

Sl. 9727

F 9465/2021

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

পশ্চিমবঙ্গ পশ্চিম, बंगाल WEST BENGAL

G 247413

Case
08/12/2021
D/o. 2541826.

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

Addl. District Sub-Registrar,
Siliguri-II at Bagdogra

08 DEC 2021

Red Mark

DEED OF

DEVELOPMENT AGREEMENT

Contd.P/2

Dipak Debnath
Advocate, Siliguri

N. J. Stamp

SL. No. 12 Date 02/11/2021

Sold to M/s. Disha Constructions

of Bagdogra

Value 5000/- Rupees Five Thousand only



Jayabrata Banik

JAYABRATA BANIK
Govt. Stamp Vender
A.D.S.R. Office Bagdogra
L/No- 539-R.M/Darjeeling
Year 2007

REPUBLIC OF INDIA
GOVERNMENT OF WEST BENGAL
REGISTRATION DEPARTMENT
DARJEELING



Adil. Dist. Sub Registrar
Siliguri-II at Bagdogra, Dist Darjeeling

08 DEC 2021

7-94657021

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THIS DEED OF DEVELOPMENT AGREEMENT IS MADE ON THIS
THE 8th DAY OF DECEMBER, 2021

BETWEEN

SRI UJJAL ROY, (IT PAN AYBPR5008G), Son of Sri Santosh Roy, Hindu by faith, Indian by Nationality, Business by occupation, residing at Pradhan Nagar, Upper Bagdogra, P.O. Bagdogra, P.S. Naxalbari now Bagdogra, District-Darjeeling, Pin-734014, in the State of West Bengal- hereinafter referred to as "**THE OWNER**" (Which term or expression shall unless excluded by or repugnant to the context be deemed to include his heirs, successors, executors, legal representatives, administrators and assigns) of the "**ONE PART**"

A N D

M/S. DISHA CONSTRUCTIONS, (IT PAN AAQFD6189B) a Partnership Firm, having its principal office at Sukanta Nagar, Upper Bagdogra, P.O. Bagdogra, P.S. Naxalbari now Bagdogra, District Darjeeling, in the state of West Bengal - being represented by its Partners, namely:

1. MD. TASLIM, (IT PAN ACBPT6537C) Son of Abdul Masjid, Muslim by faith, Indian by Nationality, Business by occupation, residing at 26 Tapsia Road, P.O. & P.S. Tiljala, District- South 24 Parganas, Pin-700039, in the State of West Bengal,

Contd.P/3

Dipak Debnath
Advocate, Siliguri

Ref No. 10/2010

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2. MR. SOYAB ALI, (IT PAN AIZPA2641J) Son of Late Mohammad Ali, Muslim by faith, Indian by Nationality, Business by occupation, residing at Main Road, Upper Bagdogra, P.O. Bagdogra, P.S. Naxalbari now Bagdogra, District- Darjeeling, Pin-734014, in the State of West Bengal,

3. MD. SAURAB ALI, (IT PAN BXIPA0062Q) Son of Late Mohammad Ali, Muslim by faith, Indian by Nationality, Business by occupation, residing at Main Road, Upper Bagdogra, P.O. Bagdogra, P.S. Naxalbari now Bagdogra, District- Darjeeling, Pin-734014, in the State of West Bengal and

4. MR. SHIBABRATA BARDHAN, (IT PAN AGOPB5832F) Son of Mr. Sushil Chandra Bardhan, Hindu by faith, Indian by Nationality, Business by occupation, residing at Vivekananda Pally, Upper Bagdogra, P.O. Bagdogra, P.S. Naxalbari now Bagdogra, District- Darjeeling, Pin-734014, in the State of West Bengal,

- hereinafter referred to as "**THE DEVELOPER**" (Which term or expression shall unless excluded by or repugnant to the context be deemed to include their heirs, successors, executors, legal representatives, administrators and assigns) of the "**OTHER PART**".

WHEREAS the Developer has vast experience in developing lands constructing multi-storied building and flats.

AND WHEREAS the owner is absolutely seized and possessed of a piece of land measuring 20 Decimals, forming part of R.S. Plot No. 297, corresponding to L.R. Plot No. 874, recorded in L.R. Khatian No. 4093, situated within Mouza - Uttar Bagdogra, J.L. No. 93, Pargana - Patharghata, P.S. Naxalbari now Bagdogra, District Darjeeling and which is being assured by the owner that the said land is free from all sorts of encumbrances, attachments, charges, legal flaws, claims, demands, due, notice, religious or family dispute etc .

