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I-5455/2019



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 041574

F 041574

For MAA POORNAGIRI ESTATES

K.K.

Partner(s) / Authorised Signatory

For MAA POORNAGIRI ESTATES

Mastacal Moodhigya

Partner(s) / Authorised Signatory

*Savitri
Savitri Kumar
Jyashree Das*

*K.K.
Bant Kow Palai
Mastacal Moodhigya
Ram Kabi Roy
Sanyogati Saikia*

N B DEVELOPERS

PARTNER

: 1 :

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 9th DAY OF SEPTEMBER 2019.

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 BETWEEN

[Signature]
Adm. District Sub-Registrar,
Siliguri-II at Bardonia
08 SEP 2019

0/1157846

NON JUDICIAL STAMP

No. 2467 28.8.19

Sold N B Developers

of Siliguri

Value Rs. surf



S.S.R.
(Sudhangshu Saran Roy)
Govt. Stamp Vendor
L. No. 173/R M.
Siliguri Court



S.S.R.
Siliguri Court

08 SEP-2019

For MAA POORNAGIRI ESTATES

Kinti

Partner(s) / Authorised Signatory

For MAA POORNAGIRI ESTATES

Mada Lal Mandhyani

Partner(s) / Authorised Signatory

Geneti

*Sunil Kumar
Jayashree Das*

Kinti

Basant Kumar Patni

Mada Lal Mandhyani

Ram Babu Ray

Sanjyoti Saha

N B DEVELOPERS

Handwritten signature

PARTNER

Page 2

1. MAA POORNAGIRI ESTATES" a Partnership Firm having its Registered Office at Netaji Pally, P.O. Kadamtala, P.S. Matigara, Dist- Darjeeling, Represented by two of its partners (1) SHRI ASHOK KUMAR KIMTANI alias ASHOK KIMTANI, son of Late Kishan Das, Hindu by Faith, Indian by Nationality, Business by Occupation, Resident of House No. 17, Ward No. 5, Green Park Colony, Maligaon, P.O. Guwahati - 11, (Assam), (2) SHRI MADANLAL MANDHYANI, son of Late Teomal Mandhyani, Hindu by Faith, Indian by Nationality, Business by Occupation, Resident of 3, Kanakdhara Apartment, Opposite A.N. College, Boring Road, Patna 800013 --- hereinafter called the "LAND OWNER NO.1/FIRST PARTY" (which expression shall unless excluded by or repugnant to the context be deemed to include their partners, executors, successors, representatives, administrators and assigns) of the "FIRST PART", (PAN-AAWFM4307L)

AND

2. (1) SRI SAGAR DHAMEJA, son of Sri Suresh Kumar Dhameja, (PAN : ACXPD4473H), Hindu by Faith, Indian by Nationality, Business by Occupation, Resident of 57 Ashok Colony, Pilibhit, P.O & P.S Pilibhit, District Pilibhit, Uttar Pradesh, (2) SRI SUNIL KUMAR DHAMEJA, son of Sri Satish Dhameja, (Pan: ADZPD7997B), Hindu by Faith, Indian by Nationality, Business by Occupation, Resident of 57 Ashok Colony, Pilibhit, P.O & P.S Pilibhit, District Pilibhit, Uttar Pradesh, (3) SMT JAYASHREE DAS, wife of Sri Gautam Das, (FAN: ACKPD6725F) Hindu by Faith, Indian by Nationality, Business by Occupation, Resident of Near Masjid, West Maligaon, P.O Maligaon, P.S Jhalukbari, Guwahati-II, District Kamrup Metro Assam, (4) SHRI ASHOK KUMAR KIMTANI alias ASHOK KIMTANI, son of Late Kishan Das, (PAN: AEDPK7396A), Hindu by Faith, Indian by Nationality, Business by Occupation, Resident of House No. 17, Ward No. 5, Green Park Colony, Maligaon, P.O. Guwahati - 11, (Assam), (5) SRI BASANT KUMAR PATNI, son of Late Phool

For MAA POORNAGIRI ESTATES

Kanti

Partner(s) / Authorised Signatory

For MAA POORNAGIRI ESTATES

Mastakal Mandhyani

Partner(s) / Authorised Signatory

Sanjay

*Sunil Kumar
Tajendra Das*

Kanti

Brant Kumar Bhow

Mastakal Mandhyani

Ram Babu Ray

Sanjyoti Saha

N B DEVELOPERS

Sanjay

PARTNER

Page 3

Chand Jain, (PAN: AIFPP4572K) Hindu by Faith, Indian by Nationality, Business by Occupation, Resident of Puja Apartment, S.C Goswami Road, Panbazar, District Kamrup Metro, Assam, (6) **SHRI MADANLAL MANDHYANI**, son of Late Teomal Mandhyani, (PAN: ADIPM6497N), Hindu by Faith, Indian by Nationality, Business by Occupation, Resident of 3, Kanakdhara Apartment, Opposite A.N. College, Boring Road, Patna 800013 (7) **SRI RAMBABU RAY**, son of Sri Dasharath Ray, (PAN: AETPR3920D), Hindu by Faith, Indian by Nationality, Business by Occupation, Resident of Zeromile, Gulabghat, P.O & P.S Sadar, District Purnea, Bihar (8) **SRI PARAN JYOTI SAIKIA** alias **PARAN SAIKIA**, son of Sri Dharma Saikia, (PAN: ANCP57944J) Hindu by Faith, Indian by Nationality, Business by Occupation, Resident of 07 Lutuma, Binovanagar, P.O Binovanagar, P.S Fatasil Ambari Guwahati-18, District Kamrup Metro Assam --- Hereinafter called the "**LAND OWNERS NO.2/SECOND PARTY**" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assigns) of the "**SECOND PART**".

AND

"**N B DEVELOPERS**", a Partnership Firm, having its office Sevoke Road, P.O. and P.S.-Siliguri, in the District - Darjeeling, in the State of West Bengal, represented by one of its Partners (1) **SRI AMAN AGARWAL**, son of Sri Harish Kumar Agarwal, Hindu by Faith, Indian by Nationality, Business by Occupation, Residents at Narayani Bhawan, 27, Sevoke Road, P.O. & P.S. Siliguri, District Darjeeling - hereinafter called the "**DEVELOPER/THIRD PARTY**" (Which name and expression shall, unless otherwise expressed or is excluded by or repugnant to the subject or context, be deemed to mean and include its partners, office-bearers, successors-in-office, representatives and assigns) of the "**THIRD PART**". (PAN-AAOFN6179P).

