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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 565623

Handwritten notes:
 02/02/2024
 29/2/24

OMHANS BUILD CITY PVT. LTD.

Director

Signature of Director

Signature of Rajni Chandra Sharma

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS 02nd DAY OF FEBRUARY, TWO THOUSAND TWENTY FOUR

BETWEEN

Stamp: CLASSIFIED UNDER THE INFORMATION ACT IS ADMITTED TO BE OPEN TO PUBLIC ACCESS. THE SIGNATURE SHEET AND THE ENCLOSURE SHEETS ATTACHED TO THIS DOCUMENT ARE ONE PARTS OF THIS DOCUMENT.

Contd.....P/2

Stamp: Arml. District Sub-Registrar, Singuri-II of Nadrogra

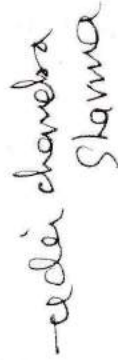
0 2 FEB 2024

NON JUDICIAL STAMP

Sl. No. 3383 Dated 29 JAN 2024
Name M/S Anans Builders Private Limited
Of Patna
Value Rs. 5000 (Rupees Five thousand only)

Sandhya Saha Goon
GOVT. STAMP VENDOR
Siliguri Court
L/No - 174RM OF 2015



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M/S OMHANS BUILD CITY PRIVATE LIMITED, a Private Limited Company, having its office at Omkar Enterprise, Khaprail More, P.O. & P.S. Matigara, District Darjeeling, represented by its director namely **SRI RAJU SHAH**, Son of Sri Ashok Shah, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of Matigara Bazar, P.O. & P.S. Matigara, District Darjeeling (W.B.) - hereinafter called the **DEVELOPER/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to its directors, executors, representatives, directors, administrators and assigns) of the **ONE PART.**

A N D

SRI UDAI CHANDRA SHARMA, Son of Late Hari Prasad Sharma, Hindu by Religion, Indian by Nationality, Retired-person by Occupation, resident of Markang PW, Near Sec. School, Chujachen GPU, P.O. & P.S. Rongli, Pin No. 737131, District East Sikkim (Sikkim) - hereinafter referred to as the **LAND OWNER/SECOND PARTY** (Which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, legal representative, administrators and assigns) the **OTHER PART.**

WHEREAS the present land owner namely Sri Uday Chandra Sharma, Son of Late Hari Prasad Sharma, became the absolute owner of Land measuring 5 Katha or 0.083 Acre, recorded in L.R. Khatian No. 109, appertaining to part of R.S. Plot No. 384, corresponding L.R. Plot No. 689, Situated within Mouza Gourcharan, J.L. No. 103(81), Touzi No. 91, Pargana Patharghata, Within the jurisdiction of P.S. Matigara, District Darjeeling, by virtue of a registered Deed of Sale being No. I-2222 for the year of 1998 recorded in Book No. I Volume No. 39 Pages from 59 to 66 registered at the office of the then Additional District Sub-Registrar Siliguri, executed by Smt. Bhagirathi Devi, Wife of Late Raj Narayan Prasad, being represented by and through her constituted attorney namely Sri Nabin Prasad Gupta, Son of Late Raj Narayan Prasad, by virtue of a registered General Power of Attorney being No. IV-54 for the year of 1998 registered at the office of the Additional District Sub-Registrar Siliguri.

A N D

WHEREAS being owner in such possession said Sri Uday Chandra Sharma, Son of Late Hari Prasad Sharma, had mutated his name at the office of the B.L. & L.R.O. Matigara in respect of his land measuring 0.08 Acre out of his total Land measuring 5 Katha or 0.083 Acre and therefore a new khatian had been issued in his favour vide L.R. Khatian No. 337, Bearing L.R. Plot No. 689, and thereafter he also converted his said plot of land's classification to "Bastu" vide

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Sharma

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physical possession having permanent, heritable and transferable right, title and interest therein.

