

SL No. 96A/2021

D- 980/2021



पश्चिमबङ्ग पश्चिमबङ्गाल WEST BENGAL

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NOTED THAT THE DOCUMENT IS ADHERENT TO REGISTRATION THE SUBORDINATE AND THE ENDORSEMENT SHEETS AND THAT THE DOCUMENT IS THE PROPERTY OF THE COURT

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ADDL. CMT. & REGISTRAR
CALCUTTA

25/03/2021

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Nisha Singh

Aadya Construction

Sujit Kumar Sengupta
Partner

DEVELOPMENT AGREEMENT

THIS AGREEMENT IS MADE ON THIS THE 25th DAY OF MARCH

TWO THOUSAND AND TWENTY ONE

BETWEEN

Contd...P/2

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NON JUDICIAL STAMP

Sl. No. 1598 Dated 22/03/2021

Sold To Andya Construction

Address Siliguri

Stamp Value of Rs. 5000/- Rupees Five thousand

Rita Chaki
(RITA CHAKI)

Stamp Vendor

Licence No. 347 / RM

A.D.S.R. Office, Bagdogra

Darjeeling



Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

25 MAR 2021

20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Nisha Singh
Aadya Construction
Sujit Kumar Agarwal
Partner

BETWEEN

1) SMT. SUNITA DEVI SINGH @ SUNITA DEBI, (PAN No. AYUPS3521L)

Wife of Late Arun Kumar Singh, Hindu by faith, Indian by Nationality, housewife by occupation, resident of Bhanubhakta Sarani Road, Gurung Busty, Post Office and Police Station - Pradhan Nagar, Pin- 734003, Dist. Darjeeling (West Bengal), India

2) SMT. NISHA SINGH, (PAN No. EWEPS6159R)

Wife of Sri Kumar Purushottam, Hindu by faith, Indian by Nationality, service by occupation, resident of Bhanubhakta Sarani Road, Gurung Busty, Post Office and Police Station - Pradhan Nagar, Pin- 734003, Dist. Darjeeling (West Bengal), India -- hereinafter collectively called the "**FIRST PARTY/LAND OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, legal representatives, administrators and assigns) of the "**FIRST PART**".

AND

"**AADYA CONSTRUCTION**", (PAN No. AAYFA5243K), a registered partnership firm, having principal office at Asmi Kunj, Siliguri, Post Office and Police Station Siliguri, District Darjeeling, PIN - 734001, in the State of West Bengal, represented in these presents by one of its partner, **SRI SUJIT KUMAR AGARWAL**, Son of Late Raj Kumar Agarwal, (having Aadhar No. 2360-6909-2332) Hindu by religion, Indian by nationality, businessman by occupation, resident of Asmi Kunj, Ashrampara, Siliguri, Post Office and Police Station Siliguri, District Darjeeling, PIN - 734001, in the State of West Bengal, India - hereinafter referred to as "**SECOND PARTY/DEVELOPER**" (which term and expression shall unless excluded by or repugnant to the context be demand to include its partner/s, successor/s-in-office, executor/s, administrator/s, representative/s and assign/s) of the "**SECOND PART**".

31/07/1997

Nisha Singh

Aadya Construction
Rajit Kumar Agarwal
Partner**WHEREAS:**

- a) One Jagdish Rai Singhal, Son of Hari Ram Singhal of Mateli (during his lifetime) acquired Ownership by purchase of all that piece or parcel of 0.11 Decimals more or less, comprised in Plot No. 581, recorded in Khatian No. 582, Mouza-Siliguri, J.L No. 110 (88), Dist. Darjeeling from Sri Gorokh Bahadur Bhujel of Samsing by virtue of a registered Deed of Sale, registered on 27.01.1996 at the Sub-Registry Office, Siliguri, Dist. Darjeeling, recorded in Book No. I, Volume No. 08, pages 4 to 6, being document No. 211 for the year 1966 and as such he became the absolute Owners and he had been possessing and enjoying his said land having permanent, heritable and transferable right, title and interest therein.
- b) Further said Jagdish Rai Singhal died intestate leaving behind his wife, 1) Smt. Bimla Devi Singhal, three sons namely 2) Sri Ram Awatar Singhal, 3) Sri Rajendra Kumar Singhal, 4) Sri Devendra Kumar Singhal and two daughters namely 5) Smt. Urmila Devi, 6) Smt. Nirmala Devi, as his only legal heirs and successors to inherit all his movable and immovable properties and they all jointly inherited the aforesaid land by virtue of inheritance as per Hindu Succession Act, 1956 and they have possessing and enjoying the same in their actual, khas and physical possession having permanent, heritable and transferable right, title and interests therein, free from all encumbrances charges whatsoever.
- c) AND WHEREAS being Owners-in-such possession said 1) Smt. Bimla Devi Singhal @ Bimla Devi, 2) Sri Ram Awatar Singhal @ Ram Avtar Singhal, 3) Sri Rajendra Kumar Singhal @ Rajendra Agarwal, 4) Sri Devendra Kumar Singhal @ Devender Singal 5) Smt. Urmila Devi, 6) Smt. Nirmala Devi (represented by their constituted attorney, **Sri Satya Prakash Singhal @ Satya Prakash Singel**, Son of Late Hari Ram Singhal @ Hari Ram Singel of Mateli, District Jalpaiguri being appointed by **General Power of Attorney** on 27.08.1997 **registered** at the Office of the Sub-Registrar, Hisar, being **No. 416 for the year 1997**) sold and transferred a portion of land measuring 3 Katha or 0.05 Acres more or less within specific boundaries out of their aforesaid total land, comprised in R.S Plot No. 581, recorded in R.S Khatian No. 582, Mouza-Siliguri, J.L No. 110 (88), Dist. Darjeeling unto and in favour of 1) **Smt. Sunita Devi Singh @ Sunita Debi**, Wife of Late Arun Kumar Singh and 2) **Smt. Nisha Singh**, Wife of Sri Kumar Purushottam of Siliguri by executing one Deed of Sale,

25/03/2021
 Nisha Singh
 Aadya Construction
 Sujit-Kumar Agarwal
 Partner

registered on 25/03/2021 in the office of the Additional District Sub-Registrar Siliguri-I, Dist. Darjeeling, recorded in being document No. I-975 for the year 2021 and by virtue of such purchase 1) Smt. Sunita Devi Singh @ Sunita Debi and Smt. Nisha Singh (the First Party herein) acquired all that piece or parcel of land measuring 3 Katha or 0.05 Acres more or less in her actual, Khas and physical possession of the said land, having permanent, heritable right, title and interest therein, free from all encumbrances and charges whatsoever.