For MAA POORNAGIRI ESTATES

K. K. K.

Partner(s) / Authorised Signatory

For MAA POORNAGIRI ESTATES

Madhukul Majumdar

Partner(s) / Authorised Signatory

S. K. S.
Sunit Kumar
Sachin Das

K. K. K.

B. K. K.

Madhukul Majumdar

P. K. K.

S. K. K.

N B DEVELOPERS

S. K. K.

PARTNER

Page 4

WHEREAS the abovenamed First Party/Landowner No.1 "MAA POORNAGIRI ESTATES" had purchased land measuring 184 Decimals from Sri Anil Chettri and Others, by virtue of ten separate registered Deeds of Sale, vide documents Nos. (i) I- 1843, (ii) I- 1904, (iii) I- 1905, (iv) I-1906 all dated 19.02.2013, (v) I- 3409, (vi) I-3410 both dated 11.04.2013, (vii) I- 7044, (viii) I- 7045, (ix) I- 7046 and (x) I-7047 all dated 16.07.2013, all for the year of 2013 and all were registered in the Office of the Additional District Sub Registrar Siliguri-II at Bagdogra, in the District of Darjeeling and the said land is fully described in Schedule-A below.

WHEREAS the abovenamed Second Party/Landowner No.2 **SRI SAGAR DHAMEJA & OTHERS** had purchased land measuring 33 Decimals from Sri Sadhan Bhowmick & another, by virtue of a registered Deed of Sale, dated 25.06.2014 being document No. I-9051, for the year of 2014 and the same was registered in the Office of the Additional District Sub Registrar Siliguri-II at Bagdogra, in the District of Darjeeling and the said land is fully described in Schedule-B below

AND WHEREAS the First Party and Second Party are interested in constructing **RESIDENTIAL CUM COMMERCIAL multi-storied** buildings on the land fully described in Schedule-A & B below and have approached the Third Party who has got adequate experience to construct a **RESIDENTIAL CUM COMMERCIAL** multistoried buildings on the said land and the Third Party has agreed to the offer of the First Party and Second Party to construct a multi-storied buildings on the said land of the First Party and Second Party on the following terms and conditions:

For MAA POORNAGIRI ESTATES

Shikhi

Partner(s) / Authorised Signatory

For MAA POORNAGIRI ESTATES

Madhulal Meadhyani

Partner(s) / Authorised Signatory

Seemai
Shrii Kumar
Jayashree Das

Shikhi

Basant Kumar

Madhulal Meadhyani

Ram Babu Ray

Sanjay Singh Suler

N B DEVELOPERS

Shikhi

PARTNER

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NOW THIS DEVELOPEMNT AGREEMENT WITNESSES AS FOLLOWS:-

1. THAT the Third Party will construct RESIDENTIAL CUM COMMERCIAL multistoried buildings, the plan prepared for which will be approved by the appropriate authority at their own cost.
2. THAT any modification in the plans, elevations, designs, drawings and specifications approved from the appropriate authority will be at the cost of the Third Party.
3. THAT the First Party and Second Party undertakes to signify their consent to the plans, elevations, designs, drawings, specifications etc, as proposed by the Third Party and to sign it and all other incidental and necessary papers for approval of the building plan.
4. THAT the Land Owners shall be entitled to 40% of the total sale proceeds for residential area sold and 50% of the total sale proceeds for commercial area sold AND THE Developer shall be entitled to 60% of the total sale proceeds for residential area sold and 50% of the total sale proceeds for commercial area sold. That an "ESCROW" Account shall be opened in a bank and the respective share of the sale Proceeds shall be credited to the Bank Account of the Land Owners and the Developer. That two separate "ESCROW" Accounts may be opened for transfer of sale proceeds separately for Residential and Commercial units sold.
5. THAT a sum of Rs 21,00,000 (Rupees Twenty One Lacs Only) has been paid by the developer /Third Party to the First Party and Second Party on THE DAY OF AGREEMENT and the same shall be adjusted from the first and second party's share at last on final settlement. The Third Party shall pay a further sum of Rs 20,00,00=00 (Rupees Twenty Lacs Only) after passing of plan from the concerned authority which will be non-refundable and non-adjustable.

For MAA POORNAGIRI ESTATES

K. S. S.

Partner(s) / Authorised Signatory

For MAA POORNAGIRI ESTATES

M. S. S.

Partner(s) / Authorised Signatory

S. S.

*S. S. Kumar
Jayashree Das*

K. S. S.

B. S. S.

M. S. S.

R. S. S.

S. S. S.

N B DEVELOPERS

S. S. S.
PARTNER

Page 6

6. THAT the Third Party shall submit the L.U.C.C. of the proposed building to the appropriate authority for obtaining sanctioned building plan and shall complete construction within 3 years from passing of plan and if for unforeseen circumstances the work is delayed both parties shall mutually decide on it.
7. THAT the Third Party shall be entitled to realize and receive any advances, sale consideration, baina or in other form from any party against sale in respect to the "Total Constructed Area".
8. THAT the first and second parties shall execute all necessary papers and documents from time to time as may be required by the third party for construction of the said complex. That the land owners shall at the request of the Developer, at any material time, execute the Deed (s) of conveyance in favour of the prospective buyer/s together with proportionate share and rights in land, common space, passage and staircase, roof etc as and when asked by the developer to do so with respect to Sales.
9. THAT the First Party and Second Party shall handover the possession of the said property to the Third Party for the purpose of construction of the said complex and the Third Party shall use the said property for the purpose of construction. The Third Party may store the building materials as per requirement, keep the guard/chowkidar or any other staff or may take other security measures.
10. THAT if at any time it is found that the said land described in the schedule is encumbered the first party and second party will be liable to make it unencumbered at their own cost.