A N D

WHEREAS the owner of the land have decided to develop his Land measuring 0.08 Acre by making a Four Storied Residential Building as per the Plan vide Order No. 23/MPS, duly approved by Matigara Panchayet Samity, Dated 16.01.2024 on the said "A" scheduled land.

AND WHEREAS now in order to continue the development work of the Land measuring 0.08 Acre by way of Four Storied Residential Building therein, the Second Party took a decision to that effect, but even after taking such decision for constructing the building/s, the Second Party have also realized about his paucity of fund, skill and expertise knowledge to construct the aforesaid Four Storied Residential Building on the land. As such the Second Party was in search of a Developer for the development of the "A" Schedule land, according to a plan/s, to be approved by the appropriate sanctioning authority.

AND WHEREAS the First Party, who are running their business of land development and construction within the Matigara and its vicinity, after knowing the aforesaid intention of the Second Party/Land owner, had approached him to deliver the actual and physical possession of the said Land measuring 0.08 Acre, more fully described in the schedule "A" herein below unto their favour to develop the same as per sanction plan/s, approved by the competent authority and also at the cost, to be borne by him on the land with its expertise knowledge, skill and performance and to that extent both the parties to overcome all sorts of future complications and misunderstanding have seceded to reduced into writing all their mutually agreed terms and condition upon which they have arrived at in a written format.

WHEREAS the Second Party further declares that the below scheduled land are not acquisitioned/requisitioned either by the Central Government or State Government and no part of the same is under alignment or have been vested in the Government and title of the property is remaining free from all encumbrances and the Landlord/Second Party have good marketable and indefeasible title to the same.

AND WHEREAS to avoid all ambiguity regarding the measuring of certain words and phrases used in the presents, are define as follows:-

- i. "Building" shall mean the R.C.C./ Brick Built, having a Four Storied Residential Building to be constructed on the below "A" schedule plot of



Uday Chandra Sharma

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specifications to be sanctioned by the Siliguri Municipal Corporation and/or any other authority and constructed in conformity therewith.

- ii. "Architect/Engineer" shall mean person of firm appointed or nominated by the land-developer as Architect/Engineer for the supervising of the construction of the Four Residential Building.
- iii. "Building Plan" shall mean drawing plan and specification for the construction of the Four Storied Residential Building, on the plot of land described in below "A" schedule land, sanctioned by the appropriate authority and/or renewal of the same, caused to be made by the appropriate authority.
- iv. "Common area and facilities" shall mean items mentioned in Section 3(D) of the West Bengal Apartment Ownership Act, 1972.
- v. "Common expenses" shall mean the proportionate share of all grounds rent. Property maintenance charges and dues and outgoing paid by the Second Party/Land Owner and other purchasers/owners of the other constructed area of the buildings. All other common expenses within the meaning of the West Bengal Apartment Ownership Act, 1972 in respect of their flats /parking space etc., as may be determined jointly by the owners and the other purchasers of the buildings.
- vi. "Transferee/Purchaser" shall mean purchasers to whom any flats/parking space etc. any be transferred or sold for consideration.
- vii. "The said plot of land" shall mean all that piece or parcel of land particularly mentioned in the Schedule "A" below.

NOW THE AGREEMENT WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES UNDER THE TERMS AND FOLLOWS:-

1. That the Second Party/Land Owner wills all responsibility and assertion hereby declares that the piece of land, described in the schedule "A" below is free from all liens, charges and encumbrances whatsoever and its title is saleable and marketable one.
2. That as per mutual settlement in between the parties herein below arrived at the Second Party/Land Owner shall allow the First Party/Developer to Four Storied Residential Building, according to the sanction plan as the land is...

*Udai chandra Sharma*

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the below "A" schedule land to the first party immediately, and buildings shall be carried out at the cost, design and architectural performance of the first party only.