Contd.P/4

Dipak Debnath
Advocate, Siliguri

For P/5

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AND WHEREAS abovenamed owner had got ownership by virtue of Deed of Gift Dtd.22.09.2021, executed by Mrs. Durga Roy, Wife of Santosh Roy, **being Document No. 6807 for the year 2021**, recorded in Book No.I, Volume No.0403-2021, Pages 174328 to 174348, registered in the office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra, in the District of Darjeeling.

AND WHEREAS the said Mrs. Durga Roy had got ownership by virtue of Deed of Gift, **being Document No.2627 for the year 2013**, recorded in Book No.I, CD Volume No.5, Page 7693 to 7703, registered in the office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra, in the District of Darjeeling..

AND WHEREAS the owner intended to constructed a building at the said land and approached the Developer for that purpose.

AND WHEREAS the Developer has agreed to develop the said land to construct a G+Four storied building with apartments or flats system with the object of selling such apartments or flats.


AND WHEREAS the above named parties to keep a record of the terms and conditions agreed by and between the Parties hereto as follows :-

NOW THIS PRESENTS WITNESSETH AND THE PARTIES HEREBY AGREED AS FOLLOWS :-

1.This agreement for development and construction is being made on the express understanding that the Developer would comply with and /or cause compliance with all the statutory provisions in relation to such development and construction and for this purpose the expenses that might be incurred would be solely borne by the Developer.

2..The Developer hereby agrees and undertakes to obtain necessary sanctions and permission for constructing a G+Four storied building on the said land

Contd.P/5


Dipak Debnath
Advocate, Siliguri

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3. That the owner will get one flat front (road) facing on the First Floor, four flats on the third floor, five flats on the fourth floor IN TOTAL TEN FLATS and six open garage (four wheeler) in the Ground floor of the G+Four storied building to be constructed is given possession to the owner by the developer and the remaining portion of the said G+Four Storied building will get the Developer and above all the flats measuring more or less .800 Sq.ft, excluding Super built up area.

4. In consideration of the owner having agreed to entrust to the developer the development of the land and construction therewith, authorising the developer to exercise the rights, powers, privileges and benefits of the owner and the owner executing a Power of Attorney in its favour, the Developer agrees to pay the owner ten flats each flat measuring approx 800 Sq.ft. including Super built up area consisting two BHK, out of that one flat on the First Floor front (road) facing more or less 800 Sq.ft., four flats on the third Floor, five flats on the fourth floor and six open garage (four wheeler) in the Ground floor on the Ground Floor and the balance portion will get the Developer

5. The Development of the said land and construction of G+Four Storied building thereon would be according to plan to be sanctioned and subject to such sanction according to the specification and particulars given in schedule II herein under.

6. The development of the said land and construction of the said G+Four Storied building would be at the sole risk and expenses of the developer and the developer would comply with the statutory provisions, rules, and regulations in relation thereto.

7. The Developer would acquire no right, title or interest premises or the structures that are proposed to be constructed by the Developer apart from the rights, privileges and licences that might be granted by the owner under the Power of Attorney to be executed by the owner in favour of Developer to enable them to carry out the purposes and objects of these presents.

Contd.P/6

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Dipak Debnath
Advocate, Siliguri

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Dipak Debnath

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3. That the owner will get one flat front (road) facing on the First Floor, four flats on the third floor, five flats on the fourth floor IN TOTAL TEN FLATS and six open garage (four wheeler) in the Ground floor of the G+Four storied building to be constructed is given possession to the owner by the developer and the remaining portion of the said G+Four Storied building will get the Developer and above all the flats measuring more or less .800 Sq.ft, excluding Super built up area.

4. In consideration of the owner having agreed to entrust to the developer the development of the land and construction therewith, authorising the developer to exercise the rights, powers, privileges and benefits of the owner and the owner executing a Power of Attorney in its favour, the Developer agrees to pay the owner ten flats each flat measuring approx 800 Sq.ft. including Super built up area consisting two BHK, out of that one flat on the First Floor front (road) facing more or less 800 Sq.ft., four flats on the third Floor, five flats on the fourth floor and six open garage (four wheeler) in the Ground floor on the Ground Floor and the balance portion will get the Developer

5. The Development of the said land and construction of G+Four Storied building thereon would be according to plan to be sanctioned and subject to such sanction according to the specification and particulars given in schedule II herein under.

6. The development of the said land and construction of the said G+Four Storied building would be at the sole risk and expenses of the developer and the developer would comply with the statutory provisions, rules, and regulations in relation thereto.

