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Handwritten notes:
 14/11/2019
 1652/66/2019

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Handwritten signatures:
 Chitta Ranjan Saha
 Chandan Kumar Saha
 Prabir Kumar Saha
 Manu Saha
 Sonik Choudhury

Printed text:
 for self and as a Conjointed Attorney of
 Beneficiaries/ Successors Pursuant No.2 of 19
 Smt. Chaitani Gogoi
 Smt. Rita Chakraborty

DEVELOPMENT AGREEMENT

Verified that the Document is submitted for registration and the Signature Sheet and the Endorsement Sheet attached to this Document are part of this Document

Contd....P/2

And. District Sub-Registrar
 Bharti Neeer, Jalpaiguri

SL. NO. 31626 Date 31.10.2019

PURCHASER New World Construction

Full Address S. L. Guler

Total Value 5.00

Stamp Purchased from JPG Treasury-1

RBs
STAMP VENDOR
JAYA RANI DAS
Licence No.1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiguri



[Handwritten signature]
Asst. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

14 NOV 2019

1 Chitta Ranjan Saha,
2 Chandan Kumar Saha
3 Prabir Kumar Saha
4 Mamata Saha.

New Parties
Sanjit Choudhury

Sanjit Choudhury

for self and as a Constituted Attorney of
Developers/ Second Parties No.2 & 3 i.e.
Smt. Gitashri Ganguly,
Smt. Rita Chakraborty

THIS INDENTURE IS MADE ON THIS THE 14th DAY OF
NOVEMBER, TWO THOUSAND AND NINETEEN

BETWEEN

- (1) **SRI CHITTARANJAN SAHA**, (PAN-ALAPS1837Q), Son of Late Girish Chandra Saha, Indian by Nationality, Hindu by religion, Profession by occupation, resident of Near Satsang Ashram, Bhaktinagar, Ward No. 34 of S.M.C., Post Office Bhaktinagar, Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri, Pin-734007, in the state of West Bengal,
- (2) **SRI CHANDAN KUMAR SAHA**, (PAN-AILPS5909B), Son of Late Girish Chandra Saha, Indian by Nationality, Hindu by religion, Service by occupation, resident of Deshpriya Sarani, Paschim Bhaktinagar, Ward No. 34 of S.M.C., Post Office Bhaktinagar, Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri, Pin-734007, in the state of West Bengal,
- (3) **SRI PRABIR KUMAR SAHA**, (PAN-AYIPS0143C), Son of Late Girish Chandra Saha, Indian by Nationality, Hindu by religion, Profession by occupation, resident of Satsang Ashram Road, Bhaktinagar, Ward No. 34 of S.M.C., Post Office Bhaktinagar, Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri, Pin-734007, in the state of West Bengal,
- (4) **SMT. MAMATA SAHA**, (PAN-BJBPS0647G), Daughter of Late Girish Chandra Saha, Indian by Nationality, Hindu by religion, Housewife by occupation, resident of Satsang Ashram Road, Bhaktinagar, Ward No. 34 of S.M.C., Post Office Bhaktinagar, Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri, Pin-734007, in the state of West Bengal,

1 Chitta Ranjan Saha,

2 Chandan Kumar Saha

3 Prabir Kumar Saha

4 Mamata Saha.

New Verall

Sanjib Choudhury

Sanjib Choudhury

for self and as a Constituted Attorney of
Developers/ Second Parties No.2 & 3 i.e.
Smt. Gitaashri Ganguly.
Smt. Rita Chakraborty

THIS INDENTURE IS MADE ON THIS THE 14th DAY OF
NOVEMBER, TWO THOUSAND AND NINETEEN

BETWEEN

- (1) **SRI CHITTARANJAN SAHA**, (PAN-ALAPS1837Q), Son of Late Girish Chandra Saha, Indian by Nationality, Hindu by religion, Profession by occupation, resident of Near Satsang Ashram, Bhaktinagar, Ward No. 34 of S.M.C., Post Office Bhaktinagar, Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri, Pin-734007, in the state of West Bengal,
- (2) **SRI CHANDAN KUMAR SAHA**, (PAN-AILPS5909B), Son of Late Girish Chandra Saha, Indian by Nationality, Hindu by religion, Service by occupation, resident of Deshpriya Sarani, Paschim Bhaktinagar, Ward No. 34 of S.M.C., Post Office Bhaktinagar, Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri, Pin-734007, in the state of West Bengal,
- (3) **SRI PRABIR KUMAR SAHA**, (PAN-AYIPS0143C), Son of Late Girish Chandra Saha, Indian by Nationality, Hindu by religion, Profession by occupation, resident of Satsang Ashram Road, Bhaktinagar, Ward No. 34 of S.M.C., Post Office Bhaktinagar, Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri, Pin-734007, in the state of West Bengal,
- (4) **SMT. MAMATA SAHA**, (PAN-BJBPS0647G), Daughter of Late Girish Chandra Saha, Indian by Nationality, Hindu by religion, Housewife by occupation, resident of Satsang Ashram Road, Bhaktinagar, Ward No. 34 of S.M.C., Post Office Bhaktinagar, Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri, Pin-734007, in the state of West Bengal,

1 Chitta Ranjan Saha.

2 Chandra Kumar Saha

3 Prabir Kumar Saha

4 Mamata Saha.

^{IN WITNESS WHEREOF}
Sanjib Chakraborty

Sanjib Chakraborty

for self and as a Constituted Attorney of
Developers / Second Parties No.2 & 3 i.e.
Smt. Gitashri Ganguly,
Smt. Rita Chakraborty

- hereinafter jointly called the "**LAND OWNERS / FIRST PARTIES**" (which expression shall mean and include unless, excluded by or repugnant to the context their heirs, executors, successors, legal representatives, administrators and assigns & nominees) of the **ONE PART**.

AND

NEW WORLD CONSTRUCTION [PAN – AAJFN9729J], a Partnership Firm having its office at Ramesh Majumder Sarani, Near Dadabhai Sporting Club, Deshbandhupara, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, PIN – 734004, in the State of West Bengal – represented by its partners namely **(1) SRI SANJIB CHAKRABORTY [PAN – ACBPC8099C]**, Son of Late Chitta Ranjan Chakraborty, **(2) SMT. GITASHRI GANGULY [PAN – ACZPG2023N]**, Wife of Sri Subrata Ganguly, **(3) SMT. RITA CHAKRABORTY [PAN – AFSPC1855Q]**, Wife of Sri Goutam Chakraborty, all are Indian by Nationality, Hindu by religion, Business by occupation, No.1 resident of Ramesh Majumdar Sarani, No.3 resident of Banful Sarani, both Deshbandhupara, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, PIN – 734004, in the State of West Bengal and No.2 resident of Surya Sen Colony, P.O. Siliguri Town, P.S. Bhaktinagar, Dist. Jalpaiguri, PIN – 734004, in the State of West Bengal – hereinafter called the "**DEVELOPERS / SECOND PARTIES**" (which expression shall mean and include unless, excluded by or repugnant to the context their heirs, executors, successors, legal representatives, administrators and assigns & nominees) of the **OTHER PART**.

1. Chitta Ranjan Saha.

2. Chandra Kumar Saha

3. Prabin Kumar Saha

4. Mamata Saha.

New World Centre

Sanjib Chandra Subudhy

Sanjib Chandra Subudhy

for self and as a Constituted Attorney of
Developers / Second Parties No.2 & 3 i.e.

Smt. Gitanjali Ganguly,

Smt. Rita Chakraborty

[The Developers / Second Parties No.2 & 3 are being represented by their lawful **CONSTITUTED ATTORNEY SRI SANJIB CHAKRABORTY [PAN - ACBPC8099C]**, Son of Late Chitta Ranjan Chakraborty, Indian by Nationality, Hindu by religion, Business by occupation, resident of Ramesh Majumdar Sarani, Deshbandhupara, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, PIN - 734004, in the State of West Bengal, by virtue of a General Power of Attorney Being No.668, dated 23-06-2014, recorded in Book No.IV, C.D. Volume No.2, at Pages from 1473 to 1483, for the year 2014, registered at the office of the Additional District Sub-Registrar Siliguri, Dist. Darjeeling].

WHEREAS one **Smt. Mina Rani Saha @ Mina Saha**, Wife of Late Girish Chandra Saha is / was the absolute owner of total land measuring 14.75 Decimals, recorded in R.S. Khatian No.392/1, in R.S. Plot No.347, situated in Mouza - Dabgram, J.L. No.2, R.S. Sheet No.14, Pargana - Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri, by virtue of a registered Deed of Sale being Document No.1-6973, dated 05-10-1983, recorded in Book No.I, Volume No.92, at Pages - 183 to 188, registered at the Office of the District Sub-Registrar Jalpaiguri, executed by Smt. Sushila Bala Das, Wife of Sri Binod Bihari Das, resident of Bhaktinagar, P.S. Rajganj now Bhaktinagar, Dist. Jalpaiguri.

A N D

WHEREAS thereafter abovenamed **Smt. Mina Rani Saha @ Mina Saha** constructed a tin shed cemented pucca structure and constructed another single storied residential building in over her land.

1. Chitta Ranjan Saha.
2. Chandan Kumar Saha
3. Prabir Kumar Saha
4. Mamata Saha.

New World Conveyors
Sanjib Chatterjee

Sanjib Chatterjee
for self and as a Constituted Attorney of
Developers / Second Parties No.2 & 3 i.e.
Smt. Gitanjali Ganguly,
Smt. Rita Chakraborty

AND

WHEREAS thereafter said **Smt. Mina Rani Saha @ Mina Saha**, Wife of Late Girish Chandra Saha gifted vacant land measuring 3 Kathas 8 Chhataks or 5.75 Decimals, recorded in R.S. Khatian No.392/1, in R.S. Plot No.347, situated in Mouza – Dabgram, J.L. No.2, R.S. Sheet No.14, Pargana – Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri, to and in favour of her son namely Sri Chandan Kumar Saha, Son of Late Girish Chandra Saha, resident of Deshpriya Sarani, Ward No.34 of S.M.C., Paschim Bhaktinagar, Post Office & Police Station – Bhaktinagar, District – Jalpaiguri, by virtue of a registered Deed of Gift being No.1-554, dated 28-01-1991, recorded in Book No.I, Volume No.5, at Pages – 417 to 420, registered at the Office of the Additional District Sub-Registrar – Jalpaiguri.