3. That before starting the construction of the below scheduled land, the Second Party/Land Owner shall also clear all pending Panchayet taxes, ground rent etc. in respect of the below "A" schedule property. After execution of this agreement and during the continuance of the construction of the proposed Four Storied Residential Building, if the Government, Semi-government institution or any private individual initiate/file any suit in respect of any dispute or matter concerning the below "A" schedule land and/or for any acts of god, the construction is being delayed, in that event the period of such delay shall be excluded for completion of such constructions.
4. That during continuance of the construction, the Second Party shall not assign or transfer the construction-project, either wholly or in part to any developer, contractors or person without the consent of the First Party.
5. That for the purpose of the smooth construction, the First Party shall have every liberty to have water, electricity or other amenities from the appropriate authority, provided that the First Party shall be responsible for the consumption charges of the facilities or amenities.
6. That for the smooth construction, the First Party shall have every liberty to appoint engineer, architect or supervisor for the constructional works of the land at its cost.
7. That the parties hereof have entered into this agreement purely on principal to principal and nothing stated herein shall be deemed to be constructed as the joint venture or partnership of the parties.
8. That it is specifically mentioned here that soon with the execution of this agreement, the Second Party co-operate the First Party for the smooth construction of the building/s, as would be time to time required said Four Storied Residential Building along with proportionate undivided share in the Land measuring 0.08 Acre, described in Schedule - "A" above.
9. That the Second Party/Owner agree and covenant with the First Party/Developer that the GST charges or any other taxes implemented and the Income Tax liability pertaining to the Owners' as Capital Gains or otherwise by virtue of this agreement against the Owners' Allocation shall be borne by the Second Party/Owner.

OMHANS BUILD CITY PVT. LTD.
Director

Udai Chandra Sharma

- 10. That the extra expenses like Electric Transformer installation cost, DG Set etc. realised from intending buyer/s will be used to cover these costs and not divisible as per agreed ratio of the parties hereof.
- 11. That in case of death of any of the parties to this Agreement, the terms and conditions of this Agreement shall not be changed or any addition, modification or deletion as provided by law. The legal heirs of the second Party will be bound to execute the General Power of Attorney in favour of the Developer in respect of Developer's Allocation after death of the second party.
- 12. Word importing singular shall include plural and vice versa.
- 13. Word importing gender shall include all the other genders, i.e. masculine, feminine and neutral gender.

(OWNER/SECOND PARTY ALLOCATION AND DEVELOPERS/FIRST PARTY ALLOCATION)

14.1 **OWNER'S ALLOCATION** : shall mean one Residential Flat being No. A1 measuring 898 Sq. Ft. (including super built-up area) at the First Floor (Front Side) from the Four Storied Residential Building which will be constructed upon the Land measuring 0.08 Acre fully described in Schedule "A" below.

14.2 **DEVELOPER'S ALLOCATION** : shall mean entire building to be constructed on the Land mentioned in the schedule "A" land, except the Owner's allocation specifically mentioned above.

(POWER OF ATTORNEY)

15.1 The Second Party/Land Owner shall sign, execute a register Development Power of Attorney in favour of First Party/Developer/or its nominee or nominees for :

- a) compliance of the obligations on the part of the developer to be observed, fulfilled and performed hereunder,
- b) the proper and uninterrupted exercise of implementing the rights and authorities granted or intended to granted to the developer hereunder (including those relating to entering into agreement to sale, construction works etc.).

15.2 It is further understood that to facilitate the construction of the Four Storied Residential Building by the developer various matters and things

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Director

Uday Chand Sharma

not herein specified may be required to be borne by the developer and for which the developer may need authority of the Land Owner and various applications and other documents may be required to be signed or made by the Land Owner from time to time relating to which specific provisions may not have been mentioned herein and the Land Owner agrees to do at the cost and expenses of the developer all such acts, matters and things and execute such applications, papers and/or authorizations as may be required by the developer.

15.3 By the said Development Power of Attorney, the Second Party shall also empower the First Party to negotiate with the intending purchaser to sell and to sell, as aforesaid of the Developer's Allocation, covering on the schedule "A" herein below of the propose building from those intending purchaser(s) by acknowledgement thereof. By virtue of the powers and authorities granted by the Land owners in pursuance hereof from time to time, the Developer shall not do any such acts, matters and things whereby the rights of the owner hereunder or otherwise are affected and/or which go against the spirit of this agreement, it is expressly agreed that the owners shall not be absolved for any of their obligations hereunder notwithstanding the power of authority being granted by it to the developer or its nominee or nominees in that regard.

