - 02/11/2022, , Admitted by: Self, Date of Admission: 02/11/2022, Place of Admission of Execution: Office			
		Nov 2 2022 1:28PM	LTI 02/11/2022	02/11/2022
	College Para, W. No - 3, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: hexxxxx3n,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Hills Builder & Developers (as Partner)			
2	Name Mr Niranjan Saha Son of Late Niranjan Saha Date of Execution - 02/11/2022, , Admitted by: Self, Date of Admission: 02/11/2022, Place of Admission of Execution: Office			
		Nov 2 2022 1:28PM	LTI 02/11/2022	02/11/2022
	College Para, W. No - 3, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: akxxxxx5m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Hills Builder & Developers (as Partner)			
3	Name Mr Arun Kumar Biswas Son of Late Abani Kumar Biswas Date of Execution - 02/11/2022, , Admitted by: Self, Date of Admission: 02/11/2022, Place of Admission of Execution: Office			
		Nov 2 2022 1:29PM	LTI 02/11/2022	02/11/2022
	College Para, W. No - 3, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxx6k,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Hills Builder & Developers (as Partner)			
4	Name Mr Jhutan Saha Son of Late Santosh Kumar Saha Date of Execution - 02/11/2022, , Admitted by: Self, Date of Admission: 02/11/2022, Place of Admission of Execution: Office			
		Nov 2 2022 1:30PM	LTI 02/11/2022	02/11/2022

Dhekiajuli, W. No - 6, City:- , P.O:- Dhekiajuli, P.S:-DHEKIAJULI, District:-Sonitpur, Assam, India, PIN:- 784110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bzxXXXXX2e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Hills Builder & Developers (as Partner)

5	Name	Photo	Finger Print	Signature
	Mr Rana Saha Son of Mr Manik Saha Date of Execution - 02/11/2022, , Admitted by: Self, Date of Admission: 02/11/2022, Place of Admission of Execution: Office	 <small>Nov 2 2022 1:31PM</small>	 <small>LTI 02/11/2022</small>	 <small>02/11/2022</small>
College Para Road, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal India, PIN:- 736121, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: djXXXXXX8d,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Hills Builder & Developers (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Biman Roy Son of Mr Barun Roy East Netaji Road, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736121	 <small>02/11/2022</small>	 <small>02/11/2022</small>	 <small>02/11/2022</small>
Identifier Of Mr Biswajit Das, Mrs Soma Das, Mr Anirban Saha, Mr Niranjan Saha, Mr Arun Kumar Biswas, Mr Jhutan Saha, Mr Rana Saha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Biswajit Das	Hills Builder & Developers-9 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Soma Das	Hills Builder & Developers-4 Dec

Land Details as per Land Record

District: Alipurduar, P.S:- Alipurduar, Municipality: ALIPUDUAR, Mouza: Damanpur, JI No: 51, Pin Code : 736121

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 783, LR Khatian No:- 9698	Owner:বিশ্বজিত দাস, Gurdian:করুণাময় দাস, Address:নিজ , Classification:ডাঙ্গা, Area:0.09000000 Acre,	Mr Biswajit Das

L2	LR Plot No:- 783, LR Khatian No:- 8289	Owner:সোমা দাস, Gurdian:মহেন্দ্র দাস, Address:টাকাগাছ কোচবিহার , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Mrs Soma Das
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On 02-11-2022

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 13:12 hrs on 02-11-2022, at the Office of the A.D.S.R. ALIPURDUAR by Mr Biswajit Das , 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 26,32,500/-

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

Execution is admitted on 02/11/2022 by 1. Mr Biswajit Das, Son of Late Karunamay Das, College Para, W. No - 3, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by Profession Business, 2. Mrs Soma Das, Wife of Mr Mahendra Das, Takagach, P.O: Takagach, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736180, by caste Hindu, by Profession Business

Indetified by Mr Biman Roy, , , Son of Mr Barun Roy, East Netaji Road, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by profession Others

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

Execution is admitted on 02-11-2022 by Mr Rana Saha, Partner, Hills Builder & Developers, Netaji Road, College Para, W. No - 3, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121

Indetified by Mr Biman Roy, , , Son of Mr Barun Roy, East Netaji Road, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by profession Others

Execution is admitted on 02-11-2022 by Mr Anirban Saha, Partner, Hills Builder & Developers, Netaji Road, College Para, W. No - 3, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121

Indetified by Mr Biman Roy, , , Son of Mr Barun Roy, East Netaji Road, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by profession Others

Execution is admitted on 02-11-2022 by Mr Niranjan Saha, Partner, Hills Builder & Developers, Netaji Road, College Para, W. No - 3, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121

Indetified by Mr Biman Roy, , , Son of Mr Barun Roy, East Netaji Road, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by profession Others

Execution is admitted on 02-11-2022 by Mr Arun Kumar Biswas, Partner, Hills Builder & Developers, Netaji Road, College Para, W. No - 3, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121

Indetified by Mr Biman Roy, , , Son of Mr Barun Roy, East Netaji Road, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by profession Others

Execution is admitted on 02-11-2022 by Mr Jhutan Saha, Partner, Hills Builder & Developers, Netaji Road, College Para, W. No - 3, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121

Indetified by Mr Biman Roy, , , Son of Mr Barun Roy, East Netaji Road, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,000/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 178, Amount: Rs.5,000.00/-, Date of Purchase: 02/11/2022, Vendor name: Abhijit Das

Rinchen Dolma Sherpa

**Rinchen Dolma Sherpa
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPURDUAR
Alipurduar, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2003-2022, Page from 99706 to 99726

being No 200306452 for the year 2022.



Rinchen Dolma Sherpa

Digitally signed by RINCHEN DOLMA
SHERPA

Date: 2022.11.02 14:07:06 +05:30

Reason: Digital Signing of Deed.

(Rinchen Dolma Sherpa) 2022/11/02 02:07:06 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPURDUAR

West Bengal.

(This document is digitally signed.)