AND

WHEREAS thereafter said **Smt. Mina Rani Saha @ Mina Saha** died intestate on 11-06-2018 leaving behind her three sons namely **Sri Chittaranjan Saha** (First Party No.1 hereof), **Sri Chandan Kumar Saha** (First Party No.2 hereof), **Sri Prabir Kumar Saha** (First Party No.3 hereof) and three daughters namely **Smt. Mamata Saha** (First Party No.4 hereof), Wife of Subhash Chandra Saha, **Smt. Shipra Saha**, Wife of Samir Saha, **Smt. Chitra Saha** (since deceased), Wife of Late Ratan Kumar Saha as her only legal heirs and successors as per provision of Hindu Succession Act, 1956 and accordingly the abovenamed legal heirs became the sole and absolute joint owners of the 1/6th undivided and unpartitioned share of land measuring 9 (Nine) Decimals fully described in the Schedule – "A" below having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

1. Chitra Ranjan Saha.

2. Chandan Kumar Saha

3. Prabir Kumar Saha

4. Mamata Saha.

New Aurangabad, India

Ganjit Choudhury

Ganjit Choudhury

for self and as a Constituted Attorney of
Developers / Second Parties No.2 & 3 i.e.
Smt. Gitashri Ganguly,
Smt. Rita Chakraborty

AND

WHEREAS being owner in such possession the abovenamed **Smt. Chitra Saha** died intestate leaving behind her one son namely **Sri Tusar Kanti Saha** and one daughter namely **Smt. Mounita Koner**, Wife of Dhurjati Koner as her only legal heirs and successors as per provision of Hindu Succession Act, 1956 and accordingly the abovenamed legal heirs became the sole and absolute joint owners of the 50% undivided and unpartitioned share of above mentioned landed property having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND

WHEREAS being owner in such possession the abovenamed (1) SMT. SHIPRA SAHA, Wife of Samir Saha, Daughter of Late Girish Chandra Saha, resident of 305/1, Satyen Bose Road By Lane, Deshbandhupara, Post Office - Siliguri Town, Police Station - Siliguri, District - Darjeeling, PIN - 734004, in the State of West Bengal, (2) SRI TUSAR KANTI SAHA, Son of Late Ratan Kumar Saha, resident of Subnash Pally, Falakata, Post Office & Police Station - Falakata, District - Jalpaiguri, PIN - 735211, in the State of West Bengal and (3) SMT. MOUMITA KONER, Wife of Dhurjati Koner, resident of Vill. Dhamnari, Post Office - Kamargoria, Police Station - Madhabdihi, District - Burdwan, PIN - 713408, in the State of West Bengal gifted their undivided and unpartitioned share of land measuring 3 (Three) Decimals, recorded in R.S. Khatian No.392/1, in R.S. Plot No.347, situated at Satsang Ashram Road, Bhaktinagar, bearing Holding No.66/944, Ward No.34 of S.M.C., Mouza - Dabgram, J.L. No.2, R.S. Sheet No.14, Pargana - Baikunthapur, Police Station - Bhaktinagar, Sub-Division - Jalpaiguri, Additional District Sub-Registry Office - Bhaktinagar,

1. Chitra Ranjan Saha.

2. Chandan Kumar Saha

3. Prabir Kumar Saha

4. Mamata Saha.

Near Aurick Ena, 11/1/13

Ganjib Choudhury

Ganjib Choudhury

for self and as a Constituted Attorney of
Developers / Second Parties No.2 & 3 i.e.
Smt. Gitashri Ganguly,
Smt. Rita Chakraborty

AND

WHEREAS being owner in such possession the abovenamed **Smt. Chitra Saha** died intestate leaving behind her one son namely **Sri Tusar Kanti Saha** and one daughter namely **Smt. Moumita Koner**, Wife of Dhurjati Koner as her only legal heirs and successors as per provision of Hindu Succession Act, 1956 and accordingly the abovenamed legal heirs became the sole and absolute joint owners of the 50% undivided and unpartitioned share of above mentioned landed property having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND

WHEREAS being owner in such possession the abovenamed (1) SMT. SHIPRA SAHA, Wife of Samir Saha, Daughter of Late Girish Chandra Saha, resident of 305/1, Satyen Bose Road By Lane, Deshbandhupara, Post Office - Siliguri Town, Police Station - Siliguri, District - Darjeeling, PIN - 734004, in the State of West Bengal, (2) SRI TUSAR KANTI SAHA, Son of Late Ratan Kumar Saha, resident of Subnash Pally, Falakata, Post Office & Police Station - Falakata, District - Jalpaiguri, PIN - 735211, in the State of West Bengal and (3) SMT. MOUMITA KONER, Wife of Dhurjati Koner, resident of Vill. Dhamnari, Post Office - Kamargoria, Police Station - Madhabdihi, District - Burdwan, PIN - 713408, in the State of West Bengal gifted their undivided and unpartitioned share of land measuring 3 (Three) Decimals, recorded in R.S. Khatian No.392/1, in R.S. Plot No.347, situated at Satsang Ashram Road, Bhaktinagar, bearing Holding No.66/944, Ward No.34 of S.M.C., Mouza - Dabgram, J.L. No.2, R.S. Sheet No.14, Pargana - Baikunthapur, Police Station - Bhaktinagar, Sub-Division - Jalpaiguri, Additional District Sub-Registry Office - Bhaktinagar,

- 1 Chitta Ranjan Saha.
- 2 Chandan Kumar Saha
- 3 Prabin Kumar Saha
- 4 Mamata Saha.

New World Centre
Sanyib Choudhury

Sanyib Choudhury

for self and as a Constituted Attorney of
Developers / Second Parties No.2 & 3 i.e.
Smt. Gitashri Ganguly,
Smt. Rita Chakraborty

B.L. & L.R.O. Rajganj, Dist. Jalpaiguri, PIN – 734007 to and in favour of the First Party No.1, First Party No.2 and First Party No.3 i.e. (1) Sri Chittaranjan Saha, Son of Late Girish Chandra Saha, resident of Near Satsang Ashram, Bhaktinagar, Ward No.34 of S.M.C., Post Office & Police Station – Bhaktinagar, District – Jalpaiguri, PIN – 734007, in the State of West Bengal, (2) Sri Chandan Kumar Saha, Son of Late Girish Chandra Saha, resident of Deshpriya Sarani, Ward No.34 of S.M.C., Paschim Bhaktinagar, Post Office & Police Station – Bhaktinagar, District – Jalpaiguri, PIN – 734007, in the State of West Bengal, (3) Sri Prabin Kumar Saha, Son of Late Girish Chandra Saha, resident of Satsang Ashram Road, Bhaktinagar, Ward No.34 of S.M.C., Post Office & Police Station – Bhaktinagar, District – Jalpaiguri, PIN – 734007, in the State of West Bengal, by virtue of a registered Deed of Gift being Document No.292, dated 16-01-2019, recorded in Book No.I, Volume No.0711-2019, at Pages – 10575 to 10607, registered at the office of the A.D.S.R. Bhaktinagar, Dist. Jalpaiguri.

AND

WHEREAS the Land Owners / First Parties No.1, 2 & 3 are jointly became the land owners of measuring 3 (Three) Decimals out of total land measuring 9 (Nine) Decimals by virtue of Deed of Gift being No.292, dated 16-01-2019 and Land Owners No.1, 2, 3 & 4 also joint owners of land measuring 6 (Six) Decimals of their own share having peaceful possession of the said plot by way of inheritance acquired from their mother Smt. Mina Rani Saha @ Mina Saha (Deed No.6973, dated 05-10-1983) (each share 1.5 Decimals) all total 3 (Three) Decimals + 6 (Six) Decimals = 9 (Nine) Decimals, having their permanent, heritable and transferable, right, title and interest therein free from all encumbrances and charges whatsoever.

1. Chitto Ranjan Saha.
2. Chandan Kumar Saha
3. Prabir Kumar Saha
4. Mamata Saha.

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Sanyik Chere Subodhy

for self and as a Constituted Attorney of
Developers / Second Parties No.2 & 3 i.e.
Smt. Gitashri Ganguly,
Smt. Riya Chakraborty

AND

WHEREAS (1) Sri Chittaranjan Saha, (2) Sri Chandan Kumar Saha, (3) Sri Prabir Kumar Saha and (4) Smt. Mamata Saha recorded their names in the present R.O.R., L.R. Khatian Nos.360, 359, 362 and 361 (R.S. Khatian No.392/1), in L.R. Plot No.472 (R.S. Plot No.347) of Mouza - Dabgram, L.R. Sheet No.153 (R.S. - 14).

AND

WHEREAS the said Land Owners / First Parties are became the absolute joint owners in peaceful possession of the said plot of land measuring 9 (Nine) Decimals having their permanent, heritable and transferable right, title and interest herein free from all encumbrances and charges whatsoever.

AND

WHEREAS due to paucity of necessary funds as well as lack of experience the present owners have approached the Developers / Second Parties to develop their said property by constructing a P+3 storied residential building.

AND

WHEREAS the First Parties desirous of and to construct a P+3 storied building on their said land consisting of residential flats / apartments / parking space etc. according to the drawing plans and specification to be sanctioned by the Siliguri Municipal Corporation and / or appropriate authority according to law. The Land Owners / First Parties has / have approached to Developers / Second Parties a suitable and trust worthy Developers who can undertake and complete the development of the said land and

1. Chitta Ranjan Saha.

2. Chandan Kumar Saha

3. Prabir Kumar Saha

4. Mamata Saha.

New World Construction

Sanjib Chakraborty

Sanjib Chakraborty

for self and as a Constituted Attorney of
Developers' Second Parties No. 2 & 3 i.e.
Smt. Gitaşhri Ganguly
Smt. Rita Chakraborty

somehow came to know that Developers herein is reputed in the filed and in that locality and areas and has already executed number of such projects as such approached the Developers herein to entire into a Development Agreement for the purpose of development of the said land and the Developers after primary negotiation has agreed to develop the said land.

Now this indenture of Development Agreement witnesseth and it is herby agreed by and between the parties hereto as follows: -

1. **DEFINITION** : Unless there is anything repugnant to the subject or context: -
 - (a) **LANDLORDS** shall mean, (1) Sri Chittaranjan Saha, (2) Sri Chandan Kumar Saha, (3) Sri Prabir Kumar Saha and (4) Smt. Mamata Saha and includes their respective heirs, successors, legal representatives, executors, administrators and assigns.
 - (b) **DEVELOPERS** shall mean **NEW WORLD CONSTRUCTION**, a Partnership Firm represented by its partners (1) Sri Sanjib Chakraborty, Son of Late Chitta Ranjan Chakraborty, (2) Smt. Gitaşhri Ganguly, Wife of Sri Subrata Ganguly, (3) Smt. Rita Chakraborty, Wife of Sri Goutam Chakraborty, registered office at Ramesh Majumder Sarani, Near Dadabhai Sporting Club, Deshbandhu Para, P.O. Siliguri Town, P.S. Şiliguri, District - Darjeeling - hereinafter called the **DEVELOPERS** and includes its successors-in-office, legal representatives, executors, administrators and assigns.