- d) AND WHEREAS the First Party became the sole, absolute and exclusive Owners of all that piece or parcel of land measuring 3 Katha or 0.05 Acres more or less, more particularly described in the Schedule - A given herein under having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

2) WHEREAS:

- a) The aforesaid 1) Smt. Bimla Devi Singhal @ Bimla Devi, 2) Sri Ram Awatar Singhal @ Ram Avtar Singhal, 3) Sri Rajendra Kumar Singhal @ Rajendra Agarwal, 4) Sri Devendra Kumar Singhal @ Devender Singal 5) Smt. Urmila Devi, 6) Smt. Nirmala Devi (represented by their constituted attorney, **Sri Satya Prakash Singhal @ Satya Prakash Singel**, Son of Late Hari Ram Singhal @ Hari Ram Singel of Mateli, District Jalpaiguri being appointed by **General Power of Attorney** on 27.08.1997 **registered** at the Office of the Sub-Registrar, Hisar, being **No. 416 for the year 1997**) further sold and transferred their remaining land measuring **2 Katha 4 Chhatak** or **0.0375 Acres** more or less, within specific boundaries, comprised in R.S Plot No. 581, recorded in R.S Khatian No. 582, Mouza-Siliguri, J.L No. 110 (88), Dist. Darjeeling unto and in favour of '**AADYA CONSTRUCTION**', a partnership firm, having its office at Asmi Kunj, Ashrampara, Siliguri, represented by its partner Sri Sujit Kumar Agarwal, Son of Late Raj Kumar Agarwal of Siliguri (the Second Party herein) by executing one Deed of Sale, registered on 25/03/2021 in the office of the Additional District Sub-Registrar Siliguri-I, Dist. Darjeeling, being document No. I-974 for the year 2021 and by virtue of such purchase the Second Party herein acquired the aforesaid land having sole permanent, heritable right, title and interest therein, free from all encumbrances and charges whatsoever.

21/11/21

Nisha Singh

Aadya Construction
Sujal Kumar Agarwal
Partner

- 3) **AND WHEREAS** the First Party being desirous of constructing a residential building/complex on the scheduled land as particularly described in the Schedule - A given herein under and being devoid of technical know-how as well as fund, have approached the Second Party to promote a residential building/complex on the land as more particularly described in Schedule - A below which is in physical possession of the First Party.
- 4) **AND WHEREAS** the Second Party finding the offer of the First Party reasonable and considering the aforesaid facts accepted the offer of the First Party to promote a residential building/complex on scheduled land as particularly described in Schedule - A herein under along with the adjoining land belonging to the Second Party as more particularly described in Schedule - B herein under, subject to certain terms and conditions mentioned in these present.
- 5) **AND WHEREAS** the parties hereto have agreed to construct a building by amalgamating their individual plots of land, as particularly described in the Schedule - C given herein under (hereinafter referred as "the said premises") for giving a better shape to the building to be constructed.
- 6) The said premise is free from all encumbrance, charges, liens, lispendens, mortgages and attachments howsoever.
- 7) The Owners have agreed to grant an exclusive right of development of the said premises in favor of the Developer for the consideration and on the terms and conditions stated hereinafter. However, the Developer shall be at liberty to appoint contractors, if required, for the development of the premises.
- 8) On, at or before execution of this agreement of development both the parties hereof had made certain assurances/statements/ representations to each other and relying thereon in good faith both the parties have agreed to undertake development of the below scheduled landed property on the terms and conditions hereinafter appearing.

for the use of

Nisha Singh

Aadya Construction
Sri Sujit Kumar Agarwal
Partner

- 9) For better understanding and clarity, this agreement is divided into Eighteen (18) parts and its sub parts, list of the same is as follows:

ARTICLE I - DEFINITIONS

In this Agreement, unless otherwise specifically mentioned.

1.1: The Owners shall mean the said 1) **SMT. SUNITA DEVI SINGH @ SUNITA DEBI**, Wife of Late Arun Kumar Singh and 2) **SMT. NISHA SINGH**, Wife of Sri Kumar Purushottam of Siliguri and the aforesaid persons having whatsoever right, title and interest that they have in respect of the land described in the Schedule A hereunder written and also their heirs, legal representatives, executors, nominee(s), assigns and constituted attorney/s.

1.2: Developer shall mean said '**AADYA CONSTRUCTION**' represented by one of its partners **SRI SUJIT KUMAR AGARWAL**, Son Late Raj Kumar Agarwal, its executors, representatives, administrators and assigns including its Partner/s at all materials times.

1.3: Premises shall mean that entire piece and parcel of amalgamated land more fully and particularly described in the **Schedule-C** hereunder written. (hereinafter referred as "the said premises")

1.4: Building/s shall mean the proposed building to be constructed at the said premises with the maximum Floor Area Ratio (FAR) available or permissible under the Rules and Regulations of the Siliguri Municipal Corporation for the time being prevailing as per the plan or plans to be sanctioned by the Siliguri Municipal Corporation.

1.5: Unit shall mean the constructed area and / or spaces in the building intended to be built and / or constructed capable of being occupied and enjoyed separately as a distinct entity at the building to be constructed at the said premises.

1.6: Super built-up area shall mean the total constructed area which will include corridors, staircases, passageways, water tanks, reservoirs, area used for providing common facilities to the occupants together with the width of

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Nishu Singh

Aadya Construction
Bhishu Kumar Agarwal
Partner

the walls and such other areas used for accommodating common services to the building to be constructed at the said premises.

1.7: Architect shall mean any qualified person or other qualified association of persons, whether incorporated or not, whom the Developer may appoint from time to time as the Architect for designing and planning of the building/s to be constructed at the said premises.

1.8: The Plan shall mean the plan or plans, elevation, designs, drawings and specifications of the building as shall be sanctioned by the Siliguri Municipal Corporation including modification or variation thereof which may be made from time to time.

1.9: Saleable Area shall mean the space or spaces in the said multi storied building/s available for independent use and occupation after making due provisions of common facilities and the space required therefore and car parking space.