7. The Developer would acquire no right, title or interest premises or the structures that are proposed to be constructed by the Developer apart from the rights, privileges and licences that might be granted by the owner under the Power of Attorney to be executed by the owner in favour of Developer to enable them to carry out the purposes and objects of these presents.

Contd.P/6

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Dipak Debnath
Advocate, Siliguri

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8. In default of any non-compliance of any of the terms and conditions of these presents or on the failure of the Developer to obtain necessary plan, sanctions and other permissions require to be obtained or committing any other breach of these presents or non-compliance of any of the statutory obligations in relation to the said development and construction of the said building, this agreement will stand terminated on the owner giving sixty days notice to the Developer after one year from the date of execution of these present.

9. The owner hereby gives permission to Developer to enter upon the said land/property for the purpose of development and construction of the G+Four Storied building..

10. The owner agrees to execute the necessary authorising the Developer to do all such acts and things that are necessary for the development of the said land and construction of said G+Four storied building and to obtain advance booking for the apartments or flats to be constructed on the said land.

11. The owner agrees to sign and execute from time to time plans, applications for lay-outs, sub-division, construction of the building and other alications necessary to be submitted to the authorities concerned at the request of and at the cost of Developer.

12. The owner shall be indemnified from any action, fines, penalties or costs and expenses for any violation of any statutory provisions in relation to the said development and construction by the Developer.

13. The owner shall not object to any construction or laying sewerage, drainage, water pipes, cables or other provisions made in accordance with the law and scheme of construction of the said G+ Four Storied building

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Dipak Debnath
Advocate, Siliguri

For P.P.B.N

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14. That after execution of these agreement the Developer shall be at liberty to enter into an agreements to sell or allot any of the flats or apartments as dwellings units in the said G+Four Storied building to be constructed except one flat front (road) facing, four flats on the third floor, five flats on the fourth floor and six open garage (four wheeler) in the Ground floor of the G+Four stored building reserve for the owner and to give possession to any part of such units or flats and to enter into an agreement with them or execute conveyances in accordance with the statutory provisions applicable to such G+Four Storied building.

15. On the possession of the one flat front (road) facing, four flats on the third floor, five flats on the fourth floor IN and six open garage (four wheeler) in the Ground floor of the G+Four stored building constructed by the Developer and then the owner will execute Deeds of Conveyance by and through his constituted attorney in favour of any co-operative society or company or association of purchasers of flats as the Developer may desire and as may be permissible under the law in force. Such Deeds of Conveyance shall be prepared by the developer and approved by the owner. The cost of drafting and stamp duty on the conveyance, cost of registration and all other expenses shall be born by the Developer and/or purchasers of the flats as may be agreed upon by and between the Developer and the purchasers of flat.

16. On and from the execution of these presents the Developer shall pay and discharge all taxes, outgoing, rates, cess, and all other levies by the Panchayat or public body or any other authority in relation to the said premises, development of the said land and consideration of the said G+Four Storied building and sale and allotment and giving possession to the respective buyers of the said flat.

17. The owner takes no responsibility as regards title to the said property or compliance with any statutory obligations and makes no representation to the Developer in any respect whatsoever. is agreement for development and construction is being made on the express understanding that the Developer would comply with and /or cause compliance with all the statutory provisions in relation to such development and construction and for this purpose the expenses that might be incurred would be soley borne by the Developer.

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Dipak Debnath
Advocate, Siliguri

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18. The Developer declares that it has made all necessary enquires from the places and authorities concerned about the title of the owner in the said premises/land, any liability of the said premises/land to any authority or any restrictions put on the said premises/land and declares that it has entered into agreement after fully satisfying itself about the title of the owner and the feasibility and suitability of the said premises/land to be developed and the G+Four Storied building to be constructed and the apartments to be sold to the intending purchasers and that it would not hold the owner responsible for any thing whatsoever.

19. The said development work and construction of the G+Four Storied building and the handing -over one flat front (road) facing on the First Floor, four flats on the third floor, five flats on the fourth floor and six open garage (four wheeler) in the Ground floor of the G+Four stored building to be constructed to the owner should be completed within 2 (two) years from the date of sanction building plan..

20. The development work and construction of G+Four storied building should be carried out under the direct supervision and in presence of Developer and the Developer's presence at the site of construction is a condition of this agreement. However, for the purposes of the said development and construction, the Developer may take the assistance of Architects, Building Contractors and others but the work should be carried out under direct physical supervision of the developer or its duly authorised Director/partners

21. The Developer undertakes to keep the owner fully indemnified against and harmless from any losses, costs, charges, expenses or claims by any of the Developer's Contractors, Architects, workers or agents or for any breach of any statutory or contractual obligations.