1. Chittar Ranjona Saha.

2. Chandra Kumar Saha

3. Prabir Kumar Saha

4. Mamata Saha.

New Address

Sonjit Chatterjee

Sonjit Chatterjee

for self and as a Constituted Attorney of
Developers / Second Parties No.2 & 3 i.e.

Smt. Gitashri Ganguly.

Smt. Rita Chakraborty

- (c) **TITLE DEED** shall mean the document referred to hereinabove Deed of Sale being No.6973, dated 05-10-1983 and Deed of Gift being No.292, dated 16-01-2019.
- (d) **PREMISES** shall mean the premises as fully and particularly mentioned and described in the First Schedule hereunder.
- (e) **BUILDING** shall mean the new P+3 storied residential building proposed to be constructed by the Developers on the said land after obtaining sanctioned building plan to be sanctioned by the Siliguri Municipal Corporation in the name of the Landlords for construction of a new P+3 storied residential Building.
- (f) **COMMON FACILITIES AND AMENITIES** shall include corridors, hall-ways stair-ways, passageways, driveways, common lavatories, Roof and the Terrace, Pump Room, Tube-Well, underground water reservoir, overhead / common water tank, water pump and motor and other facilities which may be mutually agreed upon Between the Parties and required for the establishment, location, enjoyment, provisions and maintenance and / or management of the Building.
- (g) **SALEABLE SPACE** shall mean the space in the Building available for independent use and occupation after making due provisions for common facilities and the space required thereof.

1 Chitta Ranjan Saha,

2 Chandan Kumar Saha

3 Prabir Kumar Saha

4 Mamata Saha.

New 'Kavita Constructions'

Sonjit Choudhury

Sonjit Choudhury

for self and as a Constituted Attorney of
Developers / Second Parties No 2 & 3 i.e.

Smt. Gilashri Ganguly,

Smt. Rita Chakraborty

(h) **LANDLORD'S ALLOCATION** shall mean the area constructed in the Building, which is to be allocated to the landlords as the Part of Landlord's allocation in accordance with the terms and conditions of these presents including proportionate share in the common facilities and amenities on pro rata basis, as fully and particularly set out in the Second Schedule hereunder written.

(i) **DEVELOPER'S ALLOCATION** shall mean the remaining constructed area in the Building to be constructed on the said premises after allocation to the Landlords including proportionate share in the common facilities and amenities on pro rata basis.

(j) **THE ARCHITECT** shall mean such persons who may be appointed by the Developers for both designing and planning the building on the said premises.

(k) **BUILDING PLAN** would mean such plan prepared by the Architect for the construction of the building and sanctioned by the Siliguri Municipal Corporation or any other competent authorities as the case may be.

(l) **TRANSFER** with its grammatical variation shall include a transfer by possession and by any other means adopted for effecting transfer of Space / Flats to the intending Purchasers and as provided in the Transfer of Property Act, 1882.

1. Chitta Ranjan Saha.
 2. Chandra Kumar Saha
 3. Prabir Kumar Saha
 4. Manuata Saha.
- New World Construct
Smt. Gijib Cheloboroty
Part
- Smt. Gijib Cheloboroty
for self and as a Constituted Attorney of
Developers / Second Parties No. 2 & 3 i.e.
Smt. Gijashri Ganguly,
Smt. Rita Chakraborty

- (m) **TRANSFEREE** shall mean a person or persons, firm, limited company, Association of persons or body of individuals who shall be entitled to purchase any portion of saleable Space / Flat upon bearing price so fixed by the Developers and the additional cost for super built up area thereof for the purpose of purchase the proportionate and undivided share in the land of the said land and also include the proportionate undivided right to use the common area and/or services like passage, common parking space, light, water pump, common lighting etc.
- (n) **TRANSFEROR** shall principally mean the Landlords and also the Developers who will also sign as Confirming Party in all Deeds or Conveyances which will be placed for registration in due course.
- (o) **PROPOSITION** here mean save and except what are prohibited by this Indenture, the Developers will have every right to the said land mentioned in First Schedule herein below for the purpose of construction / development of P+3 storied building.
- (p) **CONSIDERATION** mean the object behind this agreement is to Develop and Construct and / or cause to be constructed a P+3 storied residential building with modern amenities and standard materials in the said land and to meet all the expenses and / or remuneration, incidental thereto so that the Landlords shall not require to spare or to borrow money or raise fund from any sources. The Developers shall arrange finance for such construction and the consideration value of the

1. Chitta Ranjan Saha
 2. Chandan Kumar Saha
 3. Prabir Kumar Saha
 4. Mamata Saha
- New World Ltd.
Somib Chare Subedy
- Somib Chare Subedy
for self and as a Constituted Attorney of
Developers/ Second Parties No.2 & 3 i.e.
Smt. Gitanshri Ganguly.
Smt. Rita Chakraborty

Developers Allocation shall be the cost of construction and in lieu of such consideration the Landlords shall get constructed area of the said building as mentioned in Second Schedule hereunder.

2. **THIS AGREEMENT** shall be deemed to have commenced on and with effect from 14th day of NOVEMBER, Two Thousand Nineteen.
3. **THE LANDLORDS DECLARES AS FOLLOWS :-**
 - (a) That they are the absolutely seized and possessed of and/or well and sufficiently entitled to the said Land/Premises.
 - (b) That the said land/ Premises is free from all encumbrances and the Owners have a marketable title in respect of the said Land/ Premises.
 - (c) That the said Land/ Premises is free from all encumbrances charges liens lispens attachments trusts acquisitions requisitions whatsoever or howsoever. That the Land Owners will be responsible, if any dispute arise in future regarding title Deed.
 - (d) That there is no excess vacant land at the said Land/ Premises within the meaning of the Urban Land (Ceiling and Regulation) Act 1976.

1. Chitta Prinson Saha
 2. Chandan Kumar Saha
 3. Prabin Kumar Saha
 4. Manueta Saha
- New World Constructions
Soni's Chaito Subodhy
Part 2
- Soni's Chaito Subodhy
for self and as a Constituted Attorney of
Developers / Second Parties No.2 & 3 i.e.
Smt. Gitashri Ganguly,
Smt. Rita Chakraborty

(e) That there is no legal impediment for the Owners to obtain the Certificate under 230(A)(1) of the Indian Income Tax Act, 1961.

4. **THE LANDLORDS AND THE DEVELOPERS DO HEREBY DECLARE AND COVENANT AS: -**

- (a) That the landlords here grants exclusive right to the Developers to undertake New construction after demolishing the existing building standing on the said land / premises in accordance with the plan or plans to be sanctioned by the Siliguri Municipal Corporation.
- (b) That all applications plans and other papers and documents as may be required by the Developers for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developers on behalf of the landlords at the Developer's own cost and expenses.
- (c) That nothing herein contained shall be construed as a demise or assignment or conveyance or as creating any right title or interest in respect of the said land / premises in favour of the Developers other than an exclusive license or right to the Developers to do or refrain from doing the acts and things in terms hereof and to deal with the Developer's allocation.
- (d) That within 30 (Thirty) days from the date of execution of these presents the Landlords shall make over vacant possession of the said land / premises to the Developers.

- 1 Chitta Farooq Saha.
 - 2 Chandan Kumar Saha
 - 3 Prabir Kumar Saha
 - 4 Mamata Saha.
- New Building Contract
Sajib Choudhury
Part
Sajib Choudhury
for self and as a Constituted Attorney of
Developers : Second Parties No.2 & 3 i.e.
Smt. Giasmi Ganguly,
Smt. Rita Chakraborty

- (e) That within 30 (Thirty) days from the date of execution of these presents the Developers shall apply for obtaining sanction of plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Siliguri Municipal Corporation and other authorities.
- (f) That the Landlords and the Developers shall exclusively entitled to their respective share of allocation in the Building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the other and the landlords will not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.
- (g) That the Developers shall at its own costs construct and complete the New Building at the said land / premises in accordance with the sanctioned plan and conforming to such specifications as are mentioned in the Fourth Schedule hereunder written and as may be recommended by the Architect from time to time appointed for the purpose and it is hereby clearly understood that the decision of the Architect regarding the quality of the materials and construction shall be final and binding on the parties hereto.

1. Chitra Ranjan Saha

2. Chandan Kumar Saha

3. Prabir Kumar Saha

4. Mamata Saha

New World Construct
Soniib Chetababoty

Part

Soniib Chetababoty

for self and as a Constituted Attorney of
Developers / Second Parties No.2 & 3 i.e.

Smt. Gitashri Ganguly,
Smt. Rita Chakraborty

- (h) That the Developers shall at its own cost do the necessary things and shall deal with the help of its Architect and prepare necessary building plan and after getting sanction to construct the P+3 storied residential Building thereon on the strength of the General Power of Attorney granted hereby by the Landlords in favour of the Developers.
- (i) That the landlords doth hereby authorize the Developers to raise any fund / funds from any Bank and / or Financial Institution for the purpose of construction of the project and / or further to raise such funds from the intending buyer of the flats on booking of the flat / unit during construction period, either from the own source of the intending buyer or from any Bank or Financial Institution Financing the intending buyer. In such eventualities the Landlords will raise no objection and if so demanded or required by the intending buyer or buyers or the Bankers and / or the Financial Institution involved in financing the Project and / or the Buyer, but the Landlords shall never join, confirm and guarantee any Loan Agreement to be entered into between the intending buyer and the Developers herein for the purpose of sale either financing the Project or for the purpose of Sale of the Developer's allocation and Landlords shall be kept out the purview for such confirmation, joining and giving guarantee there for but the Landlords will create necessary equitable mortgage of the proportionate title of the said land in favour of the Bank and / or any Financial Institution upon receipt of the proportionate consideration in respect thereof. This clause will apply only respect of the Developer's Allocation.

- 1 Chitta Ranjan Saha
 - 2 Chandan Kumar Saha
 - 3 Prabir Kumar Saha
 - 4 Manata Saha
- New World Construct
- Soni's Chakraborty
- Soni's Chakraborty
- for self and as a Constituted Attorney of
Developers / Second Parties No.2 & 3 i.e
Smt. Gitashri Ganguly,
Smt. Rita Chakraborty

- (j) That the Developers at its own cost install and provide such facilities that may be required to be provided to the statutory bye-Laws and regulations of the Bengal Municipal Corporation Act and / or other related authorities and the Developers shall also be authorized by the Landlords or to apply for and obtain temporary and / or permanent connection of water, electricity, gas and other facilities required for the proposed building.
- (k) That as from the date of making over possession the Siliguri Municipal Corporation rates and taxes as also other outgoing in respect of the said land and till such time as the possession of the said landlord's allocation is made shall be borne and paid by the Developers and all outstanding dues on account of Siliguri Municipal Corporation rates and taxes as also other outgoings up to the date of delivery of possession shall remain the liability of the Landlords and shall be borne and paid by the Landlord.