1.10: "Owners' Allocation" shall be two residential flats - i) one flat at Rear Portion (South East Corner) in the First Floor, indentified as no. '1-E', ii) another flat at Rear Portion (South West Corner) in the Third Floor, indentified as no. '3-F' and iii) two nos. parking space/garage each one measuring 120 Sq.Ft. at the Rear Portion of the ground floor in the proposed new building to be constructed at the said premises by the Developer (i.e. being the 45% of the constructed area of the total coverage only on the Schedule-B land herein) subject to the available area as per plan or plans to be sanctioned by the Siliguri Municipal Corporation or any other sanctioning authorities including the common facilities, together with all amenities to be allocated to the Owners as consideration for permitting the Developer to develop the said premises and residentially exploit the same. The measurement of the flats shall be inclusive of proportionate share of staircase, landings and lift area (if any) over which 20 % super built area shall be charged.

1.11: "Developer's allocation" shall mean the remaining constructed area, remaining super built-up area comprising the remaining flats in each floor and remaining garages/car parking spaces and the constructed area of the

21/11/2018
Nikhil Singh

Aadya Construction
Sujit Kumar Agarwal
Partner

ground floor in the proposed new building to be constructed at the said premises by the Developer as per the constructed area and plan or plans to be sanctioned by the Siliguri Municipal Corporation or any other sanctioning authorities which shall absolutely belong to the Developer.

1.12: The Owners shall execute a power of Attorney in favor of the Developer for executing the necessary documents in respect of construction of the building.

1.13: Transfer with its grammatical variations and cognate expressions shall include transfer by delivery of possession and by any other means adopted for effecting what is understood as a transfer of space in the said multistoried building/s to purchasers thereof.

1.14: Transferee shall mean a person, persons, Firm, limited company, Association of Persons to whom any space and / or unit in the building/s to be constructed at the said premises have been transferred.

1.15: Word importing singular shall include plural and vice versa.

1.16: Word importing gender shall include all the other genders, i.e. masculine, feminine and neutral gender.

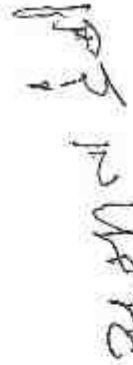
ARTICLE -II - COMMENCEMENT

2.0: This agreement shall be deemed to have commenced on and with effect from the date of its execution or from the date of clear site handover or completion of all land documents, whichever is later.

ARTICLE -III - OWNERS RIGHT & REPRESENTATIONS

3.1 : The Owners are absolute seized and possessed or otherwise well and sufficiently entitled to all that the entirety of the land, as particularly described in Schedule - A hereunder written.

3.2: Excepting the Owners, no other person has any claim or interest and / or demand over and in respect of the said land and / or any portion thereof as particularly described in Schedule - A hereunder written.


 Rishu Singh
 Nishu Singh

Aadya Construction

 Rajiv Kumar Agarwal
 Partner

3.3: The said Schedule-A land is free from all encumbrance, lien's, lispensens, attachments, trusts, acquisitions, requisitions whatsoever and howsoever.

3.4: The said land is not vested under the Urban land (Ceiling & Regulation) Act, 1976.

3.5.: There is no subsisting agreement for sale and / or development of the said premises with any other party or parties by the Owners or any of them or any person claiming under them.


3.6.: All municipal Corporation rates and taxes, land revenue/khajna payments, electricity consumption charges and other outgoings related to the said Schedule-A land has been cleared by the Owners and if any amount is found due hereafter as accruing before the Date of this Agreement, the same shall be cleared/paid by the Owners and the Developer shall not be liable to pay the same or any part thereof.

ARTICLE - IV - DEVELOPER'S RIGHT

4.1: The Developer is absolute seized and possessed or otherwise well and sufficiently entitled to all that the entirety of the land, as particularly described in Schedule - B hereunder written.

4.2: The Owners and Developer parties hereto have agreed to construct a building by amalgamating their individual plots of land, as particularly described in the Schedule - C given herein under written.

4.3: The Owners hereby grants, subject to the provisions contained herein, exclusive right to the Developer to build upon and to residentially exploit the said premises in accordance with the approved plan without any violation thereof.


 4.4: All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer at its own cost and shall be signed by the Owners and / or the Developer (through

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Nisha Singh

Aadya Construction
Sujit Kumar Agarwal
Partner

duly authorized representative in that behalf) and submitted by the Developer at the Developer's own costs and expenses for sanction.

4.5: The Developer shall be entitled and at liberty to absolutely enter into agreement to sale from the Developer's Allocation of the said multistoried building constructed over the said premises and shall receive the part/full consideration money from the sale of such space/area/units.

4.6: The Developer is fully authorized to develop the said premises by constructing the multistoried building/s. The Owners will execute and register an unconditional Power of Attorney in favor of the Developer for executing Agreement for Sale, Deed of Sale or any transfer deed and handover the different constructed area from its 'Developer's Allocation' to different intending purchaser(s) against valuable consideration and it hereto expressly agreed by and between the parties that the Developer alone shall be entitled to enter into such agreement for sale and execute and registered proper sale deed or any transfer deed to and in favour of those intending buyers and collect the entire consideration money/ advances and other payments there from at any stage and for the purpose of entering into such agreement/deed it shall not be obligatory on the part of the developer to obtain any further consent of the Owners and this agreement by itself shall be treated as Owners' consent provided the Developer shall comply with all other obligations of the Developer to the Owners under this agreement. The Owners shall not claim any constructed portion or any profit, arising out of sale consideration from the said 'Developer's Allocation'.

4.7: That in case the Developer hereof is required to register itself as developer / promoter under the prevalent law, the Owners, if required, shall sign, execute application forms, documents, papers etc.

ARTICLE V- CONSIDERATION

5.1: In consideration of the Owners allowing the Developer to develop the said premises the Developer shall provide the "Owners' Allocation" as mentioned in Clause No. 1.10 under Article - 1, Definitions hereinabove.

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P.P. L.P.M.F.
P.P.

Nirshu Singh

Aadya Construction
Sujit Kumar Agarwal
Partner

ARTICLE VI - PROCEDURE

6.1 : The land Owners shall sign execute and register a General Power of Attorney in favor of the partner of the developer - firm **AADYA CONSTRUCTION** for (a) compliance with the obligations on the part of the developer to be observed, fulfilled and performed hereunder (b) the proper and uninterrupted exercise of implementing the right and authorities granted or intended to be granted to the developer hereunder.

6.2 : It is further understood that to facilitate the construction of the new building and / or buildings by the developer various deeds, matters and things not herein specified may be required to be done by the developer and for which the developer need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners from time to time relating to which specific provisions may not have been mentioned herein and the Owners hereby agree to do, at the cost and expense of the developer, all such acts, deeds, matters and things and execute such application, papers and such further/ additional power of attorney and / or authorization as may be required by the developer.