For MAA POORNAGIRI ESTATES

Kishor

Partner(s) / Authorised Signatory

For MAA POORNAGIRI ESTATES

Madhulal Maadhya

Partner(s) / Authorised Signatory

Sumit

*Sunil Kumar
Jayashree Das*

Kishor

Basant Kumar

Madhulal Maadhya

Ram Prasad Ray

Sanjay Ti Sankar

N B DEVELOPERS

Arundh

PARTNER

Page 7

11. THAT all taxes and dues payable by the first party and second party relating to the period prior to the execution of these presents/ commencement of the construction of the building shall be payable by the first party and second party.
12. THAT the taxes and other dues payable during the construction period shall be paid by the Third Party.
13. THAT all the parties shall bear their respective proportionate statutory impositions and/or tax liabilities.
14. The Developer shall at its own costs, construct, erect etc. and complete the said multi-storied residential and commercial blocks at the said premises in accordance with the sanctioned building plan with good and standard material as may be specified by the architects and as set- out in the specification schedule. The new buildings shall be of commercial cum residential blocks and having elevations and features permissible under the rules and regulations applicable to the said premises as may be approved by the appropriate authority.

All cost, charges and expenses including architect fees during the construction of the buildings at the said premises shall be borne by the developer and the owners shall bear no responsibility in this context.

For MAA POORNAGIRI ESTATES

K. S. S. S.

Partner(s) / Authorised Signatory

For MAA POORNAGIRI ESTATES

M. S. S. S.

Partner(s) / Authorised Signatory

S. S. S. S.

S. S. S. S.
Jayashree Das

K. S. S. S.

B. S. S. S.

M. S. S. S.

P. S. S. S.

S. S. S. S.

N B DEVELOPERS

S. S. S. S.

PARTNER

15. THAT in case of any changes in Govt. rules, laws policies affecting the construction work, the effect shall be borne by the Third Party.
16. THAT on Completion of the Project Builder /Developer shall obtain occupancy certificate from the concerned Authority and provide copy of the same to the Land Owners.
17. THAT the Developer/Builder hereby agrees and confirms that it shall construct the aforesaid multi storied commercial cum residential buildings according to the sanctioned plan of the concerned authority and without violation of any of the provisions of the building byelaws and/or any other laws of the State, Government Bodies, Corporations, Institutions, Departments and Statutory Authorities as applicable or time being in force for constructions of the aforesaid multi storied building.
18. THAT the Developer/Builder hereby agrees and confirms that it shall comply with all the statutory compliances as prescribed under the building byelaws and/or any other laws of the State, Government, Bodies, Corporations, Institutions, Departments and Statutory Authorities as applicable or time being in force for constructions of the aforesaid multi storied building.
19. THAT if the Authority/Authorities at any stage of the construction finds out that the said building has not been made according to the approved/sanctioned plan, the Developer/Builder shall be solely responsible and/or liable for all such actions that may be initiated by the concerned Authority.

For MAA POORNAGIRI ESTATES

Partner(s) / Authorised Signatory

For MAA POORNAGIRI ESTATES

Partner(s) / Authorised Signatory

Srinivasa Murthy

Jayashree Das

Band-Kor-Plu

Rambabu Ray

N B DEVELOPERS

PARTNER

Page 9

20. THAT the buyers of the flats/commercial space who have booked by paying initial advance amount may mortgage their respective flats/commercial space along with the undivided proportionate share of land in favor of any financial institution/employer for grant of housing/commercial loans to enable them to purchase the flats/commercial space.
21. THAT it is specifically agreed that the BUILDER/Third Party shall not mortgage the schedule land or any portion thereof with any financial institution, private or public, for any purpose whatsoever. However, the prospective buyers of the flats may mortgage their flats along with the undivided proportionate share of land in favor of financial institution /employer for grant of housing loans to enable them to purchase the flats.
22. The developer hereby undertake to keep the owner indemnified against all THIRD PARTY claims and actions arising out of any sort of act or omission of the developer in or relation to or arising out of the construction of the said buildings at the said premises.
23. The Developer hereby undertake to keep the owner indemnified against all actions, suits, cost, proceeding and claims that may arise out of the developer actions with regard to the development of the said premises.
24. THAT the FIRST PARTY and SECOND PARTY shall execute a Registered Power of Attorney in favour of the Third Party for granting it the exclusive right of development and construction over the schedule land and for purpose of passing of building plan from any concerned authority.

For MAA POORNAGIRI ESTATES

Kirti

Partner(s) / Authorised Signatory

For MAA POORNAGIRI ESTATES

Madhusudhan Meadhyo

Partner(s) / Authorised Signatory

Genet

*Sunit Kumar
Tayachudras*

Kirti

Bent Nam flur

Madhusudhan Meadhyo

Ram Babu Ray

Sanjay Saini

N B DEVELOPERS

Sanjay
PARTNER

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25. THAT in case of delay for completion of the project within the stipulated time of 3 years from the date of sanction of plan the developer/builder is liable to compensate the first party and second party for the same.

26. That any change in the composition/partners of the First Party shall be done only after the written permission of the Third Party and any change in the composition/partners of the Third Party shall be done only after the written permission of the First Party .

27. That one office room shall be provided to the First party anywhere in the below Scheduled Land during the construction period and the same may be shifted as required but the same shall be finally dismantled after the construction is complete.

28. In case of any disputes, difference or questions arising between the parties hereto with regards to this agreement , the same shall be referred to arbitration under the provisions of the Arbitration and Conciliations Act , 1996 and/or other statutory modifications and/or enactment relating thereto.