5. **IT IS FURTHER AGREED BY AND BETWEEN THE LANDLORDS AND DEVELOPERS AS FOLLOWS: -**

- (i) That as soon as the building is completed, the Developers shall give written notice to the Landlords requiring the Landlords to take possession of the Landlord's allocation in the building and after 30 (Thirty) days from the date of service of such notice and at all time thereafter the Landlords shall be exclusively responsible for payment of all Siliguri Municipal Corporation and Property Taxes rates duties and other public outgoings and impositions

1 Chitta Parvizan Saha.

2 Chandan Kumar Saha

3 Prabir Kumar Saha

4 Manata Saha.

New World Builders

Ganib Choudhury

Ganib Choudhury

for self and as a Constituted Attorney of
Developers / Second Parties No.2 & 3 i.e.

Smt. Gilashri Ganguly

Smt. Rita Chakraborty

whatsoever, payable in respect of the Landlord's allocation, **PROVIDED THAT** the said rates to be apportioned pro rata with reference to the saleable space in the building if they are levied on the Building as a whole.

- (ii) That the Landlords shall not do any act deeds or thing whereby the Developers shall be prevented from construction and completion of the said Building.
- (iii) That neither party shall use or permit to be used the respective allocation in the Building or any portion thereof for carrying on any illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance annoyance or hazard to the other Purchasers/Occupiers of the Apartments or the Building.
- (iv) That neither party shall make any structural alteration in their respective allocation without the previous consent of the other. **PROVIDED HOWEVER** such alteration shall always be made with the approval of the appropriate authority as may be required for the purpose.
- (v) That neither party shall transfer or permit transfer of their respective allocations or any portion thereof unless: -
- (a) Such party shall have observed and performed all terms and conditions on their respective part to be observed and / or performed.

1 Chittan Ranjan Saha.

2 Chandan Kumar Saha

3 Erabire Kumar Saha

4 Mamata Saha.

New North Consultants

Gonjib Chakraborty

Gonjib Chakraborty

for self and as a Constituted Attorney of
Developers / Second Parties No.2 & 3 i.e.

Smt. Gitasiri Ganguly,

Smt. Rita Chakraborty

(b) The proposed transferee shall upon an express covenant remain bound by the terms and conditions of these presents and pay all and whatsoever shall be payable in relation to the area in his / her / their possession.

(vi) That both parties shall abide by all statutory rules and regulations, by-laws etc. as the case may be and shall be responsible for any deviation violation and / or breach of any of these said laws, bye-laws, rules and regulations.

(vii) That the respective allottees shall keep at all times the interior walls, sewers, drains, pipes and other fitting and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in perfect working condition and repair so as not to cause any damage to the building or any other space or accommodation therein and shall keep the either of them and / or the occupiers of the building indemnified from and against the consequences of any breach arising therefrom.

(viii) That the Landlords shall permit the Developers and its servants and agents with or without workmen and others at all reasonable times to enter into and upon the Landlord's allocation and every part thereof for the purpose of repairing maintaining rebuilding cleaning lighting and testing drains gas and water pipes and electric wires and for any similar purpose.

1. Chitta Ranjan Saha,
 2. Chandan Kumar Saha
 3. Prabir Kumar Saha
 4. Mamata Saha.
 * New World (erstwhile)
 Sonjid Chakraborty
 Sonjid Chakraborty
 for self and as a Constituted Attorney of
 Developers / Second Parties No.2 & 3 i.e.
 Smt. Gitashri Ganguly,
 Smt. Rita Chakraborty

6. **THE LANDLORDS HEREBY AGREE AND COVENANT WITH THE DEVELOPERS AS FOLLOWS: -**

- (i) Not to cause any interference or hindrance in the construction of the said Building at the said premises / land by the Developers.
- (ii) Not to do any act deed or thing whereby the Developers may be prevented from selling assigning and / or disposing of any of the Developer's allocation portion in the Building at the said premises / land.
- (iii) Not to let out grant lease mortgage and / or charge the said premises / land or any portion thereof without the consent in writing of the Developer's during the period of construction.
- (iv) To remain bound to execute all agreement for sale or transfer concerning Developer's allocation and shall remain bound to execute a General Power of Attorney empowering the Developers to execute all such agreement for sale or transfer for and on behalf of the Landlords concerning Developer's allocation of the building at the said land / premises.

7. **THE DEVELOPERS HEREBY AGREE AND COVENANTS WITH THE LANDLORDS AS FOLLOWS: -**

- (i) To complete the construction of the Building within 24 (Twenty Four) months or may be extended up to 30 (Thirty) months from the date of sanctioning of the plan or the Landlords making over vacant

1 Chitta Ranjan Saha.

2 Chandan Kumar Saha

3 Prabir Kumar Saha

4 Manu Saha.

New Ward Corp (NWC)
Soni's Chakraborty

Soni's Chakraborty

for self and as a Constituted Attorney of
Developers / Second Parties No.2 & 3 i.e
Smt. Gitaashri Ganguly,
Smt. Rita Chakraborty

possession of the said premises / land whichever is later.

- (ii) Not to violate or contravene any of the provisions or rules applicable to construction of the said building.
- (iii) Not to do any deed or thing whereby the Landlords are prevented from enjoying selling assigning and / or disposing of any of the landlords' allocation in the Building at the said premises/land.
- (iv) Not to part with possession of the Developer's allocation or any portion thereof unless possession of the Landlord's allocation is delivered to the Landlords. **PROVIDED HOWEVER** it will not prevent the Developers from entering into any agreement for sale or transfer or to deal with the Developer's allocation. Developers will deliver the possession to land Owners and Developers portion at same time.
- (v) To keep the Landlords indemnified against all actions suits costs proceedings and claims that may arise out of the Developer's actions with regard to the Development of the said premises and / or in the matter of construction of the said Building and/or for any defect therein.
- (vi) That Developers will pay Rs.10,000/- (Rupees Ten Thousand) only per month to the Land Owners for their accommodation as rent until handed over possession of Land Owners allocation.

- 1 Chitta Ranjan Saha.
 - 2 Chandan Kumar Saha
 - 3 Prabir Kumar Saha
 - 4 Mamata Saha.
- New York City
Somyib Chatterjee
- Somyib Chatterjee
for self and as a Constituted Attorney of
Developers / Second Parties No 2 & 3 i.e
Smt. Gitanjali Ganguly
Smt. Rita Chatterjee

MUTUAL COVENANTS AND INDEMNITIES: -

- (i) That Landlords hereby undertakes that the Developers shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developers performs and fulfils all the terms and conditions herein contained and / or on its part to be observed and performed.
- (ii) The Landlords and the Developers hereby declare that they have entered into this Agreement and Power of Attorney purely as a contract and nothing contained herein shall be deemed to construe as a partnership between them or as a Joint Venture in any manner nor shall the parties hereto constitute an Association of persons.
- (iii) Immediately upon obtaining vacant possession of the said land / premises from the Landlords the Developers shall be entitled to demolish the existing building and all salvage materials arising therefrom shall belong only to the Developers.
- (iv) The Landlords shall do or execute or cause to be done or execute all such further deeds matters and things not herein specified as may be required to done by the Developers and for which the Developers may need the authority of the Landlord, including any such additional Power of Attorney and/or authorization as may be required for the purpose **PROVIDED** that all such acts deeds matters and thing shall not in any way infringe on the rights of the Landlords and/or go against the spirit of these presents.

1 Chitta Ranjan Saha.

2 Chaitan Kumar Saha

3 Prabir Kumar Saha

4 Mamata Saha.

New York, N.Y.
Smt. Rita Chakraborty

Smt. Rita Chakraborty

for self and as a Constituted Attorney of
Developers / Second Parties No. 2 & 3 i.e.
Smt. Gitanjali Ganguly
Smt. Rita Chakraborty

- (v) The Landlords shall not be liable for any Income-Tax, Wealth-Tax or any other taxes in respect of the Developer's allocation which shall be the liability of the Developers who shall keep the Landlords indemnified against all actions suits proceedings costs, charges and expenses in respect thereof, similarly the Builders will not be responsible for any Tax/ Financial Liabilities of the Land Owner.
- (vi) The Developers and the Landlords shall mutually frame Scheme for the management and administration of the said Building or Buildings and/of common parts thereof and agree to abide by all the Rules and Regulations to be framed by any Society / Association and/or any other Organization who will be in charge of such management of the affairs of the Building or Buildings and/or common parts thereof.
- (vii) The Landlords shall deliver or cause to be delivered to the Developers all the Original Title Deeds, Up-to-date Municipal Corporation Tax Receipts, Electric Bill, Khajna Receipts and other necessary papers relating to the said premises simultaneously with the execution of these presents.
- (viii) The Landlords along with the intending buyers of flats and other units of the proposed building shall have the exclusive right title and/or interest in respect of the roof of the proposed building after its construction.

1. Chitta Ranjan Saha.
2. Chandan Kumar Saha
3. Prabir Kumar Saha
4. Mamata Saha.
New World Construction
5. Gorgi Chakraborty
Pls to
Gorgi Chakraborty
for self and as a Constituted Attorney of
Developers / Second Parties No.2 & 3 i.e.
Smt. Gitashri Ganguly,
Smt. Rita Chakraborty

8. **LIQUIDATED DAMAGES & PENALTY: -**

- (i) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the Force Majeure conditions Le. Flood Earthquake Riot War Storm Tempest Civil Commotion Strike and/or any other act or commission beyond the control of the parties hereto.
- (ii) If due to any willful act on the part of the Developers the construction and completion of the building is delayed then in that event the Developers shall be liable to such loss or damages to the Landlords as shall be determined by the Arbitrators to be appointed by both the parties in accordance with the Arbitration and Conciliation Act, 1996.
- (iii) In the event of the Landlords committing breach or any of the terms and conditions herein contained or delayed in delivery of possession of the said land / premises as hereinbefore stated, the Developers shall be entitled to payments of and the Landlords shall be liable to pay such losses and compensation as shall be determined by the Arbitrators so appointed provided however if such delay shall continue for a period of 6 (Six) months then in that event in addition to any other right, which the Developers may have against the Landlord, the Developers shall be entitled to sue the Landlords for specific performance of this Agreement or to rescind this Agreement and claim refund of all the money paid and/or incurred by the Developers and such losses and damages which the Developers may suffer.