ARTICLE VII - BUILDING

7.1: The Developer shall at its own costs, construct, erect and complete the multistoried residential building/s - over the said premises in accordance with the sanctioned plan with good and standard materials as will be specified by the Architect from time to time. It is imperative to mention here that the building plan shall be prepared as per the specification and guidelines of Siliguri Municipal Corporation, Siliguri. Subject as aforesaid the decision of the Developer regarding the quality of the materials and the specification shall be final and binding upon the parties hereto.

7.2: The Developer shall install and erect in the said multi storied building/s at its own costs as per specification and drawings provided by the architect, pumps, tube well, water storage tanks, and provide lifts, electrifications, generators, permanent electric connection (and until permanent electric connection is obtained temporary electric connection shall be provided) and other facilities as are required to be provided in the proposed residential, building/s having self-contained units for sale of constructed area therein on Ownership basis.

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Nishu Singh

Aadya Construction
Sujit Kumar Agarwal
Partner

7.3 : The Developer shall be authorized in the name of the Owners so far as is necessary, to apply for and obtain buildings materials for the construction of the building/s and to similarly apply for and obtain temporary and permanent connections of water, electricity power, drainage, sewerage to the said multistoried building/s and other inputs and facilities required for the construction and enjoyment of the building/s for which purpose the Owners shall also execute power(s) of attorney in favor of the Developer as shall be required by the developer. All costs charges and expenses therefore shall be borne and met by the Developer.

7.4: All costs, charges and expenses, including architect's fees during the construction of the building/s at the said premises shall be borne by the developer and the Owners shall bear no responsibility and liability in this context, provided that the Owners shall perform all the obligations required of them under this agreement in a diligent and sincere manner.

7.5: The developer shall provide at its own cost main switch, socket, etc. water pipeline, sewerage connection in portion of the 'Owners' allocation'.

ARTICLE VIII – COMMON FACILITIES

8.1: The Developer shall pay and bear Municipal Corporation taxes, insurance premium and other statutory outgoing as would be levied by the Government or any statutory authority in respect of the said premises accruing as and from the date of handing over vacant possession of the said premises by the Owners to the Developer.

8.2: The Owners and the Developer shall punctually and regularly pay the Rates/ Taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and the developer and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owners or the Developer in this behalf.

8.3 The developer shall be entitled to deal with/transfer the flats/units and parking space in the said complex/building. It is however clarified that the Developer alone shall be entitled to receive and appropriate from the

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Nisha Singh

Aadya Construction
Sujit Kumar Agarwal
Partner


intending purchasers/transferees all deposits and extra charges from the Developer's Allocation including [1] charges for Transformer, electricity line cost, electric equipment and cabling, [2] charges for the other amenities generator, collapsible gates if provided, [3] deposits and advance for maintenance charges and [4] GST Charges as applicable on the sale of flats/units and parking space of the proposed new building. For permanent electric connection to the unit/s, the Transferees shall pay the deposits demanded by W.B.S.E.D.C.L and/or other agencies. Moreover the Owners hereby agree and covenant with the Developer that the GST charges or any other taxes implemented and Electricity Transformer Installation proportionate Cost and Electricity Meter installation cost of the 'Owners' Allocation' shall be borne by the Owners.

8.4 The Developer shall ensure and shall pay all statutory liabilities relating to development of the Said Project on a timely basis which includes tax liabilities such as income tax, sales tax, wealth tax and other liabilities in the nature of provident fund contributions, etc., as statutorily leviable in respect of the construction activity. Further, the Developer shall attend to all assessments/proceedings/notices raised under any law or Act in relation to development of the project and the Owners shall have no liability or responsibility in respect thereof. However, the Income Tax liability pertaining to the Owners as Capital Gains or otherwise by virtue of this agreement shall be the responsibility of the Owners.

ARTICLE IX - OWNERS' OBLIBATIONS

9.1: The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said multi storied building/s at the said premises by the Developer.

9.2: The Owners hereby agree and covenant with the developer not to do any act or deed or thing whereby the developer may be prevented from executing Agreement to Sale, Deed of Sale or any transfer deed, accept advance/ part payment or full consideration money, and sign, execute and register the same from the 'Developer's Allocation' in the new multistoried building/s to constructed over the said premises.


 Nishu Singh
 Aadya Construction
 Sujit Kumar Aggarwal
 Partner

9.3: The Owners hereby agree and covenant with the developer not to let out, mortgage, and / or create charge over the said premises or any portion thereof without the consent in writing of the developer during the period of construction.

9.4: The Owners shall be obliged to sign, execute and register General Power of Attorney or Conveyances/Sales or any transfer deed and shall remain liable to present before the Registrar as required by the Developer in favor of the developer and / or its nominees for selling the saleable area from the 'Developer's Allocation' in the said multistoried buildings constructed over the said premises.

9.5: The Owners shall at the time of signing these presents shall hand over all the original title deeds, documents, khatians, khazana receipts up to date tax receipts, holding tax and all other documents of the land as particularly described in Schedule-A, forming subject matter of these presents so that the Developer can produce them to various government departments as and when required.

ARTICLE X - DEVELOPER'S OBLIGATIONS

10.1: The developer shall construct such maximum area as can be constructed on the said premises permissible under the building/s rules and regulations and bye-laws of appropriate authority in conformity with the sanctioned plan as aforesaid.

10.2: That cost of preparation and execution of all documentation / agreement(s), plan(s) in connection with construction of the building/s along with legal and registration cost shall be borne by the developer

10.3: That the developer shall construct the multistoried building/s in good order and shall use standard quality of materials as may be specified by the Architect from time to time and such recommendation of the Architect shall be acceptable to the parties hereto.

10.4: That the developer shall be solely liable and responsible to look after, supervise, manage and administer the progress and day to day work of construction of the proposed multistoried building/s.

27/11/2023

Nisha Singh

Aadya Construction
Sujit Kumar Agarwal
Partner

10.5: That the developer shall solely be liable and responsible to settle all issues, disputes related to construction of building/s at its own cost. All the construction hazards including the workmen issues shall be settled by the Developer at its own cost and expenses and in compliance with/ adherence to the extant law in regard to such matters.

10.6: The developer shall obtain all statutory and mandatory licenses, registrations, sanctions, permissions, consent etc. from the appropriate authority as applicable from time to time.