For MAA POORNAGIRI ESTATES

Kinku

Partner(s) / Authorised Signatory

For MAA POORNAGIRI ESTATES

Mastakal Mookherjee

Partner(s) / Authorised Signatory

Geeta

Sunil Kumar

Jayashree Das

Kinku

Beant - near file

Mastakal Mookherjee

Bm Babu Ray

Sanjayti Seal

N B DEVELOPERS

Sanjayti
PARTNER

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SCHEDULE -A

All THAT piece or parcel of vacant homestead land measuring 184 Decimals situated in Mouza Baramohan Singh, appertaining to and forming part of R.S Plot Nos. 757, 904 and 758, corresponding to L.R Plot Nos. 1559, 1567, 1568, 1558, recorded in R.S Khatian Nos. 2/19, 2/15 and 2/16, corresponding to L.R Khatian No. 10028, J.L. No. 71, P.S Matigara, District Darjeeling

The said land is bounded and butted as follows:-

- North ... Land of LR Plot No. 1570 and others
South ... Land of LR Plot No. 1563 and others
East ... 50 feet wide Metal Road
West ... Land of Sagar Dhameja and others

SCHEDULE -B

All THAT piece or parcel of vacant homestead land measuring 33 Decimals situated in Mouza Baramohan Singh, appertaining to and forming part of R.S Plot Nos. 757, corresponding to L.R Plot No. 1559, recorded in R.S Khatian No. 35/3, corresponding to L.R Khatian No. 10970, 10972, 10973, 10974, 10976, 10977, 10978 and 11002, J.L. No. 71, P.S Matigara, District Darjeeling

The said land is bounded and butted as follows:-

- North ... Land of Maa Poornagiri Estates
South ... Land of Habul Ghosh
East ... Land of Maa Poornagiri Estates
West ... Land of Sonali Singha & others

IN WITNESSES WHEREOF both the parties have put their signatures on these presents on the day month and year first above written.

WITNESSES:

1.

Kailash Hirwani
KAILASH HIRWANI
s/o. Late Chandan Bhab
Hirwani
Rahut Residency
Flat No-16,
P.O. Kadambra
P.S. Mahisara
Dist. Darjeeling

2. *Shankar Kumar Milled*
Sh. Sri Chaiti Shankar Milled

MAA POORNAGIRI ESTATES

K. S. S.

Partner(s) / Authorised Signatory

For MAA POORNAGIRI ESTATES

Mukul Madhyo

Partner(s) / Authorised Signatory

LAND OWNERS/ FIRST PARTY

Ganesh

Sri K. Kumar
Jayashree Das

K. S. S.

Basant K. Pal

Mukul Madhyo

Ram Babu Ray

Pragati Saha

LAND OWNERS/ SECOND PARTY

N B DEVELOPERS

Ananta

PARTNER

THIRD PARTY/DEVELOPER

Drafted by me and printed

in my office

Manoj Agrawal

Advocate, Siliguri

Enrl. No. F-505/434/1997



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ZRS2025344



নির্বাচকের নাম : কৈলাশ হিরবানী

Elector's Name : Kailash Hirwani

পিতার নাম : চন্দ্র বান হিরবানী

Father's Name : Chandra Bhan Hirwani

লিঙ্গ/Sex : পুং/ M

জন্ম তারিখ
Date of Birth : 25/06/1960

Hirwani



ভারত সরকার
Government of India



অমন আগরওয়াল
Aman Agarwal
জন্মতারিখ/DOB: 11/03/1992
পুং/ MALE



4261 3788 9160

VID: 9163 2388 2022 4727

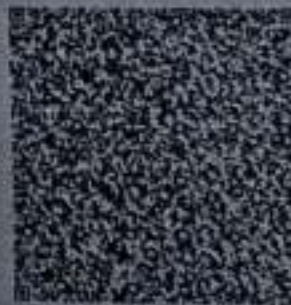
আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
Unique Identification Authority of India

ঠিকানা
নারায়ণী ভবনের, সেবক রোড মাহানন্দা পাড়া, পিলিগুড়ি,
ওয়ার্ড নং 10, পিলিগুড়ি (শেয়ারসভা), দার্জিলিং,
পশ্চিম বঙ্গ - 734001

Address:
NARAYANI BHAWAN, SEVOKE ROAD
MAHANANDA PARA, SILIGURI, WARD NO
10, Siliguri (M. Corp), Darjeeling,
West Bengal - 734001



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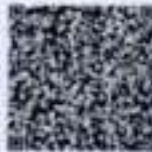
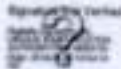
भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrolment No.: XXXX/XXXXX/XXXXX

To
 Paranjoti Sikia
 S/O: Dharma Sikia
 HOUSE NO-7
 LUTUMA, GUWAHATI
 Bnovanagar
 Bnovanagar
 Kamrup Assam-781018

Download Date: 24/06/2018

Generation Date: 08/01/2018



आपका आधार क्रमांक / Your Aadhaar No. :

4216 0355 3909

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Paranjoti Sikia
 Date of Birth/DOB: 14/04/1967
 Male/ MALE

4216 0355 3909



मेरा आधार, मेरी पहचान

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
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- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

Address:

S/O: Dharma Sikia, HOUSE NO-7,
 LUTUMA, GUWAHATI, Bnovanagar,
 Kamrup,
 Assam, 781018

4216 0355 3909





भारत सरकार
Government of India



राम बाबु राय
Ram Babu Ray
जन्म तिथि / DOB : 25/05/1968
पुरुष / Male

4329 2216 2522



आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No 1046/30093/01472

To:

सदान्वय मंड्यानी

Madanlal Mandhyani

3, Karakthara Apartment

Opposite A.N. College Boring Road

Patna

Patliputra Patna

Bihar 800013

9431022876

Ref: 589 / 290 / 527012 / 527103 / P



UE253416620IN



आपका आधार क्रमांक / Your Aadhaar No. :

6748 1480 8769

आधार — आम आदमी का अधिकार



भारत सरकार

GOVERNMENT OF INDIA



सदान्वय मंड्यानी

Madanlal Mandhyani

जन्म वर्ष / Year of Birth: 1960

पुरुष / Male



6748 1480 8769

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
Government of India

Enrollment No. : 1358/99108/00007

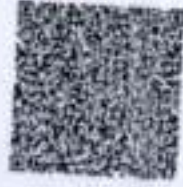
To
Basant Kumar Patni
 S/O: Late Phool Chand Patni
 1st floor Pooja Apartment
 S C Goswami Road
 Near New Book Stall
 Pan Bazar Guwahati
 Guwahati
 Guwahati G.p. Guwahati, Kamrup Metro,
 Assam - 781001

19/11/2017



KA408330777FH

40833077



आपका आधार क्रमांक / Your Aadhaar No. :

6597 4296 4820

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Basant Kumar Patni

DOB: 29/10/1954

Male

6597 4296 4820



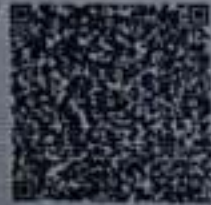
मेरा आधार, मेरी पहचान



भारत सरकार
GOVERNMENT OF INDIA



अशोक कुमार कीमतानी
Ashok Kumar Kimtani
जन्म तिथि/DOB: 24/04/1959
पुरुष/ MALE



6304 1024 2470

मेरा आधार . मेरी पहचान

A.K.