1. Nitto Ranjan Saha

2. Chandra Kumar Saha

3. Prabir Kumar Saha

4. Mamata Saha

New World Construct.
Smt. Jib Chatterjee
Part

Smt. Jib Chatterjee

for self and as a Constituted Attorney of
Developers / Second Parties No 2 & 3 i.e.

Smt. Giteshri Ganguly,
Smt. Rita Chakraborty

- (iv) In the event of the Developers is prevented from proceeding with the construction work during the continuance of such construction or prevented from starting the construction by any act on the part of the Landlord or Landlord's agents, servant, representatives or any person claiming any right under the Landlords then and in that case the Developers shall have the right to claim refund of all sums paid by the Developers to the Landlords in the meantime together with interest at the rate 12% per annum and shall also be entitled to claim damages and losses which the Developers may suffer but the Developer's right to sue for specific performance of contract shall unaffected.

9. **ARBITRATION:-**

- (i) Save and except what has been specifically stated hereunder all disputes and differences between the parties arising out of the meaning, construction or import of this Agreement cum Power of Attorney or their respective rights and liabilities as per this Agreement and cum Power of Attorney shall be adjudicated by reference to the arbitration of two independent Arbitrators, one to be appointed by each party, who shall jointly appoint an Umpire at the commencement of the reference and the Award of the Arbitrators or the Umpire as the case may be, shall be final and conclusive on the subject as between the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration and Conciliation Act, 1996 and its statutory modifications and/or re-enactments thereof in force from time to time.

1. Chitta Ranjan Saha.
2. Chandan Kumar Saha
3. Prabin Kumar Saha
4. Manata Saha.

New World Constructions

Somjit Chatterjee Subodh

Part 1

Somjit Chatterjee Subodh

for self and as a Constituted Attorney of
Developers / Second Parties No 2 & 3 i.e.

Smt. Gilashri Ganguly.

Smt. Rita Chakraborty

- (ii) Notwithstanding the foregoing provisions, the right to sue for specific performance of this contract by One Party against the other as per the terms of this Agreement cum Power of Attorney shall remain unaffected.

10. JURISDICTION: -

- (i) All Courts within the limit of Siliguri and the District Court at Darjeeling shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO (DESCRIPTION OF THE LAND)

ALL THAT PIECE OR PARCEL of vacant land measuring 9 (Nine) Decimals, recorded in R.S. Khatian No.392/1, corresponding to L.R. Khatian Nos.360, 359, 362 & 361, in R.S. Plot No.347, corresponding to L.R. Plot No.472, situated at **Satsang Ashram Road (Unmentioned Road), Bhaktinagar, bearing Holding No.66/944, Ward No.34 of S.M.C.**, within Mouza - Dabgram, J.L. No.2, Sheet Nos.14 (R.S.), 153 (L.R.), Pargana - Baikunthapur, Police Station - Bhaktinagar, Sub-Division & District - Jalpaiguri, Additional District Sub-Registry Office - Bhaktinagar, B.L. & L.R.O. - Rajganj, in the State of West Bengal, PIN - 734007.

1. Chitta Ranjan Saha.
2. Chandan Kumar Saha
3. Prabir Kumar Saha
4. Mamata Saha.
5. New World Constn. Co.
Somjit Chakraborty
6. for self and as a Constituted Attorney of
Developers / Second Parties No 2 & 3 i.e.
Smt. Gitiashri Ganguly,
Smt. Rita Chakraborty
Somjit Chakraborty

The said land is butted and bound as follows: -

By the North : Land & House of Chandan Saha;
 By the South : 24'-0" Wide Satsang Ashram Road
 (Unmentioned Road);
 By the East : Land & House of Srikrishna Sahani;
 By the West : Land & House of Dipak Das.

THE SECOND SCHEDULE ABOVE REFERRED TO

LANDLORD'S ALLOCATION - I

The Landlords will be allocated total four residential flats, (1) residential flat measuring 910 Sq.ft. (approx) including 20% super built-up area at the Front Side of the Second Floor, (2) residential flat measuring 910 Sq.ft. (approx) including 20% super built-up area at the Front Side of the Second Floor, (3) residential flat measuring 910 Sq.ft. (approx) including 20% super built-up area at the Front Side of the Third Floor (Top Floor) and (4) residential flat measuring 910 Sq.ft. (approx) including 20% super built-up area at the Front Side of the Third Floor (Top Floor), as per Plan to be sanctioned by the Siliguri Municipal Corporation (including Covered + Stair Area) of proposed P+3 storied residential building as per plan alongwith undivided proportionate share of the stair allotted of the proposed P+3 storied building (as per floor plan to be approved) standing on "FIRST" Schedule allotted to Land Owners as per plan to be approved by the Siliguri Municipal Corporation (as per floor plan to be approved) land together with proportionate share of land and all other common areas and facilities situated at Ward No.34 of Siliguri Municipal Corporation and proposed building to be constructed as per specifications morefully and particularly mentioned and described in the Fourth Schedule hereunder written.

1. Chitta Ranjan Saha.

2. Chandra Kumar Saha

3. Prabir Kumar Saha

4. Mamata Saha.

New World Construction
Somyib Chakraborty

Somyid Chakraborty

for sell and as a Constituted Attorney of
Developers / Second Parties No.2 & 3 i.e.
Smt. Gitashri Ganguly,
Smt. Rita Chakraborty

LANDLORD'S ALLOCATION - II

Payment to the tune of Rs.3,00,000/- (Rupees Three Lakhs) only, to be made by the Developers to the Landlords in the following installments, that is to say: -

- | | | |
|-------|--|-----------------|
| (i) | At the time of execution of this agreement | Rs. 1,00,000.00 |
| (ii) | At the time of start of construction | Rs. 1,00,000.00 |
| (iii) | After registration of the last conveyance in favour of the intending purchaser of Developer's Allocation | Rs. 1,00,000.00 |

TOTAL Rs. 3,00,000.00

(Rupees Three Lakhs Only)

THE THIRD SCHEDULE ABOVE REFERRED TO (SPECIFICATIONS)

- | | | |
|----------|---|--|
| Building | : | R.C.C. Framed Building. |
| Walls | : | Brick Masonry 5" thick, partition 5" & 3" thick with wirenetting cement plaster both side, plaster of paris inside surface and outside surface finished with cement base paints. |
| Flooring | : | The floor of the bed rooms, drawing room, dining space and will be finished with floor tiles 2' X 2'. |

1. Chittar Panigyan Saha.

2. Chandan Kumar Saha

3. Prabir Kumar Saha

4. Manueta Saha.

New World Construct.
Somji & Chakraborty
Party

Somji & Chakraborty

for self and as a Constituted Attorney of
Developers / Second Parties No.2 & 3 i.e.
Smt. Gitashri Ganguly,
Smt. Rita Chakraborty

Kitchen

: Floor of the kitchen will be marble finish / floor tiles 15" X 10", cooking table top will also finished with marble and above table top upto 1'-6" height will be finish with glazed tiles, stainless steel sink will be provided of standard size with one bib cock.

Toilet

: Floor of the toilet will be marble finish and wall of toilet will be finish with tiles upto the height of 6'-0". One Indian / European pan, one shower and two bibcock will be provided. W/C will also be provided with marble flooring will be provided in the wall upto the height of 4'-6".

Wash Basin

: One Wash Basin will be provided of standard size, Toilet one Basin.

Windows

: All windows frame shall be made of steel and properly painted with primer and color. All windows will be covered with guard grill work in steel frame and properly painted.

- 1 Chitta Ranjan Saha
- 2 Chandra Kumar Saha
- 3 Prabir Kumar Saha
- 4 Mamata Saha

New World Construct
 Jamji Chakraborty
 Partner

Jamji Chakraborty
 for self and as a Constituted Attorney of
 Developers / Second Parties No.2 & 3 i.e.
 Smt. Gitashri Ganguly,
 Smt. Rita Chakraborty

- Doors : Door frame will be made of sal wood, flush door with plywood will be provided for each door.
- Doors & Windows Fittings : All doors & windows fittings will be of tower bolts will be provided for all doors.
- Plumbing Work : All inside water line in toilet & kitchen will be of C.P.V.C. pipe with C.P.V.C. fittings. All outside water lines, waste water lines, soil lines etc will be of U.P.V.C. / P.V.C. pipes with U.P.V.C. / P.V.C. accessories.
- Electric Lines : All inside electric wiring will be concealed type. All bedrooms will be provided with two lights points, one fan point, one night lamp point and one 5 AMP. Plug point. Drawing room and dining space will be provided with two light points, one / two fan point (s), one 5 Amp. Plug point, kitchen will be provided with one light point, one exercised point and one 15 Amp. Plug point. Toilet will be provided with one light point and one 15 Amp. Plug point. (ISI BRANDED).

1. Chitta Ranjan Saha
2. Chandra Kumar Saha
3. Prabir Kumar Saha
4. Mamata Saha

New World Constructions

Sanjib Chakraborty

Partner

Sanjib Chakraborty

for self and as a Constituted Attorney of
Developers / Second Parties No.2 & 3 i.e.

Smt. Gitashri Ganguly

Smt. Rita Chakraborty

- Sewerage : All sewerage lines will be connected with the septic tank, surface drains will be provided connecting to the road side drains.
- Paintings : All sides wall will be provided with limepani and all out side walls will be of weather cost. All doors and windows will provide with two coats of approved quality paints, over a coat primer.
- Water arrangement : Over head common water tanks will be provided for all along supply of water, one electric motor with pump will be installed to lift the water from the well to over head tank.

Separate electric connection will be taken by the Land Owners in respect of their land owner's allocations at their own expenses from West Bengal State Electricity Distribution Co. Ltd. And also agreed that, regarding connection of electricity proportionate amount of quotation, bassbar, main switch, cable & other fittings will be paid by the Land Owners in their respective shares to the Developers.

New World Construction
Somjit Chatterjee

Somjit Chatterjee

for self and as a Constituted Attorney of
Developers / Second Parties No.2 & 3 i.e.
Smt. Gitanjali Ganguly,
Smt. Rita Chakraborty

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET AND
SUBSCRIBED OUR HANDS AND SEALS TO THIS AGREEMENT THE
DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES: -

1. Binay Paul

1. Chitta Ranjan Saha

SRI BIKASH PAUL

Son of Late Ramani Mohan Paul,
Indian by Nationality, Hindu by
religion, Business by occupation,
residing at Deshbandhupara,
Ward No.30 of S.M.C., Post Office
- Siliguri Town, Police Station -
Siliguri, District - Darjeeling, PIN
- 734004, in the State of West
Bengal.

2. Chandra Kumar Saha

3. Erabin Kumar Saha

4. Mamata Saha

2. Roby Saha

D/O. Chitta Ranjan Saha

Bath Sangha, Ashram Road

P.S + P.O. - Bhaktinagar

Dist - Jalpaiguri

Pin - 734107

Signature of Land Owners

Drafted by me and per instruction
of the Land Owners and
Developers and printed in my
chamber.