10.7: The Developer shall abide by and comply with all Labour Laws in relation to employment of manpower, directly or indirectly, for construction of the building/s ; all laws including bye-laws, rules & regulations , whether statutory, mandatory or local regarding construction of building/s on the said premises and the Owners shall has no liability or responsibility whatsoever in this regard .

10.8: The developer shall try to complete in all respects the construction of the building/s within (20) twenty calendar months from the end of the month in which sanction of the building/s plan is obtained including obtaining the vacant possession of the said premises. Provided that, in exceptional circumstances or the circumstances beyond the human control or nature of acts, pandemic, lock downs the said time period for completion of construction shall be extended.

ARTICLE XI – OWNERS' INDEMNITY

11.1 : The Owners hereby undertake that the developer shall be entitled to 'Developer's Allocation' of the said construction and shall enjoy its allocated share without any interference and / or disturbance provided the developer performs and fulfills all the terms and conditions herein contained and on its part to be observed and performed.

11.2 : The Owners hereby undertake to keep the developer indemnified against all third party claims and actions against the said premises in respect of the 'Owners' Allocation' and 'Developer's Allocation'.

29/11/2015

Nisha Singh

Aadya Construction
Sujit Kumar Agarwal
Partner

ARTICLE XII - DEVELOPER'S INDEMNITY

12.1: The developer hereby undertakes to keep the Owners indemnified against all third party claims and actions arising out of any act of commission or omission or violation on the part of the developer arising out of or in connection with the construction of the said building/s on the said premises.

ARTICLE XIII - OWNERS' ALLOCATION

13.1: "Owners' Allocation" shall be two residential flats - i) one flat at Rear Portion (South East Corner) in the First Floor, indentified as no. '1-E', ii) another flat at Rear Portion (South West Corner) in the Third Floor, indentified as no. '3-F' and iii) two nos. parking space/garage each one measuring 120 Sq.Ft. at the Rear Portion of the ground floor in the proposed new building to be constructed at the said premises by the Developer (i.e. being the 45% of the constructed area of the total coverage only on the Schedule-B land herein) subject to the available area as per plan or plans to be sanctioned by the Siliguri Municipal Corporation or any other sanctioning authorities including the common facilities, together with all amenities to be allocated to the Owners as consideration for permitting the Developer to develop the said premises and residentially exploit the same. The measurement of the flats shall be inclusive of proportionate share of staircase, landings and lift area (if any) over which 20 % super built area shall be charged.

ARTICLE XIV - DEVELOPER'S ALLOCATION

14.1: Developer's allocation shall be the remaining constructed area, remaining super built-up area comprising the remaining flats in each floor and remaining garages/car parking spaces and the constructed area of the ground floor in the proposed new building to be constructed at the said premises by the Developer as per the constructed area and plan or plans to be sanctioned by the Siliguri Municipal Corporation or any other sanctioning authorities including the common facilities which shall absolutely belong to the Developer after providing for the "Owners' Allocation" as aforesaid under this agreement, it being expressly agreed that this will not prevent the Developer to enter into any agreement for sale and register the sale deed or any transfer deed in respect of the Developer's Allocation.

Arvind Singh

Nisha Singh

Aadya Construction
Sujit Kumar Agarwal
Partner

ARTICLE XV - MISCELLANEOUS

15.1: The Owners and the developer have entered in to this agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the developer and the Owners as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an Association of persons.

15.2: That there is another portion of land measuring 9 Katha 8 Chhatak or 0.158 Acres more or less situated at the North side boundary wall of the said premises owned by i) Sri Arvind Kumar Singh @ Arbind Kumar Singh, Son of Late Kamta Nath Singh, ii) Smt. Sunita Devi Singh @ Sunita Debi, Wife of Late Arun Kumar Singh and iii) Smt. Nisha Singh, Wife of Sri Kumar Purushottam (the Owners herein) which is agreed to be developed by the Developer herein as soon as possible and as per the convenient of the Developer and the Owners herein mutually agreed and decided that the Developer shall have the authority to amalgamate the aforesaid land along with the below Schedule-C land and jointly submit LUCC, building plan or resubmit revise LUCC, building plan to the sanctioning authorities and construct multi storied building/s thereon as per the sanctioned plan and also construct and use single common passage for both the lands thereon as per the convenient of the Developer for which the Owners herein shall never have any objection in present or future.

15.3: It is understood that from time to time to facilitate the construction of the said multistoried building/s at said premises by the developer, various deeds, matters and things not herein specified may be required to be done by the developer and for which the developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein and the Owners hereby undertakes to do all such acts deeds, matters and things that may be reasonably required to be done in the matter and the Owners shall execute any such additional power(s) of attorney and / or authority as may be required by the developer for the purpose and the Owners also undertakes to sign and execute all such additional applications and other documents as the case may be, provided that all such acts, deeds, matters and things do not in any way infringe upon the right of the Owners and / or go against the spirit of the agreement.

27/01/2017

Nishu Singh

Aadya Construction
Sujit Kumar Agarwal
Partner

15.4: The developer and the Owners shall mutually frame scheme for the management and administration of the said multi storied building/s at the said premises and / or common part thereof. The developer and the Owners hereby agree to abide by all the rules and regulation of such Management / Society / Association/Holding Organization and hereby give their consent to abide by the same.

15.5: It is understood that no goods or other items/materials shall be kept by the Owners or by the Developer for display or otherwise in the staircase/landings/corridors/passages or other places for the common use in the proposed building and no hindrance shall be caused in any manner in the free movement in the staircase/ landings/ corridors/ passages and other places for common use in the proposed building and in case any such hindrance is caused, the Developer or the Owners, as the case may be, shall be entitled to remove the same at the risk and cost of the others. It is also clearly understood agreed between the parties that the owners shall not be allowed to park their vehicle/s in the common passage/common space of the proposed new building which can caused any hindrance.

15.6: It is clearly understood and agreed by and between the Owners and the Developer that if any act, deed or thing is required to be done or undertaking at any time hereafter for complying with the provisions of The Real Estate (Regulation and Development) Act, 2016 or West Bengal Housing Industry Regulation Act, 2017, it shall be jointly responsibility of the Owners and Developer to observe, fulfill, perform and carry out the duties, responsibilities and obligations cast upon them by the said Act and Rules framed thereunder from time to time and for such purpose the Owners and the Developer shall co-operate with each other at all materials times hereafter.

15.7: As and from the date of completion of the multi storied building, the developer and / or its transferees and the Owners and / or its transferees shall each be liable to pay and bear proportionate charges on account of all taxes and rates payable in respect of their allocations/receivables.