22. That the Developer handed over one flat front (road) facing, four flats on the third floor, five flats on the fourth floor and six open garage (four wheeler) in the Ground floor of the G+Four stored building to the owner after completed the construction.

Contd.P/9

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Dipak Debnath
Advocate, Siliguri

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23 That the staircase cases of the said G+Four Storied Building constructed in the middle of the said building and the stair case & common areas and all vacant space always treated as common purpose and No-one have right to claim individual ownership.

24. That the developer having right to construction according to its own choice on Ground Floor except six open garage (four wheeler) place which is owned by the owner and remaining portion will get the Developer as parking as well as right to construction Godown for let-out to any wholesaler in the Ground Floor according to Developer own Choice without any objection from the owner.

25. That the floor cover by floor Tiles @ Rs 40/- per Sq.ft. and the marble use in the require areas (bath room and kitchen floor) @ Rs 50/- to Rs 60/- per Sq.ft. and in the sleep area (kitchen counter) of the kitchen use Granite @ Rs 90/- to Rs 100/- per Sq.ft.

26. That the Bathroom wall and kitchen wall covered by Tiles @ Rs 30/- per Sq.ft. and the floor of the Bathroom and kitchen cover by marble @ Rs 50/- to Rs 60/- per Sq.ft.

27. That the land owner and flat occupants can right to use Tiles, Marble and Granite according to their own choice but at that time the difference money shall be paid to the Developer by the Land owner and other occupants of the flat.

28. That the Land owner take full responsibilities if any objection or disturbance created by his family members/relatives or any body during the construction period of the said G+Four storied building in the schedule - I land and if construction work will be stopped in that reason, then the owner shall be return double amount which is invested by the Developer on the said land for developing purpose other wise time will be extended few months, which is waste for settling the said dispute.

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Dipak Debnath
Advocate, Siliguri

Ujjid Roy

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29..That the Land owner execute Power of Attorney in favour of the Developer for execute Deed of Conveyance in favour of the intending purchasers after completed the construction work and the said Power of Attorney execute by the owner infavour of the Developer after execution of these agreement .

30. That the Developer must be use branded materials for construction G+Four storied building and it also be ISI Trade Mark.

31That the building shall be completed and finished in all respects within 2 (two) years from the date of sanctioning building plan and the owner share (mention herein above) of the property will be handed over to him within 2 (two) years from the date of sanctioning of plan, except for reasons beyond Developer control such as stricks, war, riots and natural calamities and due to any unforeseen circumstances like drastic changes in laws and hindrance caused by concerned.

32. In case there is any accident in the aforesaid construction project, the Developer shall be full responsible for all consequensation of the same under the workmen Compensation Act.

33. That the size of the window is standard, iron Grill and Aluminium sliding, concel wireing, bath room and kitchen fittings, Gyser point in both room and T.V Point in room, putti plus primer finished in the wall and in side roof and common two wheeler parking (open).

34.That all cost of stamping engrossing and registration of this agreement and any other paper relating to this agreement shall be borne by the developer.

35.That no change modification or alterations to this agreement shall be done without the written consent of the owner and the Developer.The parties hereto undertakes not to contravence any of the terms of this agreement.

Contd.P/11

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Dipak Debnath
Advocate, Siliguri

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36. That the owner shall hand over all the original documents of the land to the Developer at the time of execution of this collaboration agreement. The same cost of stamping engrossing and registration of this agreement and any other paper relating to this agreement shall be borne by the developer.

37. In developing the said land and construction the said G+Four Storied Building, the Developer shall obtain the requisite sanctions, permissions, clearance and authority from the authority concerned under the Urban Land (Ceiling and Regulations Act 1976, Income Tax ASct 1961 and other relevant Central and State Acts and the rules and regulations in force at his/her/their own expense and costs.

38. That the the top roof always remain open for all nobody can claim individual right in future.

39. That the one half share (Rs 18,00,000.00 X ½) Rs 9,00,000.00 (Rs Nine Lakhs) only in respect of install lift and electric transfermar cost shall be bear by the owner.

39. That if the said building plan sanctioning one more floor then owner will get 45 % and the Developer will get 55% in the said fifth floor.