15.4 The Land Owner agrees not to revoke the power of attorney granted by the Land Owner for the purpose and as herein contained during the subsistence of this agreement not prejudicial to the original contains of the agreement.

ARTICLE I - COMMON FACILITIES

16.1 The Developer shall pay and bear Gram - Panchayet taxes, insurance premium and other statutory outgoing as would be levied by the Government or any statutory authority in respect of the said complex and from the date of handing over vacant possession by the owner to the Developer and thereafter the developer and / or its nominee(s) or transferees shall bear such taxes, fees, etc.

16.2 The Owner and the Developer shall punctually and regularly pay for their Taxes to the concerned authorities or otherwise as may be mutually agreed upon between the owner 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 Owner or the Developer in this behalf

OMHANS/BUJAD CITY PVT. LTD.
Director

Audichandra Sharma

ARTICLE II - COMMON RESTRICTIONS

- 17.1 The owner / developer shall not use or permit to use the any area in within the complex or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupier's of the complex.
- 17.2 The parties shall abide by all laws, bye-laws, rules and regulations of the Government, local bodies and shall attend to, answer and be responsible for any deviation, violation and / or breach of any of the said laws, bye-laws, rules and regulations.

ARTICLE III - OWNER'S OBLIBATIONS

- 18.1 The owner hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the new building at the said premises by the Developer.
- 18.2 The owner hereby agree and covenants with the developer not to do any act or deed or thing whereby the developer may be prevented from executing Agreement to Sell, accept advance or part payment, execute Deed of Sale/conveyance in the complex.
- 18.3 The owner hereby agrees and covenants with the developer not to let out, mortgage, and / or charge the said premises or any portion thereof without the consent in writing of the developer during the period of construction.
- 18.4 That the owners shall obtain electric connection from the W.B.S.E.D.C.L. in his name for Owner's allocations at his own costs.

ARTICLE IV - DEVELOPER'S OBLIGATIONS

- 19.1 The developer shall construct such maximum area as can be constructed on the said land permissible under the building rules and regulations and bye-laws of appropriate authority in conformity with the sanctioned plan as aforesaid.
- 19.2 That cost of preparation and execution of all documentation / agreement(s), plan(s) in connection with construction of the independent Four Storied Residential Building along with legal and registration cost shall be borne by the developer.

OMHANS BUND CITY PVT. LTD.
[Signature]

Uday Chandra Sharma

- 19.3 That the developer shall construct the Four Storied Residential Building 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.
- 19.4 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 Four Storied Residential Building.
- 19.5 That the developer shall solely be liable and responsible to settle all issues, disputes related to construction of Four Storied Residential Building at its own cost. All the construction hazards including the workmen issues shall be settled by the Developer party at its own cost & expenses and in compliance with/ adherence to the extent law in regard to such matters.
- 19.6 The Developer shall obtain all statutory and mandatory licenses, registrations, sanctions, permissions, consent- etc. from the appropriate authority as applicable from time to time.
- 19.7 The Developer shall get itself registered under The Real Estate (Regulation and Development) Act, 2016 and/ or The West Bengal Housing Industry Regulation Act, 2017, as the case may be as and when the provisions of the said become applicable to the Developer.
- 19.8 That the Developer shall be entitle to realize and receive all advances, sale consideration, etc. in any form from any intending purchasers and enter into Agreement/s of Sale in respect of Developer's Allocations of the said Four Storied Residential Building to be constructed on Schedule "A" land.
- 19.9 That the Developer shall upon completion and selling/disposal of various units in the said building to different intended persons shall handover land owner's share to the land owner mentioned herein after deducting marketing cost, brokerage charge (if any), advertisement cost, TDS charge or any direct or indirect tax imposed or to be imposed by the Central/State Government.
- 19.10 The Developer shall abide by and comply with all Labour Laws in relation to employment and manpower, directly or indirectly, for construction of the building; all laws including bye-laws, rules & regulations, whether statutory, mandatory or local regarding construction of Four Storied Residential Building on the owner's land and owner shall have no liability or responsibility whatsoever in this regard.