15.8: The entire roof / terrace of the building, until the completion of the construction, shall belong to the Developer and the land Owners exclusively


 Nishu Singh
 Aadya Construction
 Sanyukta Agarwal
 Partner

in proportion to their sharing ratios/allocation mentioned herein. Moreover one lift will be installed at the proposed new building along with a void and shaft which cost and expenses shall be proportionately borne 30% by the Owners and 70% by the Developer herein.

15.9: The proposed building to be constructed on the said premises shall be named as "ARUN NIWAS" as desired by the Owners in consultation with the Developer.

15.10: The parties shall bear their own / respective, Direct Taxes and Indirect Taxes (like Goods and Services Tax, etc) applicable for the instant joint development project.

15.11: It is agreed by the parties that, if required, the Developer may revise the approved plan with the consent of the Owners.

ARTICLE XVI - FORCE MAJEURE

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

16.2: Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, Government norms and restriction barring or deferring the supply of raw materials required for construction and / or any other act or commission beyond the control of the parties hereto.

ARTICLE XVII - SETTLEMENT OF DISPUTE & ARBITRATION

17.1 : In case if any dispute between the parties hereto, recourse shall first and always be taken to mutual amicable discussion & conciliation, failing which reference or question arising out of the unresolved dispute shall be referred to arbitration under the provisions of the Arbitration and Conciliation Act, 1996 and / or any other statutory modification and / or enactment relating thereto.

ARTICLE XVIII - JURISDICTION

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

21 27 11 12 13

Nisha Singh

Aadya Construction
Sujit Kumar Agarwal
Partner

SCHEDULE - A

All that piece or parcel of homestead land measuring 3 Katha or 0.05 Acres more or less, recorded in R.S Khatian No. 582, comprised in R.S Plot No. 581, situated within Pargana Baikunthapur, Mouza - Siliguri, J.L No. 110 (88), Touzi No. 3 (Ja), Additional District Sub-Registrar Office Siliguri, Dist. Darjeeling, Pin-734003, Post Office and Police Station - Pradhan Nagar, within Ward No. III (THREE) of Siliguri Municipal Corporation, Police Station Siliguri, Bhanubhakta Sarani Road, Lower Gurung Busty Between Nivedita Road and Mahananda River, in the state of West Bengal.

SCHEDULE - B

All that piece or parcel of homestead land measuring 2 Katha 4 Chhatak or 0.0375 Acres more or less, recorded in R.S Khatian No. 582, comprised in R.S Plot No. 581, situated within Pargana Baikunthapur, Mouza - Siliguri, J.L No. 110 (88), Touzi No. 3 (Ja), Additional District Sub-Registrar Office Siliguri, Dist. Darjeeling, Pin-734003, Post Office and Police Station - Pradhan Nagar, within Ward No. III (THREE) of Siliguri Municipal Corporation, Police Station Siliguri, Bhanubhakta Sarani Road, Lower Gurung Busty Between Nivedita Road and Mahananda River, in the state of West Bengal.

SCHEDULE - C

(Description of entire land)

All that piece or parcel of homestead land measuring 5 Katha 4 Chhatak or 0.0875 Acres more or less, recorded in R.S Khatian No. 582, comprised in R.S Plot No. 581, situated within Pargana Baikunthapur, Mouza - Siliguri, J.L No. 110 (88), Touzi No. 3 (Ja), Additional District Sub-Registrar Office Siliguri, Dist. Darjeeling, Pin-734003, Post Office and Police Station - Pradhan Nagar, within Ward No. III (THREE) of Siliguri Municipal Corporation, Police Station Siliguri, Lower Gurung Busty Between Nivedita Road and Mahananda River, in the state of West Bengal.

The said premises is presently butted and bounded as follows:-

By the North : By Land of Arbind Kumar Singh & Others;

By the South : By Land of Bagbir Gurung & Others;

By the East : By Land of Hari Bahadur Pradhan & Others;

By the West : By 12 Ft' wide S.M.C Road;

प्रमाणित है

निशा सिंगल

Aadya Construction
Sujit Kumar Agarwal
Partner

SPECIFICATIONS IN RESPECT OF THE FLATS

(To be allotted to the Owners)

1. Hall Kitchen and Bathroom: Marble or tiles (price not exceeding Rs 40/- per sq.ft.)
2. Kitchen slab: Price not exceeding Rs 90/- Per Sq.Ft.
3. Bathroom wall: Covered with tiles upto 6 feet height.
4. Flooring of other rooms: Marble/tiles/mosaic (as decided by the Owners).
5. Main door of flat: Hard Wood door duly polished or Flush Doors with Maika Pasting.
6. Interior doors of flat: 32 mm Flush Doors; with white surface paint.
7. Bathroom doors: Plastic Doors.
8. Windows & Balcony shall have Grill.
9. Doors shall have wooden frame (Chowkath); 5 X 2.5 Size Saal wood or UPVC Door Frame
10. Windows: Aluminium fabricated windows.
11. Modular Switches and Sockets (MK Ivory)/ Hevalls/ Logus/ Philips/ Goldmedal series.
12. Finolex/Mescab/Anchor/Gloster/Hevalls Wires.
13. Bathroom taps of Essel Series.
14. Exterior of the building to be painted by ICI/Nerolac/Asian.
15. Walls: Brick built, cement plastered walls with coat of lime punning in interior.
16. Electrical points in all rooms with concealed wiring of ISI quality materials.
17. Other works at the cost of Owners.

R

UPP
to
include

Nisha Singh

Aadya Construction
Sujit Kumar Agarwal
Partner**SPECIFICATION IN RESPECT OF BUILDING****(To be constructed on aforesaid Schedule -C land)**

1. Standard specifications as aforesaid.
2. Layout of flats as per approved plan and special requirements at extra cost.
3. Boring 4 INCHES- for common use.
4. Main gate and sub-gate: Decorated.
5. Staircase: Marble slabs with STEEL railings.
6. Water tank: Three tanks of 2000 liters. Each in fixed location above top terrace/roof.
7. Electricity meter: Common to be installed by developer. Separate to be installed by subsequent allottees/purchasers at own cost at specified portion.
8. as Steel rods: ISI/Super/SRMB/Durgapur.
9. All flats measurement inclusive of 20% share of super structure.
10. Finishing of boundary walls on all four sides.
11. The name of the building "**ARUN NIWAS**" in stainless steel letters of English script to be fixed in frontal face of building.

A

IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hands on the day, month and year first above written in the presence of the witnesses.