The Schedule Above Referred To
Schedule -I (Description of Land)

All that piece of land measuring 20 Decimals, forming part of R.S. Plot No. 297, corresponding to L.R. Plot No. 874, recorded in L.R. Khatian No. 4093, situated within Mouza - Uttar Bagdogra, J.L. No.- 93, Pargana - Patharghata, P.S. Naxalbari now Bagdogra, Sub-Division, Siliguri, A.D.S.R.O, Siliguri-II at Bagdogra, District Darjeeling, in the State of West Bengal. The said land butted and bounded as follows:-

- North: Service Road of Asian Highway No.2;
- South: House of Ganga Pradhan;
- East: House of Chandan Joarder and Diptikana Dasgupta;
- West: House of A.D. Singh..

Contd.P/12

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Dipak Debnath
Advocate, Siliguri

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Details of the G+ Four Storied Building
To be Constructed
Schedule -II

ALL THAT G+FOUR STORIED RESIDENTIAL BUILDING ON THE SEHEDULE -I
LAND WILL BE CONSTRUCTED BY THE DEVELOPER.

Enclosed herewith separate sheet for photo and Finger print of both party
is always part and parcel of this document.

IN WITNESS WHEREOF THE ABOVENAMED OWNER IN GOOD HEALTH AND
CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THIS DEED OF
DEVELOPMENT AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE
WRITTEN.

WITNESESS

1. Andrew Kerketta

S/O Canil Kerketta

Sannayani Than,

Singhia Thora,

P.S.+P.O. Bagdogra

Dist. Darjeeling, (W.B)

2.

Gopal K. Roy

S/O Late V.R. Roy

Pani Ghata more

Upper Bagdogra

Darjeeling

3. Brahm K. Roy

S/O Late V.R. Roy

Pani Ghata more

Upper Bagdogra

Darjeeling

The contents of this document has
been gone through and understood
personally by owner .

Ujjal Roy

SIGNATURE OF THE OWNER

Partners

1. Mr. Tapan

1)

2. Soyob Ali

2)

3. Saurab Ali

3)

4. Shibanta Banerjee

4)

SIGNATURE OF DEVELOPER

(Partner's on behalf of
M/S Disha Constructions)

Disha Constructions

As per instruction of the parties drafted
by me and type in my office

Dipak Debnath

Dipak Debnath

Advocate, Siliguri

E.No.W.B/3036/99/

EXECUTANT SHEET



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

Ujjal Roy

Ujjal Roy

Signature



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

Md. Tahir

Md. Tahir

Signature



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










Sohab Ali


Sohab Ali

Sohab Ali











Signature

EXECUTANT SHEET

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


Saurabh Au

Saurabh Au
Signature

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


Shibabrat Baradhan

Shibabrat Baradhan
Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

UJJAL ROY
SANTOSH ROY
01/01/1984

Permanent Account Number
AYBPR5008G

Ujjal Roy
Signature



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

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें :

आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलनापुर,
नवी मुंबई-४०० ६१४.

Ujjal Roy

ভারত সরকার
Government of India

উজ্জল রায়
UJJAL ROY
পিতা : সন্তোষ রায়
Father : SANTOSH ROY
জন্মতারিখ / DOB : 08/07/1984
পুরুষ / Male

5240 1574 1973

আধার - সাধারণ মানুষের অধিকার



ভারতীয় ৱিডিটি সনিচয় প্রাধিকরণ
Unique Identification Authority of India

আধার
ঠিকানা:
প্রধান নগর, বাগডোগরা, -,
দক্ষিণ বাগডোগরা, বাগডোগরা,
দার্জিলিং, পশ্চিম বঙ্গ, 734014

Address:
PRADHAN NAGAR, BAGDOGRA,
- , Dakshin Bagdogra, Bagdogra,
Darjeeling, West Bengal, 734014

5240 1574 1973

1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

Ujjal Roy



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

BQT2796555

পরিচয় পত্র



Elector's Name Ujjal Roy

নির্বাচকের নাম উজ্জল রায়

Father's Name Santosh Roy

পিতার নাম সন্তোষ রায়

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2003 19

১.১.২০০৩-এ বয়স ১৯

Address:
Sukantanagar, Mauja-Bagdogra, J L No- 93. Upper
Bagdogara Naxalbari Darjeeling 734422

ঠিকানা :
সুকান্তনগর, মৌজা- বাগডোগরা, জে এল নং- ৯৩ . আশার বাগডোগরা নক্সালবারি
দার্জিলিং ৭৩৪৪২২

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 26-Phansidewa (ST)