भारत सरकार
GOVERNMENT OF INDIA

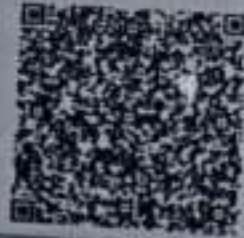


জয়াশ্রী দাস

JAYASHREE DAS

জন্মতারিখ/ DOB: 25/10/1963

মহিলা / FEMALE



4662 1542 7886

আমার আধার, আমার পরিচয়



भारत सरकार
GOVERNMENT OF INDIA



सुनील कुमार धमेजा

Sunil Kumar Dhameja

जन्म तिथि/DOB: 22/03/1982

पुरुष / MALE

4276 5351 0347



आधार - आत्म आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

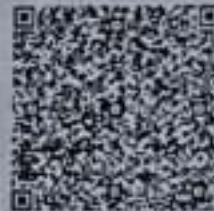
नामांकन क्रम / Enrollment No. : 1008/37137/18440

To
सागर धमेजा
Sagar Dhameja
S/O. Suresh Kumar Dhameja
38 ASHOK COLONY
VISHNU VILLA
Pilibhit
Pilibhit
Pilibhit Pilibhit
Uttar Pradesh 262001
9219500100

29/09/2014
176167310



ML761673101FT



Sagar

आपका आधार क्रमांक / Your Aadhaar No. :

4533 3463 8236

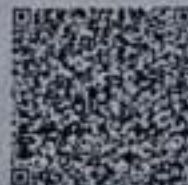
आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



सागर धमेजा
Sagar Dhameja
जन्म तिथि / DOB : 24/12/1979
पुरुष / Male



4533 3463 8236

आधार - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAA POORNAGIRI ESTATES

05/12/2012

Permanent Account Number

AAWFM4307L

15032013











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	ND					
	RHT					

Handwritten signature in blue ink

Handwritten signature in blue ink
 Signature

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

 Signature

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












Handwritten signature in blue ink

N B DEVELOPERS
Handwritten signature in blue ink
 Signature

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

Bant Kar Pdu

Signature

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	D					
						

Mastakal Mastakal

Signature



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

Ram Bala Ray

Signature

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

Sanil Kumar
Signature

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

Jayashree Das
Signature




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

Kinti
Signature

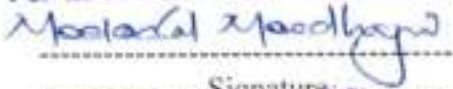
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

For MAA POORNAGIRI ESTATES


 Partner(s) / Authorized Signatory

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

For MAA POORNAGIRI ESTATES


 Partner(s) / Authorized Signatory

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



Signature

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2019, Page from 123302 to 123341
being No 040305455 for the year 2019.



Digitally signed by SURAJ LEPCHA
Date: 2019.09.09 14:55:30 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 09/09/2019 14:55:05
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)

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 09/09/2019 10:20AM with Govt. Ref. No: 192019200070809661 on 09-09-2019, Amount Rs: 21/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 61194968 on 09-09-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 70,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 2467, Amount: Rs.5,000/-, Date of Purchase: 28/08/2019, Vendor name: S S Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/09/2019 10:20AM with Govt. Ref. No: 192019200070809661 on 09-09-2019, Amount Rs: 70,020/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 61194968 on 09-09-2019, Head of Account 0030-02-103-003-02



Suraj Lepcha

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA**

Darjeeling, West Bengal

On 09-09-2019

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

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

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

Presented for registration at 13:04 hrs on 09-09-2019, at the Office of the A.D.S.R. BAGDOGRA by Mr ASHOK KUMAR KIMTANI Alias Mr ASHOK KIMTANI, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 7,81,20,000/-

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

Execution is admitted on 09/09/2019 by 1. Mr SAGAR DHAMEJA, Son of Mr SURESH KUMAR DHAMEJA, 57 ASHOK COLONY,PILIBHIT, P.O: PILIBHIT, Thana: KOTWALI, , Pilibhit, UTTAR PRADESH, India, PIN - 262001, by caste Hindu, by Profession Business, 2. Mr SUNIL KUMAR DHAMEJA, Son of Mr SATISH DHAMEJA, 57 ASHOK COLONY,PILIBHIT, P.O: PILIBHIT, Thana: KOTWALI, , Pilibhit, UTTAR PRADESH, India, PIN - 262001, by caste Hindu, by Profession Business, 3. Mrs JAYASHREE DAS, Wife of Mr GAUTAM DAS, NEAR MASJID, WEST MALIGAON, P.O: MALIGAON, Thana: JALUKBARI, , Kamrup, ASSAM, India, PIN - 781011, by caste Hindu, by Profession Business, 4. Mr ASHOK KUMAR KIMTANI, Alias Mr ASHOK KIMTANI, Son of Late KISHAN DAS, HOUSE NO-17, WARD NO-5, GREEN PARK COLONY, P.O: MALIGAON, Thana: JALUKBARI, , Kamrup, ASSAM, India, PIN - 781011, by caste Hindu, by Profession Business, 5. Mr BASANT KUMAR PATNI, Son of Late PHOOL CHAND JAIN, PUJA APARTMENT,S.C GOSWAMI ROAD,PANBAZAR, P.O: PAN BAZAR, Thana: PANBAZAR, , Kamrup, ASSAM, India, PIN - 781011, by caste Hindu, by Profession Business, 6. Mr MADANLAL MANDHYANI, Son of Late TEOMAL MANDHYANI, KANAKDHARA APARTMENT,OPPOSITE A.N. COLLEGE, P.O: PATLIPUTRA, Thana: PATLIPUTRA, , Patna, BIHAR, India, PIN - 781011, by caste Hindu, by Profession Business, 7. Mr RAMBABU RAY, Son of Mr DASHARATH RAY, ZEROMILE, GULABBAGH, P.O: PURNEA SADAR, Thana: PURNEA SADAR, , Purnia, BIHAR, India, PIN - 781011, by caste Hindu, by Profession Business, 8. Mrs PARAN JYOTI SAIKIA, Alias Mrs PARAN SAIKIA, Wife of Mr DHARMA SAIKIA, 07 LUTUMA, BINOVANAGAR, P.O: BINOVANAGAR, Thana: FATASIL AMBARI, , Kamrup, ASSAM, India, PIN - 781011, by caste Hindu, by Profession Business