Arunava Dewanjee

(Arunava Dewanjee)

Advocate, Siliguri

Enrolment No.F368/223/2015

(LAND OWNER)



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

Mamata Saha
Signature with date

(PROMOTER / DEVELOPER / ATTORNEY HOLDER)



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

Samjit Choudhury
Signature with date












(CONFIRMING PARTY)



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












Samjit Choudhury
Signature with date

(LAND OWNERS)

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












Chitta Ranjan Saha

Chitta Ranjan Saha
Signature with date

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

Chandan Kumar Saha

Chandan Kumar Saha
Signature with date

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

Prabir Kumar Saha

Prabir Kumar Saha
Signature with date



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় কার্ড

WB/04/025/0774840



Elector's Name : Saha Chittaranjan
নির্বাচকের নাম : সাহা চিত্তরঞ্জন
Father/Mother/
Husband's Name : Girish Chandra
পিতা/মাতা/স্বামীর নাম : গিরিশ চন্দ্র
Sex : Male
লিঙ্গ : পুরুষ
Age as on 1.1.1995 37
১.১.১৯৯৫ -এ বয়স : ৩৭

Chitta Ranjan Saha.

Address

A.P.C.Saran (Deshbandhupara)
Siliguri
Darjeeling

ঠিকানা

এ.পি.সি.সরনী (দেশবন্ধুপাড়া)

শিলিগুড়ি

দার্জিলিং

Facsimile Signature of
Electoral Registration Officer
নির্বাচক-নিবন্ধন অফিসার

For Siliguri Assembly Constituency
শিলিগুড়ি বিধানসভা নির্বাচন কেন্দ্র

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



ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

টোলকম্পিউটার আই ডি / Enrolment No. : 1215/91216/92303

To
CHITTARANJAN SAHA
প্রিতম সাহা
QUATER NO 24 B
NORTH COLONY
GATEBAZAR
Siliguri (M. Corp.)
Bhaktinagar, Jalpaiguri
West Bengal - 734007

28/07/2014



KL971995716FT
97199571



আপনার আধার সংখ্যা / Your Aadhaar No. :-

2549 3021 5195

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



প্রিতম সাহা
CHITTARANJAN SAHA
পিতা : প্রিতম চন্দ্র সাহা
Father : Girish Chandra Saha

জন্ম তারিখ / DOB: 17/07/1968
পুল / Male

2549 3021 5195



আধার - সাধারণ মানুষের অধিকার

Chitta Ranjan Saha



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/03/021/309150



Elector's Name : Saha Chandan
নির্বাচকের নাম : সাহা চন্দন
Father/Mother/
Husband's Name : Girish
পিতা/মাতা/স্বামীর নাম : গির্শিষ
Sex : Male
লিঙ্গ : পুরুষ
Age as on 1.1.95 : 33
১.১.৯৫ -এ বয়স : ৩৩

Address :
Bhaktinagar (East)
Dabgram
Jalpaiguri
ঠিকানা :
ভক্তিনগর (পশ্চিম)
ডাবগ্রাম
জলপাইগুড়ি

Facsimile Signature of
Electoral Registration Officer
নির্বাচন-নিবন্ধন অফিসারের

For Rajganj Assembly Constituency
রাজগঞ্জ বিধানসভা নির্বাচন কেন্দ্র

Place : Sadar, Jalpaiguri
স্থান : সদর, জলপাইগুড়ি
Date : 27-3-95
তারিখ : ২৭-৩-৯৫

ভারত সরকার
Government of India

চন্দন কুমার সাহা
Chandan Kumar Saha
পিতা: গুরু চন্দ্র সাহা
Father: Gurun Chandu Saha

জন্ম তারিখ DOB: 15/11/1958
পুল / Male

3120 9132 1482

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

আধার
UIDAI
Unique Identification Authority of India

ঠিকানা: দেশপ্রিয়া
ওয়ার্ড নং ৩৪, পশ্চিম ভক্তিনগর
সিলিগুড়ি (মি. কর্প), জলপাইগুড়ি
ভক্তিনগর, পশ্চিম বঙ্গ,
734007

Address: DESHPRIYA
SARANI, WARD no 34,
PASCHIM BHAKTINAGAR,
Siliguri (M Corp), Jalpaiguri,
Bhaktinagar, West Bengal,
734007

3120 9132 1482

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Chandan

स्थायी लेखा संख्या

PERMANENT ACCOUNT NUMBER

AILPS5909B



नाम / NAME

CHANDAN KUMAR SAHA

पिता का नाम / FATHER'S NAME

GIRISH CHANDRA SAHA

जन्म तिथि / DATE OF BIRTH

15-11-1958

हस्ताक्षर / SIGNATURE

Chandan Kumar Saha

K. Das

अधीक्षक, १.६.११

COMMISSIONER OF INCOME-TAX, W.B. - 6

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।
सहायक आयकर अधिकारी,

पी-७,

चौरिंगी चौक,

कलकत्ता - ७०० ०६९।

In case this card is lost/ found, kindly inform/ return to the issuing authority:

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta- 700 069.

ndaha



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/03/021/309446

পরিচয় পত্র

Duplicate

প্রতিরূপ



Elector's Name Prabir Saha

নির্বাচকের নাম প্রবীর সাহা

Father's Name Girish Saha

পিতার নাম গির্জিশ সাহা

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2003 36

১.১.২০০৩-এ বয়স ৩৬

Address: Bhaktinagar Bhaktinagar Jalpaiguri T34405

ঠিকানা : ভক্তিনগর (পলিট) জলপাইগুড়ি জেলা ৭৬৬০০৫

Facsimile Signature
Electoral Registration Officer
জেলা নির্বাচন অফিস

Assembly Constituency: 21-Rajganj (SC)

নির্বাচনী এলাকা কোড : ২১-রাজগঞ্জ (স্বল্পসংখ্যক)

District: Jalpaiguri

Date: 25.05.2003



Prabir Kumar Saha



ভারত সরকার

Government of India



প্রবীর কুমার সাহা
Prabir Kumar Saha
পিতা : গিরিশ চন্দ্র সাহা
Father : Girish Chandra Saha

জন্ম তারিখ / DOB: 31/01/1974
পুরুষ / Male



3698 1459 2144

আধার - সাধারণ মানুষের অধিকার

Prabir Kumar Saha



ভারত সরকার
উদ্দেশ্য: জনসংখ্যা আয়ত্তন, পরিচয়পত্র
নির্দিষ্ট (বৈশিষ্ট্য), পরিচয়পত্র
স্বাক্ষর/স্বাক্ষর, পরিচয় পত্র,

ভারত সরকার
Unique Identification Authority of India

Address: SATSANGHA
ASHRAM ROAD,
BHAKTINAGAR, Siliguri (M.
Corp.), Jalpaiguri,
Bharatnagar, West Bengal,
734007.

3698 1459 2144

1800 300 1947

http://uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABIR KUMAR SAHA
GIRISH CHANDRA SAHA
31/01/1970
Permanent Account Number
AYIPS0143C

Signature



Prabir Kumar Saha




ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD
 পরিচয় কার্ড


WB/03/021/309370




Elector's Name : Saba Mamata
 নির্বাচকের নাম : সাহা মমতা
 Father/Mother/
 Husband's Name : Girish
 পিতা/মাতা/স্বামীর নাম : গির্শি
 Sex : Female
 লিঙ্গ : স্ত্রী
 Age as on 1.1.95 : 35
 ১.১.৯৫ -এ বয়স : ৩৫

Mamata Saha.

Address :
 Bhaktinagar (East)
 Dabgram
 Jalpaiguri
 ঝিকান
 ভক্তিনগর (পশ্চিম)
 ডাবগ্রাম
 জলপাইগুড়ি



 Facsimile Signature of
 Electoral Registration Officer
 নির্বাচন-নিবন্ধন অফিসার
 For Rajganj Assembly Constituency
 রাজগঞ্জ বিধানসভা নির্বাচন ক্ষেত্র

Place : Sadar, Jalpaiguri
 স্থান : সদর, জলপাইগুড়ি
 Date : 27-3-95
 তারিখ : ২৭-৩-৯৫



ভারত সরকার
Government of India



মমতা সাহা
MAMATA SAHA
পিতা : গির্শ চন্দ্র সাহা
Father : Girish Chandra Saha
জন্মতারিখ / DOB : 24/08/1961
সঙ্গী / Female



6769 4077 7352

আধার - সাধারণ মানুষের অধিকার

Mamata Saha.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: D/O গির্শ চন্দ্র সাহা,
শিলিগুড়ি (M.কর্প), জলপাইগুড়ি,
উত্তরবঙ্গ, পশ্চিম বঙ্গ, 734007

Address: D/O Girish Chandra
Saha, Siliguri (M. Corp.),
Jalpaiguri, Bhaktinagar, West
Bengal, 734007

6769 4077 7352

1247
1800 300 1247



www.uidai.gov.in



Mamata Saha



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RITA CHAKRABORTY
RAMANI MOHAN PAUL



02/01/1972
Permanent Account Number

AFSPC1855Q

Rita Chakraborty
Signature



यदि आपको किसी का बैंक कार्ड मिला है, तो
 1. बैंक से रिपोर्ट कराएं, 2. पुलिस से रिपोर्ट
 3. बैंक से नर्सिंग स्टेशन पर 241 नंबर पर 977/4
 4. बैंक से नर्सिंग स्टेशन पर 241 नंबर पर 977/4
 5. बैंक से नर्सिंग स्टेशन पर 241 नंबर पर 977/4

If returned to you, someone's lost card is found,
 please inform /submit to:
 Income Tax PAN Services Unit, NSDL,
 5th Floor, Maitri Searling,
 Plot No. 341, Survey No. 977/4,
 Model Colony, Near Deep Bangalow Chowk,
 Pune-411 004

Tel: 9128-2711111, 9128-2711112, 9128-2711113
 e-mail: nrs@nsdl.com

Rita Chakraborty

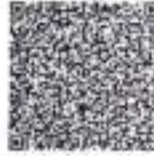


[Redacted text]



ইউসার নাম
Rita Chakraborty
পতি : গৌলাম চক্রবর্তী
Husband : Goulam Chakraborty

লিঙ্গ / DOB: 02/01/1972
লিঙ্গ / Female



7265 6580 6220

আধার - সাধারণ মানুষের অধিকার



[Redacted text] আধার
[Redacted text] of India

ঠিকানা: বান্ফুল সারানি, দেশবান্দুপারা
সিগুরি (M. Corp), সিগুরি টাউন
দার্জিলিং, পশ্চিম বঙ্গ