বিধানসভা নির্বাচন ক্ষেত্র : ২৬-ফানসিদেওয়া (তপশিদি উপজাতি)

District: Darjeeling জেলা: দার্জিলিং

Date: 07.05.2003 তারিখ: ০৭.০৫.২০০৩

07400347

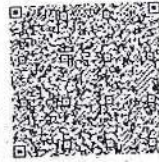
Ujjal Roy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAQFD6189B



नाम / Name
DISHA CONSTRUCTIONS

निगमन / गठन की तारीख
Date of Incorporation / Formation
01/09/2019

25845

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MD TASHIM

MASJID

14/02/1964
Permanent Account Number

ACBPT6537C

Signature



Md. Tashim



भारत सरकार
GOVERNMENT OF INDIA

Download Date: 18/11/2020



MD. TASLIM
Date Of Birth / DOB : 14-02-1964
Male / MALE
Mobile No. 9748246960

3894 1748 7647
VID : 9188 7509 5607 9135

Issue Date: 10/10/2015

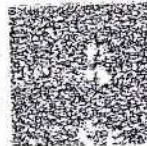
मेरा आधार, मेरी पहचान



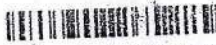
भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

Download Date: 26-11-2020

आधार
Address
26 TOPSIA ROAD Tiljala Tiljala South
24 Parganas West Bengal - 700039



3894 1748 7647



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

MD. Tashim



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

ভাবিকাতুক্তির আই ডি / Enrollment No.: 1215/91285/02856

To
 গোয়েব আলি
 Soyab Ali
 BAGDOGRA MAIN ROAD(NORTH)
 BAGDOGRA
 Dakshin Bagdogra
 Bagdogra
 Naxalbari Darjeeling
 West Bengal 734014

06/10/2013
 48784753



MN487847535FT



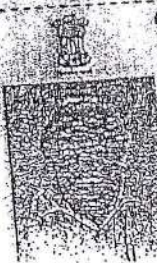
আপনার আধার সংখ্যা / Your Aadhaar No.:

4602 0621 0775

আধার - সাধারণ মানুষের অধিকার

Pan no -
 A12P92641J

50726 ৯১



ভারত সরকার
 Government of India

গোয়েব আলি
 Soyab Ali
 পিতা : মহম্মদ আলি
 Father : MD. ALI
 জন্মতারিখ / DOB : 06/07/1982
 পুরুষ / Male



4602 0621 0775

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MD SAURAB ALI

MOHAMMAD ALI

01/01/1977

Permanent Account Number

BXIPA0062Q

Saurab Ali
Signature



30092016

Saurab Ali

इस कार्ड को खोने / पाते हुए कृपया सूचित करें / सूचित
आयकर विभाग कार्ड संप्रदाय
स हीमंथिल, मन्त्री नगर, प्लॉट नं. 341 सर्वे नं. 997/5
मॉडल कॉलोनी, नज़्द डीप बंगला चौक पास
पुणे - 411 016

If this card is lost / someone's lost card is found
please inform / return to :
Income Tax PAN Services Unit, NSDI,
1st floor, Mantri Sterling,
Plot No. 341, Survey No. 997/5,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@ndil.gov.in



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No. : 2036/96201/03363

To
Md Saurab Ali
मद सौराब अली
S/O Mohammad Ali
Main Road North
Panighata Road
Uttar Bagdogra
Bagdogra, Naxalbari, Darjeeling,
West Bengal - 734014
9614566665

06/10/2013



KA494340315FH
49434031



आपका आधार क्रमांक / Your Aadhaar No. :

7397 9008 6005

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

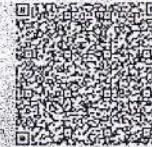


मद सौराब अली
Md Saurab Ali
पिता : महम्मद आलि
Father : MD. ALI

जन्म तिथि / DOB: 01/01/1977

पुरुष / Male

7397 9008 6005



मेरा आधार, मेरी पहचान

Saurab Ali

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

SHIBABRATA BARDHAN
 SUSHIL CHANDRA BARDHAN

30/10/1983
 Permanent Account Number
 AGOPB5832F

Shibabrata Bardhan
 Signature



To ease the burden of tax payments, the Government of India has introduced the Income Tax PAN Service Unit (ITPSU).
 ITPSU is a Sector II, GIDR Belonging.
 New Mumbai-400 614.
 For more information, please contact the ITPSU.
 आयकर पैन सेवा इकाई (ITPSU) का शुभारंभ.
 ITPSU एक सेक्टर II, GIDR है.
 नवी मुंबई-400 614.
 अधिक जानकारी के लिए, कृपया ITPSU से संपर्क करें।