Identified by Mr KAILASH HIRWANI, , Son of Mr CHANDRA BHAN HIRWANI, NETAJI PALLY,JITU, P.O: KADAMTALA, Thana: Matigara, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734011, by caste Hindu, by profession Business

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

Execution is admitted on 09-09-2019 by Mr ASHOK KUMAR KIMTANI, , Mr ASHOK KIMTANI PARTNER, MAA POORNAGIRI ESTATES (Partnership Firm), NETAJI PALLY, P.O:- KADAMTALA, P.S:- Matigara, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734011

Identified by Mr KAILASH HIRWANI, , Son of Mr CHANDRA BHAN HIRWANI, NETAJI PALLY,JITU, P.O: KADAMTALA, Thana: Matigara, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734011, by caste Hindu, by profession Business

Execution is admitted on 09-09-2019 by Mr MADANLAL MANDHYANI, PARTNER, MAA POORNAGIRI ESTATES (Partnership Firm), NETAJI PALLY, P.O:- KADAMTALA, P.S:- Matigara, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734011

Identified by Mr KAILASH HIRWANI, , Son of Mr CHANDRA BHAN HIRWANI, NETAJI PALLY,JITU, P.O: KADAMTALA, Thana: Matigara, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734011, by caste Hindu, by profession Business

Execution is admitted on 09-09-2019 by Mr AMAN AGARWAL, PARTNER, N B DEVELOPERS (Partnership Firm), SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Mr KAILASH HIRWANI, , Son of Mr CHANDRA BHAN HIRWANI, NETAJI PALLY,JITU, P.O: KADAMTALA, Thana: Matigara, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734011, by caste Hindu, by profession Business

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Baramohan Singh, JI No: 71, Pin Code : 734010




Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1558, LR Khatian No:- 10028	Owner:মা পূর্ণিগি এঘটেট, Address:বিজ , Classification:রপনী, Area:0.53000000 Acre,	MAA POORNAGIRI ESTATES
L2	LR Plot No:- 1559, LR Khatian No:- 10028	Owner:মা পূর্ণিগি এঘটেট, Address:বিজ , Classification:রপনী, Area:0.75000000 Acre,	MAA POORNAGIRI ESTATES
L3	LR Plot No:- 1567, LR Khatian No:- 10028	Owner:মা পূর্ণিগি এঘটেট, Address:বিজ , Classification:রপনী, Area:0.53000000 Acre,	MAA POORNAGIRI ESTATES
L4	LR Plot No:- 1568, LR Khatian No:- 10028	Owner:মা পূর্ণিগি এঘটেট, Address:বিজ , Classification:রপনী, Area:0.03000000 Acre,	MAA POORNAGIRI ESTATES
L5	LR Plot No:- 1559, LR Khatian No:- 10970	Owner:সুনীল কুমার ধামেজা, Gurdian:সতীশ , Address:অশোক কলোনি পিপিডিট উত্তর প্রদেশ, Classification:রপনী, Area:0.04000000 Acre,	Mr SUNIL KUMAR DHAMEJA
L6	LR Plot No:- 1559, LR Khatian No:- 10972	Owner:সাগর ধামেজা, Gurdian:সুরে কুমা, Address:অশোক কলোনি পিপিডিট উত্তর প্রদেশ, Classification:রপনী, Area:0.04000000 Acre,	Mr SAGAR DHAMEJA
L7	LR Plot No:- 1559, LR Khatian No:- 10973	Owner:পরান জ্যোতী সইকিয়া, Gurdian:খর্না , Address:বুটমা ভানুবা নগর দ্বাতদি আমবাড়ী আসাম, Classification:রপনী, Area:0.05000000 Acre,	Mrs PARAN JYOTI SAIKIA
L8	LR Plot No:- 1559, LR Khatian No:- 10974	Owner:জয়শ্রী দাস, Gurdian:গৌতম , Address:মদজিদের নিকটে পশ্চিম মালিগাঁও আসাম, Classification:রপনী, Area:0.04000000 Acre,	Mrs JAYASHREE DAS
L9	LR Plot No:- 1559, LR Khatian No:- 10976	Owner:RAM BABU RAI, Gurdian:DASHRATH , Address:ZEROMILE GULABBAGH PURNEA, Classification:রপনী, Area:0.04000000 Acre,	Mr RAMBABU RAY
L10	LR Plot No:- 1559, LR Khatian No:- 10977	Owner:BASANT KUMAR PATNI, Gurdian:LAT FULCHAN, Address:S. C. GOSWAMI ROAD KAMRUP ASSAM, Classification:রপনী, Area:0.04000000 Acre,	Mr BASANT KUMAR PATNI
L11	LR Plot No:- 1559, LR Khatian No:- 10978	Owner:ASHOK KIMTIANI, Gurdian:LAT KISHANDA, Address:GREEN PARK COLONY MALIGAON , Classification:রপনী, Area:0.04000000 Acre,	Mr ASHOK KUMAR KIMTANI
L12	LR Plot No:- 1559, LR Khatian No:- 11002	Owner:মদনলাল মন্ডথ্যানি, Gurdian:ভেওমল , Address:বোরিং রোড গটনা , Classification:রপনী, Area:0.04000000 Acre,	Mr MADANLAL MANDHYANI