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19.11 The Developer shall complete in all respects the construction of the Four Storied Residential Building within the period of 24 (Twenty Four) months from the date of execution of this indenture. Provided that, in exceptional circumstances or the circumstances beyond the human control or nature of acts or pandemic and consequential lock downs etc. the said time period for completion of construction shall be extended. The essence is of completion of the project properly.

ARTICLE V - OWNER'S INDEMNITY

- 20.1 The owner hereby undertakes, assures and indemnify the developer that the owner shall not disturb or cause unnecessary interferences and shall render all its cooperation and assistances as and when required by the developer.
- 20.2 The owner hereby undertakes to keep the developer indemnified against all third party 'claims and' actions against the land mentioned in Schedule A.
- 20.3 The owner shall take responsibility and shall sort out any kind of land disputes in respects of title and position arises in future with his own cost. The developer has nothing to do in these presents.

ARTICLE VI - DEVELOPER'S INDEMNITY

- 21.1 The developer hereby undertakes to keep the owner 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 Four Storied Residential Building on the below Scheduled land.

ARBITRATION

- 22.1 **DISPUTES TO BE SETTLED BY ARBITRATION:** any dispute, controversy or claims between the First Party/Developer and the Second Party/Land Owner arising out of relating to this Agreement of the breach, termination or invalidity thereof, including claims for damages losses and etc. shall be settled by arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996 as amended up-to date.

- 22.2 **COMPOSITION OF THE TRIBUNAL:** The arbitral tribunal shall be composed of three arbitrators, one to be appointed by the Developer, one to be appointed by the Owner and a third arbitrator to be appointed by

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- 22.3 **PLACE OF ARBITRATION:** The place of arbitration shall be Siliguri and any award made, whether interim or final, shall be deemed for all purposes between the Parties to be made in Siliguri.
- 22.4 **LANGUAGE AND APPLICABLE LAW:** The arbitral proceeding shall be conducted in the English language and any award or awards shall be rendered in English. The procedural law of the arbitration shall be Indian law.
- 22.5 **AWARD FINAL AND BINDING:** The award of the arbitral tribunal shall be final and conclusive and binding upon the Parties and the Parties shall be entitled (but not obliged) to enforce the award. The Parties further agree (to the maximum extent possible and allowed to them) that such enforcement shall be subject to the provisions of the Arbitration and Conciliation Act, 1996.
- 22.6 **SUMMARY PROCEEDINGS AND INTERIM AWARDS :** The arbitrator shall have the right to proceed summarily and to make interim awards.

NAME OF THE BUILDING COMPLEX

23. That the said building complex/Project to be constructed on the below schedule "A" land shall be named as "**VASUDEVA NIVAAS**".

SCHEDULE "A"
(DESCRIPTION OF THE LAND)

ALL THAT PIECE OR PARCEL of Bastu Vacant Land measuring **0.08 Acre**, recorded in L.R. Khatian No. 109 (Old) & 337 (New), appertaining to part of R.S. Plot No. 384, corresponding L.R. Plot No. 689, Situated within Mouza Gourcharan, J.L. No. 103(81), Touzi No. 91, Pargana Patharghata, Under Gram Panchayet Area, Registry office at Additional District Sub-Registrar Bagdogra, Within the jurisdiction of P.S. Matigara, District Darjeeling, in the state of West Bengal.


The said land is butted and bounded as follows: -

- North : Land of Chhedup Lama;
- South : Sold land of Santi Gopal Banik;
- East : Sold land of Bhagirathi Devi;
- West : 16 Ft. Wide Metal Road.

IN WITNESS WHEREOF, the parties of this agreement enter into this agreement in terms of the provision, contained in Article 5 of Schedule 1A of the Indian Stamp Act, 1899 as amended by Art. 5 (f) of the W.B. Finance Act 2012 (w.e.f. 01.04.2012) and the do hereby set and subscribe their hands on the day, month and year as mentioned above.