Witnesses :

1. Rajesh Kumar Das
 Shri Late Gurnesh Ch. Das
 Dabbarua, Siliguri

1. Rajesh Kumar Das

2. Nisha Singh

The Owners

2. Ganu Prasad
 Shri Late Ganu Prasad
 HC Road, Siliguri

Aadya Construction
 Sujit Kumar Agarwal
 Partner

The Developer









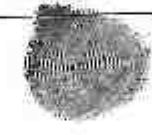


**Drafted typed and explained
 by me in my office:**

Rohanish Choudhary

Advocate, Siliguri.

Enrolment No. 202/210-98












THE OWNERS

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

Raj
ON NI

Raj ON NI

SIGNATURE










PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

Nisha Singh

Nisha Singh

SIGNATURE

THE DEVELOPER

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

Aadya Construction

Partner

Aadya Construction

Partner

SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUNITA DEVI SINGH
MAHENDRA NARAYAN SINGH
15/02/1959

Permanent Account Number

AYUPS3521L

सुनीता देवी
Signature



सुनीता देवी


ELECTION COMMISSION OF INDIA
 भारत के निर्वाचन आयोग

IDENTITY CARD
 पहचान कार्ड


WB/04-025/0462343




Elector's Name	Singh Subitadehi
निर्वाचक का नाम	सिंह सुबीतादेही
Father/Mother/ Husband's Name	Aram Kumar
पिता/माता/सहोदर का नाम	अरम कुमार
Sex	Female
लिंग	स्त्री
Age as on 01.01.95	35
01.01.95 - की उमर	35

२१ जन ०१ ९५

Address
 (Shenubhakte Sarani)
 Siliguri
 Darjeeling
 जिल्ला
 दार्जिलिंग
 पिनकोड
 ७३५००१



Electoral Registration Officer
 निर्वाचन आयोग अधिकारी

For Siliguri Assembly Constituency
 निर्वाचन क्षेत्र निर्वाचन आयोग

Place	Siliguri
स्थान	दार्जिलिंग
Date	6.3.95
दिनांक	३.३.९५

157-435



ভারতীয় বিশেষ পরিচয় প্রমাণকরণ

ভারত সরকার

Unique Identification Authority of India

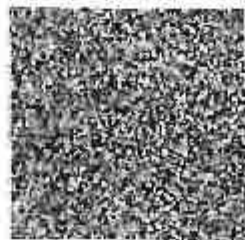
Government of India

ভালিফিকেশন নম্বর/ Enrolment No.: 0630/10522/00038

Download QR: 04112018

To
সুনিতা দেবী সিং
Sunita Devi Singh
BHANU BHAKTA SARANI ROAD
PRADHAN NAGAR
Sriguri (M. Corp)
Pradhan Nagar
Dajjeling West Bengal - 734003
8906337484

Generation Date: 23/09/2018



QR code will expire soon

আপনার আধার সংখ্যা / Your Aadhaar No. :

9936 5171 7829

VID : 9191 5029 1801 5685

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সুনিতা দেবী সিং
Sunita Devi Singh
জন্ম তারিখ (DOB): 15/02/1989
মহিল / FEMALE

9936 5171 7829

VID : 9191 5029 1801 5685

আমার আধার, আমার পরিচয়



সুনিতা দেবী সিং

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NISHA SINGH

ARUN KUMAR SINGH

10/12/1988

Permanent Account Number

EWFPS6159R

Nisha Singh
Signature



2004-2013

Nisha Singh



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

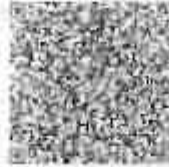
সদস্যপত্রিকার আই নং / Enrollment No 1215/91403/06176

20032215
 To
 Name: Nisha Singh
 BHANGI BHAWTA SARANI ROAD
 PRADHAN NAGRI
 Singur I. M. Corps
 Pradhan Nagar Singur District
 West Bengal 734002

Ref: 4055 / 25C / 1361T30 / 1261743 / F



SE533810466FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6541 2011 9448

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



নাম: Nisha Singh
 পিতা: অরুণ কুমার সিং
 Father: Arun Kumar Singh
 জন্মদিন / DOB: 10/12/1988
 লিঙ্গ: Female



6541 2011 9448

আধার - সাধারণ মানুষের অধিকার

Nisha Singh.

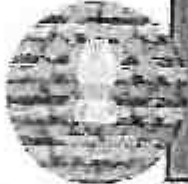


Aadya Construction
Sujit Kumar Agarwal
Partner



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/04/G25/G723587



নির্বাচকের নাম : সুজিত কুমার
আগরওয়াল
Elector's Name : Sujit Kumar Agarwal
পিতার নাম : রাজ কুমার
আগরওয়াল
Father's Name : Raj Kumar Agarwal
লিঙ্গ/সেখ : পুং M
জন্ম তারিখ : 09/10/1977
Date of Birth

WB/04/G25/G723587

ঠিকানা:
শ্রী শ্রী সিলিগুরি স্ট্রীট লিমিটেড, সিলিগুরি,
পাড়া নং- 734001

Address:
SHIB MANDIR ROAD, SILIGURI (M CORP.),
SILIGURI, DARJEELING-734001

Date: 25/11/2015
26. নিম্নলিখিত নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন আধিকারিকের
স্বাক্ষর অনুক্রমে
Facsimile Signature of the Electoral
Registration Officer for
26-Siliguri Constituency

নিম্নলিখিত ক্ষেত্রের নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন আধিকারিকের
স্বাক্ষর নতুন ঠিকানা পরিবর্তন পাওয়ার জন্য নির্বাচক নিবন্ধন
পরিষদের সচিবকে প্রেরণ করা হবে।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Sujit Kumar Agarwal


 ভারতের নির্বাচন কমিশন
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 XEQ1637065




নির্বাচকের নাম : রাজেশ কুমার দে
 Elector's Name : Rajesh Kumar Dey
 পিতার নাম : গণেশ চন্দ্র দে
 Father's Name : Ganesh Chandra Dey
 লিঙ্গ/Sex : পুরু/ M
 জন্ম তারিখ/ Date of Birth : 22/08/1994

Rajesh Kumar Dey

XEQ1637065
 Address:
 BHABAN NAGAR, SILIGURI (M)
 CORP. LSILIGURI/DARJEELING-734001



Date: 19/12/2012
 2x. Pānāyā Indira pōwār Indira Indira Indira Indira
 Indira Indira
 Facsimile Signature of the Electoral
 Registration Officer for
 26-Siliguri Constituency

In case of change in address mention the Card No.
 of the present Form for including your name in the
 list at the changed address and to obtain the card
 with new number.