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MAA POORNAGIRI ESTATES	N B DEVELOPERS-53 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mr BASANT KUMAR PATNI	N B DEVELOPERS-4 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR KIMTANI	N B DEVELOPERS-4 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Mr MADANLAL MANDHYANI	N B DEVELOPERS-4 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	MAA POORNAGIRI ESTATES	N B DEVELOPERS-75 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	MAA POORNAGIRI ESTATES	N B DEVELOPERS-53 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	MAA POORNAGIRI ESTATES	N B DEVELOPERS-3 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr SUNIL KUMAR DHAMEJA	N B DEVELOPERS-4 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr SAGAR DHAMEJA	N B DEVELOPERS-4 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mrs PARAN JYOTI SAIKIA	N B DEVELOPERS-5 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mrs JAYASHREE DAS	N B DEVELOPERS-4 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr RAMBABU RAY	N B DEVELOPERS-4 Dec

2	Name	Photo	Finger Print	Signature
	Mr MADANLAL MANDHYANI Son of Late TEOMAL MANDHYANI Date of Execution - 09/09/2019, , Admitted by: Self, Date of Admission: 09/09/2019, Place of Admission of Execution: Office			
		Sep 9 2019 1:51PM	LTI 09/09/2019	09/09/2019
KANAKDHARA APARTMENT, OPPOSITE AN COLLEGE BORING ROAD, P.O:- PATLIPUTRA, P.S:- PATLIPUTRA, District:-Patna, Bihar, India, PIN - 800013, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 67xxxxxxxx8769 Status : Representative, Representative of : MAA POORNAGIRI ESTATES (as PARTNER)				
3	Name	Photo	Finger Print	Signature
	Mr AMAN AGARWAL Son of Mr HARISH KUMAR AGARWAL Date of Execution - 09/09/2019, , Admitted by: Self, Date of Admission: 09/09/2019, Place of Admission of Execution: Office			
		Sep 9 2019 1:49PM	LTI 09/09/2019	09/09/2019
NARAYANI BHAWAN 27 SEVOKE ROAD, 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: 42xxxxxxxx9160 Status : Representative, Representative of : N B DEVELOPERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KAILASH HIRWANI Son of Mr CHANDRA BHAN HIRWANI NETAJI PALLY, JITU, P.O:- KADAMTALA, P.S:- Maligara, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734011			
	09/09/2019	09/09/2019	09/09/2019
Identifier Of Mr SAGAR DHAMEJA, Mr SUNIL KUMAR DHAMEJA, Mrs JAYASHREE DAS, Mr ASHOK KUMAR KIMTANI, Mr BASANT KUMAR PATNI, Mr MADANLAL MANDHYANI, Mr RAMBABU RAY, Mrs PARAN JYOTI SAIKIA, Mr ASHOK KUMAR KIMTANI, Mr MADANLAL MANDHYANI, Mr AMAN AGARWAL,			






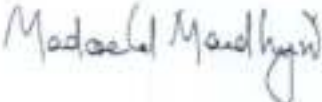


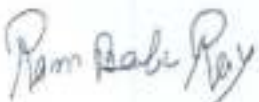
9	Name	Photo	Finger Print	Signature
	Mrs PARAN JYOTI SAIKIA, (Alias: Mrs PARAN SAIKIA) Wife of Mr DHARMA SAIKIA Executed by: Self, Date of Execution: 09/09/2019 , Admitted by: Self, Date of Admission: 09/09/2019 ,Place : Office	 <small>09/09/2019</small>	 <small>LTI 09/09/2019</small>	 <small>09/09/2019</small>
07 LUTUMA, BINOVANAGAR, P.O:- BINOVANAGAR, P.S:- FATASIL AMBARI, District:-Kamrup, Assam, India, PIN - 781011 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANCP57944J, Aadhaar No: 42xxxxxxxx3909, Status :Individual, Executed by: Self, Date of Execution: 09/09/2019 , Admitted by: Self, Date of Admission: 09/09/2019 ,Place : Office				










Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	N B DEVELOPERS SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAOFN6179P,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> Mr ASHOK KUMAR KIMTANI, (Alias Name: Mr ASHOK KIMTANI) Son of Late KISHAN DAS Date of Execution - 09/09/2019 , , Admitted by: Self, Date of Admission: 09/09/2019, Place of Admission of Execution: Office </td> <td>  <small>Sep 9 2019 1:49PM</small> </td> <td>  <small>LTI 09/09/2019</small> </td> <td>  <small>09/09/2019</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr ASHOK KUMAR KIMTANI, (Alias Name: Mr ASHOK KIMTANI) Son of Late KISHAN DAS Date of Execution - 09/09/2019 , , Admitted by: Self, Date of Admission: 09/09/2019, Place of Admission of Execution: Office	 <small>Sep 9 2019 1:49PM</small>	 <small>LTI 09/09/2019</small>	 <small>09/09/2019</small>
Name	Photo	Finger Print	Signature						
Mr ASHOK KUMAR KIMTANI, (Alias Name: Mr ASHOK KIMTANI) Son of Late KISHAN DAS Date of Execution - 09/09/2019 , , Admitted by: Self, Date of Admission: 09/09/2019, Place of Admission of Execution: Office	 <small>Sep 9 2019 1:49PM</small>	 <small>LTI 09/09/2019</small>	 <small>09/09/2019</small>						
HOUSE NO-17, WARD NO-5, GREEN PARK COLONY, P.O:- MALIGAON, P.S:- JALUKBARI, District:- Kamrup, Assam, India, PIN - 781011, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 63xxxxxxxx2470 Status : Representative, Representative of : MAA POORNAGIRI ESTATES (as PARTNER)									