Shibabrata Bardhan



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

তালিকাত্তির আই ডি / Enrollment No.: 1215/91042/00738

To
শিবরত বর্ধন
SHIBABRATA BARDHAN
VIVEKANANDA PALLY
BAGDOGRA
Dakshin Bagdogra
Bagdogra
Naxalbari Darjeeling
West Bengal 734014

40669805



MN406698056FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8819 3488 8732

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শিবরত বর্ধন
SHIBABRATA BARDHAN
পিতা : সুশীল চন্দ্র বর্ধন
Father : Sushil Chandra Bardhan
জন্মতারিখ / DOB : 30/10/1983
পুরুষ / Male



8819 3488 8732

আধার - সাধারণ মানুষের অধিকার

Shibirata Bardhan

দাজীলিং

খতিয়ান নং- ৪০৯৩

[০৪০২০৯৩]



উত্তর বাগদোগরা

জে.এল.নং- ০৯৩

থানা- নকসালবাড়ি

১) রাজস্ব-

টাকা

খতিয়ান তৈরির তারিখ - 08/11/2021

(২) জমির পরিমাণ(এ)- ০.২০০০

(৩) মোট দাগের সংখ্যা- ১

(৪) অগ্রস্বত্বের দখলকারের বিবরণ

(৫) স্বত্ব

(৬) মন্তব্য

নাম-

উজ্জল রায়

স্বত্ব

পিতা-

সন্তোষ

ঠিকানা-

নিজ

(৭) অগ্রস্বত্বের নিজ দখলীয় জমি

দাগ নং

জমির শ্রেণী মন্তব্য

দাগের মোট
পরিমাণ(এ)

দাগের মধ্যে
অগ্রস্বত্বের অংশ

দাগের মধ্যে
অগ্রস্বত্বের জমির
অংশের পরিমাণ

একর হেক্টর

৮৭৪

বাস্ত

০.২০০০

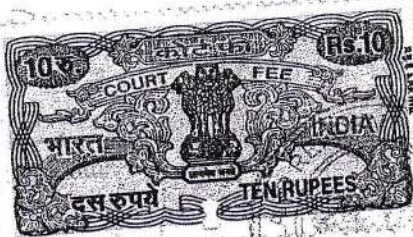
১.০০০০

০.২০০০

আগত খং নং - 3029

ঘর-1,টীন-1

মোট দাগের সংখ্যা- এক মাত্র



Certified to be true copy

BL & LR
BAGDOGRA

UNION OF INDIA Driving Licence

WB NTAT

WB73 2000 0279909

Date of issue: 14-02-2000

Validity: 02-09-2025
30-12-2021

Date of birth: 17-08-1964

Blood Group: B+

PRODIP KR. ROY

LT. V.R. ROY

OD

WB73 2000 0279909

*****5225

MCWG 14-02-2000

PSVBUS 14-02-2000

TRANS 14-02-2000

24-12-2020

WB

WB73 /DLR/0015037/2020

Form 7 Rule 16(2)

Present Address:
SUKANATA NAGAR,
BAGDOGRA NAXALBARI,
DARJEELING WB, 734014

Holder's Signature: *Prodip Kr. Roy*

Issuing Authority: *[Signature]*
I. A. SRIJITH

Prodip Kr. Roy

Major Information of the Deed



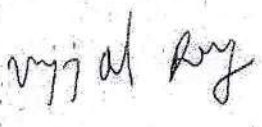
Deed No :	I-0403-09465/2021	Date of Registration	08/12/2021
Query No / Year	0403-2002541626/2021	Office where deed is registered	
Query Date	06/12/2021 9:46:22 PM	0403-2002541626/2021	
Applicant Name, Address & Other Details	Dipak Debnath Bagdogra, Thana : Naxalbari, District : Darjeeling, WEST BENGAL, PIN - 734014, Mobile No. : 9832047516, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 58,00,000/-	Rs. 1,75,50,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Bagdogra, Gram Panchayat: UPPER BAGDOGRA, Mouza: Uttar Bagdogra, JI No: 93, Pin Code : 734014

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-874 (RS :-)	LR-4093	Bastu	Bastu	20 Dec	58,00,000/-	1,75,50,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, Last Reference Deed No :0403-I -06807-2021
Grand Total :					20Dec	58,00,000 /-	175,50,000 /-	

Land Lord Details :