WITNESSES:-

1. Shantanu Das Aggr
S/o: Dipak Aggr
Cooch Behar
736131

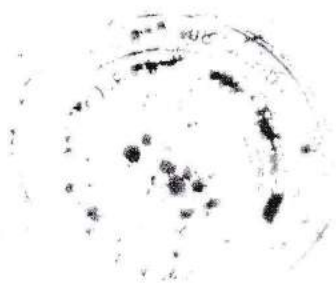
OMHANS BUILD CITY PVT. LTD.

Director


Signature of the First Party/Developer.

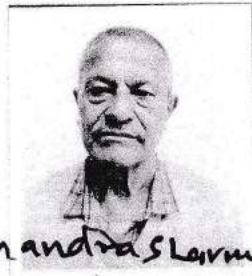
2. Nikish Shari
S/o Shankar Shari
Ratukhola Siliguri
734006

Udai Chandra Sharma
Signature of the Second Party/Land Owner.

Drafted as per the instruction of the Executants, readover and explained to the parties by me and printed in my chamber:




(CHINMAY SARKAR)
Advocate, Siliguri
Enrolment No. WB/523/2003.



Uday Chandra Sharma

LAND OWNER SHEET

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

Uday Chandra Sharma

SIGNATURE Uday Chandra Sharma



[Signature]

DEVELOPER SHEET

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

OMHANS BUILD CITY PVT. LTD.

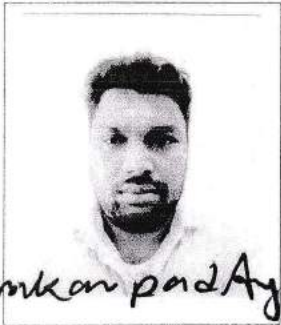
[Signature]

SIGNATURE

Director

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Shankar padAya

Signature of Identifier

Major Information of the Deed



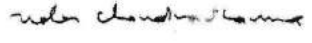
Deed No :	I-0403-00844/2024	Date of Registration	02/02/2024
Query No / Year	0403-2000291297/2024	Office where deed is registered	
Query Date	01/02/2024 2:08:41 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Chinmay Sarkar Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9563162008, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value		Market Value	
		Rs. 39,96,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,000/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Gourcharan-(81), JI No: 81, Pin Code : 734010

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-689 (RS :-)	LR-337	Bastu	Bastu	0.08 Acre		39,96,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, Last Reference Deed No :0402-I -02222-1998, Project : Not Specified
Grand Total :					8Dec	0 /-	39,96,000 /-	

Land Lord Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri UDAI CHANDRA SHARMA (Presentant) Son of Late HARI PRASAD SHARMA Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office	 <small>02/02/2024</small>	 Captured <small>LTI 02/02/2024</small>	 <small>02/02/2024</small>

MARKANG PW, NEAR SEC. SCHOOL, CHUJACHEN GPU, RONGLI, City:- Not Specified, P.O:- RONGLI, P.S:-RONGLI, District:-East, Sikkim, India, PIN:- 737131 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: COxxxxxx7N, Aadhaar No: 88xxxxxxxx4077, Status :Individual, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	OMHANS BUILD CITY PRIVATE LIMITED OMKAR ENTERPRISE, KHAPRAIL MORE, MATIGARA, City:- Not Specified, P.O:- MATIGARA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010 , PAN No.:: AAxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri RAJU SHAH Son of Shri ASHOK SHAH Date of Execution - 02/02/2024, , Admitted by: Self, Date of Admission: 02/02/2024, Place of Admission of Execution: Office		 Captured	
		Feb 2 2024 2:22PM	LTI 02/02/2024	02/02/2024
	MATIGARA BAZAR, City:- Not Specified, P.O:- MATIGARA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx1B, Aadhaar No: 48xxxxxxxx5665 Status : Representative, Representative of : OMHANS BUILD CITY PRIVATE LIMITED (as director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SHANKAR PAD ARYA Son of DIPAK ARYA DHALDABNARI, COOCHBEHAR, City:- Not Specified, P.O:- BHANUKUMARI, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736131		 Captured	
	02/02/2024	02/02/2024	02/02/2024
Identifier Of Shri UDAI CHANDRA SHARMA, Shri RAJU SHAH			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri UDAI CHANDRA SHARMA	OMHANS BUILD CITY PRIVATE LIMITED-8 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Gourcharan-(81), JI No: 81, Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 689, LR Khatian No:- 337	Owner: উদয় চন্দ্র শর্মা, Gurdian: মরি ব্রহ্মদ, Address: মাটিগাড়া, Classification: ডাঙ্গা, Area 0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 040300844 / 2024