Address: BANFUL SARANI,
DESHBANDHUPARA,
Siliguri (M. Corp), siliguri
Town, Darjeeling, West
Bengal, 734004

7265 6580 6220



www

Rita Chakraborty



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় কার্ড

WB/04/025/0783619



Elector's Name : Chakraborty Rita
নির্বাচক নাম : চক্রবর্তী রীতা

Father/Mother/
Husband's Name : Goutam
পিতা/মাতা/স্বামীর নাম : গৌতম

Sex : Female
লিঙ্গ : মহিলা

Age as on 1.1.1995 : 22
১.১.১৯৯৫-এ বয়স : ২২

Address :
South Deshbandhupara
Siliguri
Darjeeling

ঠিকানা :
দক্ষিণ দেশবন্ধুপাড়া
শিলিগুড়ি
দার্জিলিং

Facsimile Signature of
Electoral Registration Officer
নির্বাচন-নিবন্ধন কর্মকর্তার

For Siliguri Assembly Constituency
শিলিগুড়ি বিধানসভা নির্বাচন কেন্দ্র

Place : Siliguri
স্থান : শিলিগুড়ি
Date : 27.2.95
তারিখ : ২৭.২.৯৫

Rita Chakraborty



ভারত সরকার

Government of India



নিতান্ত্রী নাম/শ্রী

GITASHRI GANGULY

শ্রী : স্বামী/শ্রী

Husband : Subrata Ganguly

অনুষ্ঠান / DOB: 04051966

লিঙ্গ / Female

6834 9553 6968



আধার - সাধারণ মানুষের অধিকার



আধার

ভারতীয় অনন্য চিহ্নিতকরণ অধিকার

Unique Identification Authority of India

চিকাগো, এফ ৩০ বি এন সি

সুর্যসেন কলোনি, ওয়ার্ড

৩৪, জৈলপুর্ন, শ্রীগুরি টাউন

পশ্চিমবঙ্গ, ৭৩৪০০৪

Address: H NO 67 BL B,

SURYASEN COLONY,

WARD 34, Shiguri (M. Corp.),

Jaipalgun, Shiguri Town,

West Bengal, 734004

6834 9553 6968



1947



help@uidai.gov.in



www.uidai.gov.in

Gitashri Ganguly



ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
MHX3639051

পরিচয় পত্র
IDENTITY CARD



নির্বাচকের নাম গীতসী গাঙ্গুলী
Elector's Name Gitasri Ganguli

স্বামীর নাম সুব্রত গাঙ্গুলী
Husband's Name Subrata Ganguli

লিঙ্গ
Sex
১.১.২০০৬ এ বয়স
Age as on 1.1.2006

স্ত্রী
F
৪১
41

Gitasri Ganguli

ঠিকানা:
সুর্যসেন কলোনি-২৩ বি ভক্তিনাগর জলপাইগুড়ি ৭৩৪০০৫

Address:
Suryasen Kaloni B Bhaktinagar Jalpaiguri 734405

Gitasri

নির্বাচন নিবন্ধন অফিসার
Facsimile Signature
Electoral Registration Officer

বিধানসভা নির্বাচন-২০০৬ ২১-রাঙ্গামাড়া (সি) জেলা
Assembly Constituency: 21-Rangamati (SC) District: Jalpaiguri

তারিখ: ১১.১০.০৬ Date: 11.10.06

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACZPG2023N



नाम / NAME
GITASREE GANGULY



पिता के नाम / FATHER'S NAME
UTPAL ROY

जन्म तिथि / DATE OF BIRTH
04-05-1968

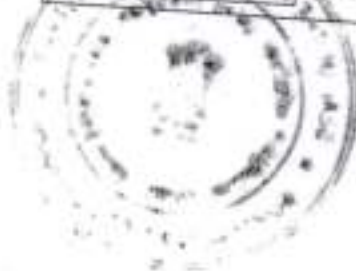
हस्ताक्षर / SIGNATURE

Gitasree Ganguly

[Handwritten Signature]

अधीक्षक, व.स.स.स.

COMMISSIONER OF INCOME-TAX, W.B. - II



Gitasree Ganguly



ভারতীয় বিশিষ্ট পরিচয়/স্বাক্ষর

ভারত সরকার

Unique Identification Authority of India
Government of India

অনুমতি/ইউআরএন / Enrollment No. : 1215/91106/00253

To
Sanjib Chakraborty
সঞ্জিব চক্রবর্তী
100172014 RAMESH MAJUMDAR SARANI
WARD NO 29
DESHBANDHU PARA
Siliguri (M. Corp)
siliguri Town,Darjeeling
West Bengal - 734004



KL950154066FT
95015406



আপনার আধার সংখ্যা / Your Aadhaar No. :

3064 7074 7215

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

স্বাক্ষর/স্বাক্ষর



সঞ্জিব চক্রবর্তী
Sanjib Chakraborty
পিতা : চিত্তরঞ্জন চক্রবর্তী
Father : Chittaranjan Chakraborty

লিঙ্গ/DOB: 01/01/1968
পুল / Male

3064 7074 7215



আধার - সাধারণ মানুষের অধিকার

Sanjib Chakraborty



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/04/025/0843290



Elector's Name : Chakraborty Sanjib

নির্বাচকের নাম : চক্রবর্তী সঞ্জীব

Father/Mother/
Husband's Name : Chittaranjan

পিতা/মাতা/স্বামীর নাম : চিত্তরঞ্জন

Sex : Male

লিঙ্গ : পুরুষ

Age as on 01.01.95 : 26

০১.০১.৯৫ -এ বয়স : ২৬

Sanjib Chakraborty

Address :
Madhya Deshbandhu Para
Siliguri
Darjeeling

ঠিকানা :
মধ্য দেশবন্ধু পারা
শিলিগুড়ি
দার্জিলিং

Electoral Registration Officer

নির্বাচন-নিবন্ধন অফিসার

For Siliguri Assembly Constituency

শিলিগুড়ি বিধানসভা নির্বাচন কেন্দ্র

Place : Siliguri

স্থান : শিলিগুড়ি

Date : 27.2.95

তারিখ : ২৭.২.৯৫

Sanjib Chakraborty

आयकर विभाग
 INCOME TAX DEPARTMENT
भारत सरकार
 GOVT. OF INDIA

SANJIB CHAKRABORTY
 CHITTARANJAN CHAKRABORTY

01/01/1968
 Permanent Account Number
ACBPC8099C

15/11/2016
 Signature

भारत सरकार


(If this card is lost/stolen, please report to the nearest police station/office)
 भारतीय आयकर विभाग, एन.ए.सी. रोड
 नया दिल्ली, दिल्ली 110002
 फोन नं. 241, 242 व 243
 मोबाइल नं. 011-26110100 व 26110101
 एक्स-411 016


(If this card is lost/stolen, please report to the nearest police station/office)
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 मोबाइल नं. 011-26110100 व 26110101
 एक्स-411 016

Sanjib Chakraborty




New World Construction
Somyi Chaudhary

आयकर विभाग
INCOME TAX DEPARTMENT
NEW WORLD CONSTRUCTION
GOVT OF INDIA
03/09/2008
Permanent Account Number
AAJFN9729J


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD
 পরিচয় পত্র

WB/04/025/0783711



Elector's Name : Paul Bikash
 নির্বাচকের নাম : পাল বিকাশ

Father/Mother/
 Husband's Name : Ramani Mohan
 পিতা/মাতা/স্বামীর নাম : রমনী মোহন

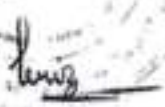
Sex : Male
 লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 24
 ১.১.১৯৯৫-এ বয়স : ২৪

Bikash Paul

Address :
 South Deshbandhupara
 Siliguri
 Darjeeling

ঠিকানা
 দক্ষিণ দেশবন্ধুপারা
 শিলিগুড়ি
 দার্জিলিং



Facsimile Signature of
 Electoral Registration Officer
 নির্বাচক-নিবন্ধন অধিকারিক

For Siliguri Assembly Constituency
 শিলিগুড়ি বিধানসভা নির্বাচন ক্ষেত্র

Place : Siliguri
 স্থান : শিলিগুড়ি

Date : 27.2.95
 তারিখ : ২৭.২.৯৫

102-334

Major Information of the Deed




Deed No :	I-0711-07102/2019	Date of Registration	14/11/2019
Query No / Year	0711-0001652166/2019	Office where deed is registered	
Query Date	25/10/2019 9:37:39 AM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Arunava Dewanjee Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832072185, 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 : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 50,00,000/-	Rs. 68,72,724/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 3,021/- (Article:E, E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



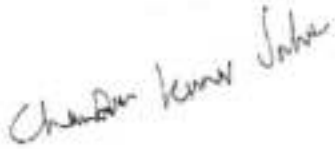
District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Un-Mentioned Road, Road Zone : (Ward No. 34 – Ward No. 34) , Mouza: Dabgram Sheet No - 14, JI No: 2, Pin Code : 734007

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-347	RS-392/1	Bastu	Bastu	9 Dec	50,00,000/-	68,72,724/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
Grand Total :					9Dec	50,00,000 /-	68,72,724 /-	


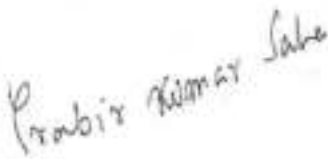
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri CHITTARANJAN SAHA (Presentant) Son of Late GIRISH CHANDRA SAHA Executed by: Self, Date of Execution: 14/11/2019 , Admitted by: Self, Date of Admission: 14/11/2019 ,Place : Office			
		14/11/2019	LTI 14/11/2019	14/11/2019



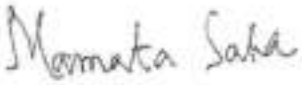
Near Satsang Ashram, Ward 34 Bhaktinagar, P.O:- Bhaktinagar, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734007 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ALAPS1837Q, Aadhaar No: 25xxxxxxxx5195, Status :Individual, Executed by: Self, Date of Execution: 14/11/2019 , Admitted by: Self, Date of Admission: 14/11/2019 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Shri CHANDAN KUMAR SAHA Son of Late GIRISH CHANDRA SAHA Executed by: Self, Date of Execution: 14/11/2019 , Admitted by: Self, Date of Admission: 14/11/2019 ,Place : Office	 14/11/2019	 LTI 14/11/2019	 14/11/2019

Deshpriya Sarani, ward34, Bhaktinagar, P.O:- Bhaktinagar, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734007 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AILPS5909B, Aadhaar No: 31xxxxxxxx1482, Status :Individual, Executed by: Self, Date of Execution: 14/11/2019 , Admitted by: Self, Date of Admission: 14/11/2019 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Shri PRABIR KUMAR SAHA Son of Late GIRISH CHANDRA SAHA Executed by: Self, Date of Execution: 14/11/2019 , Admitted by: Self, Date of Admission: 14/11/2019 ,Place : Office	 14/11/2019	 LTI 14/11/2019	 14/11/2019