Major Information of the Deed



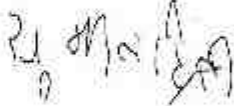
Deed No :	I-0402-00980/2021	Date of Registration	25/03/2021
Query No / Year	0402-2000660493/2021	Office where deed is registered	
Query Date	25/03/2021 10:14:40 AM	0402-2000660493/2021	
Applicant Name, Address & Other Details	DEBASISH CHAKRABORTY SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No : 7319069353, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 79,79,999/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S.- Pradhan Nagar, Municipality: SILIGURI MC, Road: LOWER GURUNG BUSTY BETWEEN NIVEDITA RD.AND MAHANAN, Mouza: Siliguri, JI No: 88, Pin Code : 734003

Sch No	Plot Number	Khatlan Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-581	RS-582	Bastu	Bastu	5 Katha 4 Chatak	1/-	79,79,999/-	Width of Approach Road: 12 Ft, Adjacent to Metal Road,
Grand Total :					8.6625Dec	1/-	79,79,999 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt SUNITA DEVI SINGH, (Alias: Smt SUNITA DEBI) Wife of Late ARUN KUMAR SINGH Executed by: Self, Date of Execution: 25/03/2021 , Admitted by: Self, Date of Admission: 25/03/2021 ,Place : Office	 25/03/2021	 LTI 25/03/2021	 25/03/2021

BHANUBHAKTA SARANI, GURUNG BUSTY, PRADHAN NAGAR, P.O:- PRADHAN NAGAR, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx1L, Aadhaar No: 99xxxxxxxx7829, Status :Individual, Executed by: Self, Date of Execution: 25/03/2021 , Admitted by: Self, Date of Admission: 25/03/2021 ,Place : Office



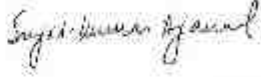


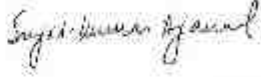


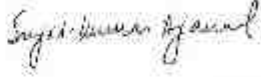
2	Name	Photo	Finger Print	Signature
	Smt NISHA SINGH Wife of Shri KUMAR PURUSHOTTAM Executed by: Self, Date of Execution: 25/03/2021 , Admitted by: Self, Date of Admission: 25/03/2021 ,Place : Office			
		25/03/2021	LTI 25/03/2021	25/03/2021

BHANUBHAKTA SARANI, GURUNG BUSTY, PRADHAN NAGAR, P.O:- PRADHAN NAGAR, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: EWxxxxxx9R, Aadhaar No: 65xxxxxxxx9448, Status :Individual, Executed by: Self, Date of Execution: 25/03/2021 , Admitted by: Self, Date of Admission: 25/03/2021 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AADYA CONSTRUCTION ASHRAMPARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAxxxxxx3K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

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> Shri SUJIT KUMAR AGARWAL (Presentant) Son of Late RAJ KUMAR AGARWAL Date of Execution - 25/03/2021, , Admitted by: Self, Date of Admission: 25/03/2021, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Mar 25 2021 1:57PM</td> <td>LTI 25/03/2021</td> <td>25/03/2021</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri SUJIT KUMAR AGARWAL (Presentant) Son of Late RAJ KUMAR AGARWAL Date of Execution - 25/03/2021, , Admitted by: Self, Date of Admission: 25/03/2021, Place of Admission of Execution: Office					Mar 25 2021 1:57PM	LTI 25/03/2021	25/03/2021
Name	Photo	Finger Print	Signature										
Shri SUJIT KUMAR AGARWAL (Presentant) Son of Late RAJ KUMAR AGARWAL Date of Execution - 25/03/2021, , Admitted by: Self, Date of Admission: 25/03/2021, Place of Admission of Execution: Office													
	Mar 25 2021 1:57PM	LTI 25/03/2021	25/03/2021										
	ASHRAMPARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 23xxxxxxxx2332 Status : Representative, Representative of : AADYA CONSTRUCTION (as PARTNER)												

Identifier Details :

Name	Photo	Finger Print	Signature
Shri RAJESH KUMAR DEY Son of Late GANESH CHANDRA DEY SRABAN NAGAR, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001			
	25/03/2021	25/03/2021	25/03/2021
Identifier Of Smt SUNITA DEVI SINGH, Smt NISHA SINGH, Shri SUJIT KUMAR AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SUNITA DEVI SINGH	AADYA CONSTRUCTION-4.33125 Dec
2	Smt NISHA SINGH	AADYA CONSTRUCTION-4.33125 Dec

On 25-03-2021

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 13:43 hrs on 25-03-2021, at the Office of the A.D.S.R. SILIGURI by Shri SUJIT KUMAR AGARWAL .

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 79,79,999/-

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

Execution is admitted on 25/03/2021 by 1. Smt SUNITA DEVI SINGH, Alias Smt SUNITA DEBI, Wife of Late ARUN KUMAR SINGH, BHANUBHAKTA SARANI, GURUNG BUSTY, PRADHAN NAGAR, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession House wife, 2. Smt NISHA SINGH, Wife of Shri KUMAR PURUSHOTTAM, BHANUBHAKTA SARANI, GURUNG BUSTY, PRADHAN NAGAR. P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Service

Indetified by Shri RAJESH KUMAR DEY, , Son of Late GANESH CHANDRA DEY, SRABAN NAGAR, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

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

Execution is admitted on 25-03-2021 by Shri SUJIT KUMAR AGARWAL, PARTNER, AADYA CONSTRUCTION (Partnership Firm), ASHRAMPARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Indetified by Shri RAJESH KUMAR DEY, , Son of Late GANESH CHANDRA DEY, SRABAN NAGAR, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/03/2021 11:20AM with Govt. Ref. No: 192020210249687888 on 25-03-2021, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 3573813352323 on 25-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1598, Amount: Rs.5,000/-, Date of Purchase: 22/03/2021, Vendor name: R Chaki
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/03/2021 11:20AM with Govt. Ref. No: 192020210249687888 on 25-03-2021, Amount Rs: 5,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 3573813352323 on 25-03-2021, Head of Account 0030-02-103-003-02



Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2021, Page from 47537 to 47575

being No 040200980 for the year 2021.



Syngden

Digitally signed by SANGHA RATNA
SYANGDEN
Date: 2021.03.30 11:45:03 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2021/03/30 11:45:03 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)