On 02-02-2024

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 13:58 hrs on 02-02-2024, at the Office of the A.D.S.R. BAGDOGRA by Shri UDAI CHANDRA SHARMA ,Executant.

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 39,96,000/-

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

Execution is admitted on 02/02/2024 by Shri UDAI CHANDRA SHARMA, Son of Late HARI PRASAD SHARMA, MARKANG PW, NEAR SEC. SCHOOL, CHUJACHEN GPU, RONGLI, P.O: RONGLI, Thana: RONGLI, , East, SIKKIM, India, PIN - 737131, by caste Hindu, by Profession Retired Person

Indetified by Shri SHANKAR PAD ARYA, , , Son of DIPAK ARYA, DHALDABNARI, COOCHBEHAR, P.O: BHANUKUMARI, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736131, by caste Hindu, by profession Private Service

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

Execution is admitted on 02-02-2024 by Shri RAJU SHAH, director, OMHANS BUILD CITY PRIVATE LIMITED (Private Limited Company), OMKAR ENTERPRISE, KHAPRAIL MORE, MATIGARA, City:- Not Specified, P.O:- MATIGARA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010

Indetified by Shri SHANKAR PAD ARYA, , , Son of DIPAK ARYA, DHALDABNARI, COOCHBEHAR, P.O: BHANUKUMARI, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736131, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/02/2024 10:29PM with Govt. Ref. No: 192023240367279038 on 01-02-2024, Amount Rs: 7/-, Bank: SBI EPay (SBIEPay), Ref. No. 7252574209915 on 01-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,000/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,000/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 3383, Amount: Rs.5,000.00/-, Date of Purchase: 29/01/2024, Vendor name: S S Goon

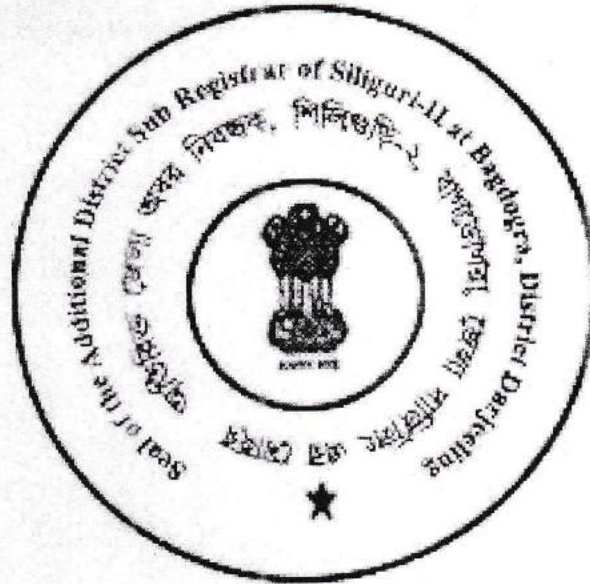
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/02/2024 10:29PM with Govt. Ref. No: 192023240367279038 on 01-02-2024, Amount Rs: 2,000/-, Bank: SBI EPay (SBIEPay), Ref. No. 7252574209915 on 01-02-2024, Head of Account 0030-02-103-003-02

Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2024, Page from 17880 to 17899
being No 040300844 for the year 2024.



Digitally signed by YOGEN TSHERING BHUTIA
Date: 2024.02.06 13:47:09 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 06/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.