6	Name	Photo	Finger Print	Signature
	Mr BASANT KUMAR PATNI Son of Late PHOOL CHAND JAIN Executed by: Self, Date of Execution: 09/09/2019 , Admitted by: Self, Date of Admission: 09/09/2019 ,Place : Office			
		09/09/2019	LTI 09/09/2019	09/09/2019
	PUJA APARTMENT,S.C GOSWAMI ROAD,PANBAZAR, P.O:- PAN BAZAR, P.S:- PANBAZAR, District:- Kamrup, Assam, India, PIN - 781011 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIFPP4572K, Aadhaar No: 65xxxxxxxx4820, Status :Individual, Executed by: Self, Date of Execution: 09/09/2019 , Admitted by: Self, Date of Admission: 09/09/2019 ,Place : Office			
7	Name	Photo	Finger Print	Signature
	Mr MADANLAL MANDHYANI Son of Late TEOMAL MANDHYANI Executed by: Self, Date of Execution: 09/09/2019 , Admitted by: Self, Date of Admission: 09/09/2019 ,Place : Office			
		09/09/2019	LTI 09/09/2019	09/09/2019
	KANAKDHARA APARTMENT,OPPOSITE A.N. COLLEGE, P.O:- PATLIPUTRA, P.S:- PATLIPUTRA, District:-Patna, Bihar, India, PIN - 781011 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADIPM6497N, Aadhaar No: 67xxxxxxxx8769, Status :Individual, Executed by: Self, Date of Execution: 09/09/2019 , Admitted by: Self, Date of Admission: 09/09/2019 ,Place : Office			
8	Name	Photo	Finger Print	Signature
	Mr RAMBABU RAY Son of Mr DASHARATH RAY Executed by: Self, Date of Execution: 09/09/2019 , Admitted by: Self, Date of Admission: 09/09/2019 ,Place : Office			
		09/09/2019	LTI 09/09/2019	09/09/2019
	ZEROMILE, GULABBAGH, P.O:- PURNEA SADAR, P.S:- PURNEA SADAR, District:-Purnia, Bihar, India, PIN - 781011 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AETPR3920D, Aadhaar No: 43xxxxxxxx2522, Status :Individual, Executed by: Self, Date of Execution: 09/09/2019 , Admitted by: Self, Date of Admission: 09/09/2019 ,Place : Office			

3	Name	Photo	Finger Print	Signature
	Mr SUNIL KUMAR DHAMEJA Son of Mr SATISH DHAMEJA Executed by: Self, Date of Execution: 09/09/2019 , Admitted by: Self, Date of Admission: 09/09/2019 ,Place : Office			
		09/09/2019	LTI 09/09/2019	09/09/2019
	57 ASHOK COLONY,PILIBHIT, P.O:- PILIBHIT, P.S:- KOTWALI, District:-Pilibhit, Uttar Pradesh, India, PIN - 262001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADZPD7997B, Aadhaar No: 42xxxxxxxx0347, Status :Individual, Executed by: Self, Date of Execution: 09/09/2019 , Admitted by: Self, Date of Admission: 09/09/2019 ,Place : Office			
4	Name	Photo	Finger Print	Signature
	Mrs JAYASHREE DAS Wife of Mr GAUTAM DAS Executed by: Self, Date of Execution: 09/09/2019 , Admitted by: Self, Date of Admission: 09/09/2019 ,Place : Office			
		09/09/2019	LTI 09/09/2019	09/09/2019
	NEAR MASJID, WEST MALIGAON, P.O:- MALIGAON, P.S:- JALUKBARI, District:-Kamrup, Assam, India, PIN - 781011 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACKPD6725F, Aadhaar No: 46xxxxxxxx7886, Status :Individual, Executed by: Self, Date of Execution: 09/09/2019 , Admitted by: Self, Date of Admission: 09/09/2019 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	Mr ASHOK KUMAR KIMTANI, (Alias: Mr ASHOK KIMTANI) (Presentant) Son of Late KISHAN DAS Executed by: Self, Date of Execution: 09/09/2019 , Admitted by: Self, Date of Admission: 09/09/2019 ,Place : Office			
		09/09/2019	LTI 09/09/2019	09/09/2019
	HOUSE NO-17, WARD NO-5, GREEN PARK COLONY, P.O:- MALIGAON, P.S:- JALUKBARI, District:- Kamrup, Assam, India, PIN - 781011 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEDPK7396A, Aadhaar No: 63xxxxxxxx2470, Status :Individual, Executed by: Self, Date of Execution: 09/09/2019 , Admitted by: Self, Date of Admission: 09/09/2019 ,Place : Office			

L8	LR-1559	LR-10974	Bastu	Bastu	4 Dec	14,40,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L9	LR-1559	LR-10976	Bastu	Bastu	4 Dec	14,40,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L10	LR-1559	LR-10977	Bastu	Bastu	4 Dec	14,40,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L11	LR-1559	LR-10978	Bastu	Bastu	4 Dec	14,40,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L12	LR-1559	LR-11002	Bastu	Bastu	4 Dec	14,40,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
TOTAL :					217Dec	0 /-	781,20,000 /-
Grand Total :					217Dec	0 /-	781,20,000 /-

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	MAA POORNAGIRI ESTATES NETAJI PALLY, P.O:- KADAMTALA, P.S:- Matigara, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734011 , PAN No.:: AAWFM4307L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
2	Name Mr SAGAR DHAMEJA Son of Mr SURESH KUMAR DHAMEJA Executed by: Self, Date of Execution: 09/09/2019 , Admitted by: Self, Date of Admission: 09/09/2019 ,Place : Office	Photo 	Finger Print 	Signature 
	09/09/2019	LT1	09/09/2019	09/09/2019
57 ASHOK COLONY,PILIBHIT, P.O:- PILIBHIT, P.S:- KOTWALI, District:-Pilibhit, Uttar Pradesh, India, PIN - 262001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACXPD4473H, Aadhaar No: 45xxxxxxxx8236, Status :Individual, Executed by: Self, Date of Execution: 09/09/2019 , Admitted by: Self, Date of Admission: 09/09/2019 ,Place : Office				

Major Information of the Deed

Deed No :	I-0403-05455/2019	Date of Registration	09/09/2019
Query No / Year	0403-0001457846/2019	Office where deed is registered	
Query Date	07/09/2019 7:58:25 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	AMAN AGARWAL NARAYANI BHAWAN, 27 SEVOKE ROAD, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9735552700, Status : Buyer/Claimant		
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. 7,81,20,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Baramohan Singh, JI No: 71, 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-1558	LR-10028	Bastu	Bastu	53 Dec		1,90,80,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L2	LR-1559	LR-10028	Bastu	Bastu	75 Dec		2,70,00,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L3	LR-1567	LR-10028	Bastu	Bastu	53 Dec		1,90,80,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L4	LR-1568	LR-10028	Bastu	Bastu	3 Dec		10,80,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L5	LR-1559	LR-10970	Bastu	Bastu	4 Dec		14,40,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L6	LR-1559	LR-10972	Bastu	Bastu	4 Dec		14,40,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L7	LR-1559	LR-10973	Bastu	Bastu	5 Dec		18,00,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,