Satsang Ashram Road, Bhaktinagar Ward34, P.O:- Bhaktinagar, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734007 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AYIPS0143C, Aadhaar No: 36xxxxxxxx2144, Status :Individual, Executed by: Self, Date of Execution: 14/11/2019 , Admitted by: Self, Date of Admission: 14/11/2019 ,Place : Office



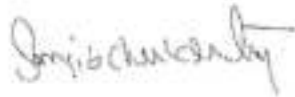


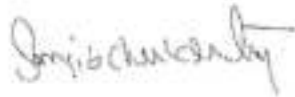


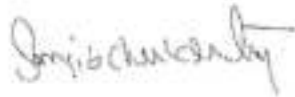
4	Name	Photo	Finger Print	Signature
	Smt MAMATA SAHA Wife of Shri SUBHASH CHANDRA SAHA Executed by: Self, Date of Execution: 14/11/2019 , Admitted by: Self, Date of Admission: 14/11/2019 ,Place : Office	 14/11/2019	 LTI 14/11/2019	 14/11/2019

Satsang Ashram Road, Bhaktinagar, ward34, P.O:- Bhaktinagar, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734007 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BJBPS0647G, Aadhaar No: 67xxxxxxxx7352, Status :Individual, Executed by: Self, Date of Execution: 14/11/2019 , Admitted by: Self, Date of Admission: 14/11/2019 ,Place : Office










Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>NEW WORLD CONSTRUCTION Ramesh Majumder Sarani, Near Dadabhai Sporting Club, P.O.- Siliguri Town, P.S.- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734004 , PAN No.: AAJFN9729J, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative</p>

Agent by Authenticated Power Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>Shri Sanjib Chakraborty, Son of Late Chittaranjan Chakraborty Date of Admission: 14/11/2019, admitted by : Self, Place of Admission of Execution: Office</p> </td> <td>  <small>Nov 14 2019 1:04PM</small> </td> <td>  <small>LTI 14/11/2019</small> </td> <td>  <small>14/11/2019</small> </td> </tr> </tbody> </table> <p>Ramesh Majumder Sarani, Deshbandhu Para, P.O.- Siliguri Town, P.S.- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACBPC8099C, Aadhaar No: 30xxxxxxxx7215 Status : Agent by Authenticated Power, Agent by Authenticated Power of : Smt GITASREE GANGULY, Smt RITA CHAKRABORTY</p>	Name	Photo	Finger Print	Signature	<p>Shri Sanjib Chakraborty, Son of Late Chittaranjan Chakraborty Date of Admission: 14/11/2019, admitted by : Self, Place of Admission of Execution: Office</p>	 <small>Nov 14 2019 1:04PM</small>	 <small>LTI 14/11/2019</small>	 <small>14/11/2019</small>
Name	Photo	Finger Print	Signature						
<p>Shri Sanjib Chakraborty, Son of Late Chittaranjan Chakraborty Date of Admission: 14/11/2019, admitted by : Self, Place of Admission of Execution: Office</p>	 <small>Nov 14 2019 1:04PM</small>	 <small>LTI 14/11/2019</small>	 <small>14/11/2019</small>						

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>Shri Sanjib Chakraborty Son of Late Chitta Ranjan Chakraborty Date of Execution - 14/11/2019, , Admitted by: Self, Date of Admission: 14/11/2019, Place of Admission of Execution: Office</p> </td> <td>  <small>Nov 14 2019 1:04PM</small> </td> <td>  <small>LTI 14/11/2019</small> </td> <td>  <small>14/11/2019</small> </td> </tr> </tbody> </table> <p>Ramesh Majumder Sarani, Deshbandhupara, P.O.- Siliguri Town, P.S.- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACBPC8099C, Aadhaar No: 30xxxxxxxx7215 Status : Representative, Representative of : NEW WORLD CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	<p>Shri Sanjib Chakraborty Son of Late Chitta Ranjan Chakraborty Date of Execution - 14/11/2019, , Admitted by: Self, Date of Admission: 14/11/2019, Place of Admission of Execution: Office</p>	 <small>Nov 14 2019 1:04PM</small>	 <small>LTI 14/11/2019</small>	 <small>14/11/2019</small>
Name	Photo	Finger Print	Signature						
<p>Shri Sanjib Chakraborty Son of Late Chitta Ranjan Chakraborty Date of Execution - 14/11/2019, , Admitted by: Self, Date of Admission: 14/11/2019, Place of Admission of Execution: Office</p>	 <small>Nov 14 2019 1:04PM</small>	 <small>LTI 14/11/2019</small>	 <small>14/11/2019</small>						
2	<p>Smt GITASREE GANGULY Wife of Shri SUBRATA GANGULY Suryasen Colony, ward34, P.O.- Siliguri Town, P.S.- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734004, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACZPG2023N, Aadhaar No: 66xxxxxxxx6968 Status : Representative, Representative of : NEW WORLD CONSTRUCTION (as Partner)</p>								

3 Smt RITA CHAKRABORTY

Wife of Shri GOUTAM CHAKRABORTY Banful Sarani, Deshbandhupara, P.O:- Siliguri Town, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFSPC1855Q, Aadhaar No: 72xxxxxxxx6220 Status : Representative, Representative of : NEW WORLD CONSTRUCTION (as)

Identifier Details :

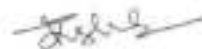
Name	Photo	Finger Print	Signature
Shri BIKASH PAUL Son of Late RAMANI MOHAN PAUL Deshbandhu Para, ward30, P.O:- Siliguri Town, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734004			
	14/11/2019	14/11/2019	14/11/2019
Identifier Of Shri CHITTARANJAN SAHA, Shri CHANDAN KUMAR SAHA, Shri PRABIR KUMAR SAHA, Smt MAMATA SAHA, Shri Sanjib Chakraborty, Smt GITASREE GANGULY, Smt RITA CHAKRABORTY, Shri Sanjib Chakraborty			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri CHITTARANJAN SAHA	NEW WORLD CONSTRUCTION-2.25 Dec
2	Shri CHANDAN KUMAR SAHA	NEW WORLD CONSTRUCTION-2.25 Dec
3	Shri PRABIR KUMAR SAHA	NEW WORLD CONSTRUCTION-2.25 Dec
4	Smt MAMATA SAHA	NEW WORLD CONSTRUCTION-2.25 Dec

Endorsement For Deed Number : I - 071107102 / 2019**On 31-10-2019****Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 68,72,724/-



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 14-11-2019

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

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

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

Presented for registration at 12:44 hrs on 14-11-2019, at the Office of the A.D.S.R. BHAKTINAGAR by Shri CHITTARANJAN SAHA , one of the Executants.

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

Execution is admitted on 14/11/2019 by 1. Shri CHITTARANJAN SAHA, Son of Late GIRISH CHANDRA SAHA, Near Satsang Ashram,Ward 34 Bhaktinagar, P.O: Bhaktinagar, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession Professionals, 2. Shri CHANDAN KUMAR SAHA, Son of Late GIRISH CHANDRA SAHA, Deshpriya Sarani,ward34,Bhaktinagar, P.O: Bhaktinagar, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession Retired Person, 3. Shri PRABIR KUMAR SAHA, Son of Late GIRISH CHANDRA SAHA, Satsang Ashram Road,Bhaktinagar Ward34, P.O: Bhaktinagar, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession Professionals, 4. Smt MAMATA SAHA, Wife of Shri SUBHASH CHANDRA SAHA, Satsang Ashram Road,Bhaktinagar,ward34, P.O: Bhaktinagar, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession House wife

Identified by Shri BIKASH PAUL, , Son of Late RAMANI MOHAN PAUL, Deshbandhu Para,ward30, P.O: Siloiguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

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

Execution is admitted on 14-11-2019 by Shri Sanjib Chakraborty, Partner, NEW WORLD CONSTRUCTION (Partnership Firm), Ramesh Majumder Sarani,Near Dadabhai Sporting Club, P.O:- Siliguri Town, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734004

Identified by Shri BIKASH PAUL, , Son of Late RAMANI MOHAN PAUL, Deshbandhu Para,ward30, P.O: Siloiguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

Admitted by Authenticated power

Execution is admitted by Shri Sanjib Chakraborty, , Son of Late Chittaranjan Chakraborty, Ramesh Majumder Sarani, Deshbandhu Para, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business as agent for Smt GITASREE GANGULY , Wife of Shri SUBRATA GANGULY, Suryasen Colony,ward34, P.O: Siliguri Town, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business;

, NEW WORLD CONSTRUCTION (Partnership Firm), Ramesh Majumder Sarani,Near Dadabhai Sporting Club, P.O:- Siliguri Town, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734004; Partner, NEW WORLD CONSTRUCTION (Partnership Firm), Ramesh Majumder Sarani,Near Dadabhai Sporting Club, P.O:- Siliguri Town, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734004, Smt RITA CHAKRABORTY , Wife of Shri GOUTAM CHAKRABORTY, Banful Sarani, Deshbandhupara, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business; , NEW WORLD CONSTRUCTION (Partnership Firm), Ramesh Majumder Sarani,Near Dadabhai Sporting Club, P.O:- Siliguri Town, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734004; Partner, NEW WORLD CONSTRUCTION (Partnership Firm), Ramesh Majumder Sarani,Near Dadabhai Sporting Club, P.O:- Siliguri Town, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734004

under a power no 688 for 2014 authenticated by ADSR SILIGURI

Identified by Shri BIKASH PAUL, , Son of Late RAMANI MOHAN PAUL, Deshbandhu Para,ward30, P.O: Siloiguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,021/- (B = Rs 3,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/11/2019 2:17AM with Govt. Ref. No: 192019200088794651 on 02-11-2019, Amount Rs: 3,021/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 35876676 on 02-11-2019, Head of Account 0030-03-104-001-16

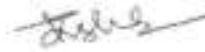
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 31626, Amount: Rs.5,000/-, Date of Purchase: 31/10/2019. Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/11/2019 2:17AM with Govt. Ref. No: 192019200088794651 on 02-11-2019, Amount Rs: 5,021/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 35876676 on 02-11-2019, Head of Account 0030-02-103-003-02



Tapash Kanti Ghosh
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 0711-2019, Page from 184372 to 184436
being No 071107102 for the year 2019.



Digitally signed by TAPASH KANTI
GHOSH
Date: 2019.11.22 15:49:07 +05:30
Reason: Digital Signing of Deed.


(Tapash Kanti Ghosh) 22-11-2019 15:47:01
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)