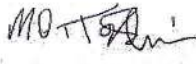


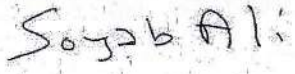


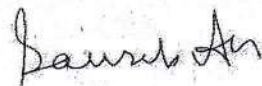
Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Ujjal Roy (Presentant) Son of Shri Santosh Roy Executed by: Self, Date of Execution: 08/12/2021 , Admitted by: Self, Date of Admission: 08/12/2021 ,Place : Office	 08/12/2021	 LTI 08/12/2021	 08/12/2021

Pradhan Nagar, Dakshin Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx8G, Aadhaar No: 52xxxxxxx1973, Status :Individual, Executed by: Self, Date of Execution: 08/12/2021
 , Admitted by: Self, Date of Admission: 08/12/2021 ,Place : Office



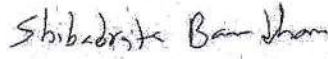
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DISHA CONSTRUCTIONS Sukanta Nagar, Upper Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014 , PAN No.:: AAxxxxx9B,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
	Md Taslim Son of Late Abdul Masjid Date of Execution - 08/12/2021, , Admitted by: Self, Date of Admission: 08/12/2021, Place of Admission of Execution: Office	 <small>Dec 8 2021 11:45AM</small>	 <small>LTI 08/12/2021</small>	 <small>08/12/2021</small>
26 Tapsia Road, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxx7C, Aadhaar No: 38xxxxxxx7647 Status : Representative, Representative of : DISHA CONSTRUCTIONS (as partner)				
2	Name	Photo	Finger Print	Signature
	Mr Soyab Ali Son of Late Mohammad Ali Date of Execution - 08/12/2021, , Admitted by: Self, Date of Admission: 08/12/2021, Place of Admission of Execution: Office	 <small>Dec 8 2021 11:45AM</small>	 <small>LTI 08/12/2021</small>	 <small>08/12/2021</small>
Main Road, Upper Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxx1J, Aadhaar No: 46xxxxxxx0775 Status : Representative, Representative of : DISHA CONSTRUCTIONS (as partner)				
3	Name	Photo	Finger Print	Signature
	Md Saurab Ali Son of Late Mohammad Ali Date of Execution - 08/12/2021, , Admitted by: Self, Date of Admission: 08/12/2021, Place of Admission of Execution: Office	 <small>Dec 8 2021 11:45AM</small>	 <small>LTI 08/12/2021</small>	 <small>08/12/2021</small>

Main Road, Upper Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BXxxxxxx2Q, Aadhaar No: 73xxxxxxxx6005 Status : Representative, Representative of : DISHA CONSTRUCTIONS (as partner)

4	Name	Photo	Finger Print	Signature
	Mr Shibabrata Bardhan Son of Mr Sushil Chandra Bardhan Date of Execution - 08/12/2021, , Admitted by: Self, Date of Admission: 08/12/2021, Place of Admission of Execution: Office	 Dec 8 2021 11:46AM	 LTI 08/12/2021	 08/12/2021
Vivekananda Pally, Upper Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx2F, Aadhaar No: 88xxxxxxxx8732 Status : Representative, Representative of : DISHA CONSTRUCTIONS (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Andreas Kerketta Son of Shri Camil Kerketta Sannayasi Than, Singhia Jhora, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014			
Identifier Of Shri Ujjal Roy, Md Taslim , Mr Soyab Ali, Md Saurab Ali, Mr Shibabrata Bardhan			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Ujjal Roy	DISHA CONSTRUCTIONS-20 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Bagdogra, Gram Panchayat: UPPER BAGDOGRA, Mouza: Uttar Bagdogra, JI No: 93, Pin Code : 734014

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 874, LR Khatian No:- 4093	Owner: উজ্জল রায়, Gurdian: সন্তোষ , Address: নিজ , Classification: বাস্তু, Area: 0.20000000 Acre,	Shri Ujjal Roy

Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 40,000/- and Stamp Duty paid by Stamp Rs 5,000/-
by online = Rs 35,000/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 12, Amount: Rs.5,000/-, Date of Purchase: 02/11/2021, Vendor name: J Banik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/12/2021 10:22PM with Govt. Ref. No: 192021220130336051 on 07-12-2021, Amount Rs: 35,000/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0BKJVWY8 on 07-12-2021, 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 0403-2021, Page from 243479 to 243512
being No 040309465 for the year 2021.



Digitally signed by YOGEN TSHERING
BHUTIA
Date: 2021.12.21 16:59:44 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2021/12/21 04:59:44 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.