

Sl no: 216/2023

I-210/2023



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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DEVELOPMENT AGREEMENT

Sl. 2-1734840/2023
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NOTIFIED THAT THE DOCUMENT IS ADMITTED FOR REGISTRATION THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

11 JUL 2023

ADM. DIST. WEST BENGAL

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 11/09/2023

S. No. 577 Date 10/07/2023

Sold to Navee Combination

OF Mirak

Rs. 5000/- (Rupees) Five Thousand only

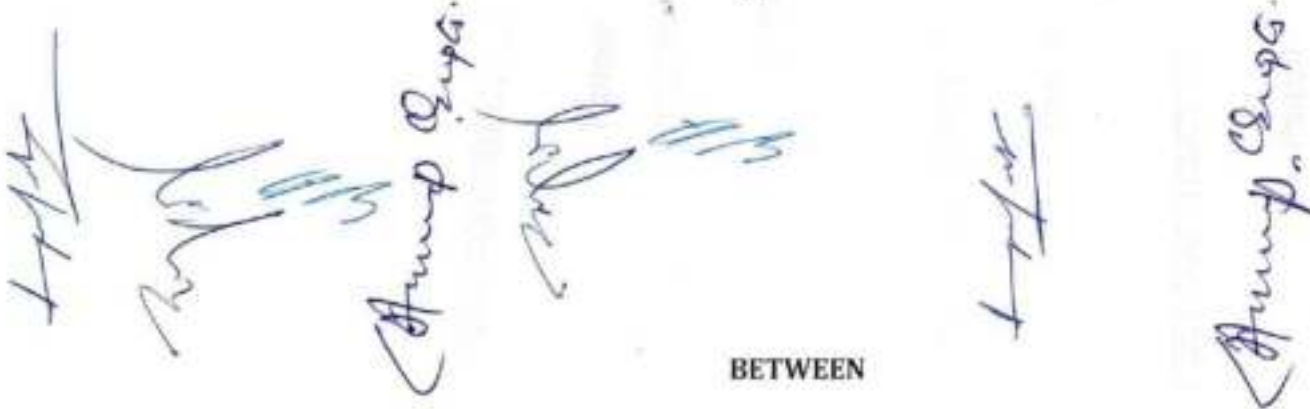
B. R. Ghosh
(B.R. Ghosh)
Stamp Vendor
Sikrit Court
L. No. R. M/108/1993
Darjeeling



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Add. Dist. Sub-Registrar
Kurseong
11 JUL 2023



BETWEEN

**LANDOWNER & DEVELOPER FOR
CONSTRUCTION OF A MULTISTORIED BUILDING**

**THIS ARTICLE OF DEVELOPMENT AGREEMENT IS MADE ON THIS THE
11TH DAY OF JULY, TWO THOUSAND TWENTY- THREE (2023) CHRISTIAN ERA.**

BETWEEN

1.MR. JAGJIT SINGH BINDRA, (PAN-AKWPS4590D, AADHAR-7970-8435-1016), Son of Late Surjeet Singh, Sikh by religion, Indian by Nationality, Business by occupation, resident of Krishna Nagar, Post Office and Police Station, Sub-Division at Mirik, District-Darjeeling, PIN-734214, within the State of West Bengal, 2.**MR. MANJEET SINGH**, (PAN-AUEPS8333E, AADHAR-6576-5414-3993), Son of Late Surjeet Singh, Sikh by religion, Indian by Nationality, Business by occupation, resident of Krishna Nagar, Post Office and Police Station, Sub-Division at Mirik, District-Darjeeling, PIN-734214, within the State of West Bengal, 3.**MR. ANUPAM GUPTA**, (PAN- ADPPG6300F, AADHAR-2005-2867-5417), Son of Late Ram Avtar Gupta, Hindu by religion, Indian by Nationality, Business by occupation, resident of 59,Hill Cart Road, P.O. & P.S. Kurseong, District-Darjeeling, PIN-734203, within the State of West Bengal and 4.**MR. ANURAG GUPTA**, (PAN-ADPPG4628L, AADHAR-4324-7151-0568), Son of Late Ram Avtar Gupta, Hindu by religion, Indian by Nationality, Business by occupation, resident of 59,Hill Cart Road, P.O. & P.S. Kurseong, District-Darjeeling, PIN-734203, within the State of West Bengal, hereinafter referred to as the "**OWNERS/LANDOWNERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, successors, legal representatives and assigns) of the **ONE PART**,



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AND

NEEV CONSTRUCTION, (PAN-AARFN9479K) a partnership Firm, having its registered office at Krishna Nagar, Mirik, P.O. & P.S. Mirik, PIN-734214, Dist.-Darjeeling, represented by its partners **1.MR. JAGJIT SINGH BINDRA**, (PAN-AKWPS4590D, AADHAR-7970-8435-1016), Son of Late Surjeet Singh, Sikh by religion, Indian by Nationality, Business by occupation, resident of Krishna Nagar, Post Office and Police Station, Sub-Division at Mirik, District-Darjeeling, PIN-734214, within the State of West Bengal, **2.MR. MANJEET SINGH**, (PAN-AUEPS8333E, AADHAR-6576-5414-3993), Son of Late Surjeet Singh, Sikh by religion, Indian by Nationality, Business by occupation, resident of Krishna Nagar, Post Office and Police Station, Sub-Division at Mirik, District-Darjeeling, PIN-734214, within the State of West Bengal, **3.MR. ANUPAM GUPTA**, (PAN-ADPPG6300F, AADHAR-2005-2867-5417), Son of Late Ram Avtar Gupta, Hindu by religion, Indian by Nationality, Business by occupation, resident of 59,Hill Cart Road, P.O. & P.S. Kurseong, District-Darjeeling, PIN-734203, within the State of West Bengal and **4.MR. ANURAG GUPTA**, (PAN-ADPPG4628L, AADHAR-4324-7151-0568), Son of Late Ram Avtar Gupta, Hindu by religion, Indian by Nationality, Business by occupation, resident of 59,Hill Cart Road, P.O. & P.S. Kurseong, District-Darjeeling, PIN-734203, within the State of West Bengal - hereinafter called the "**DEVELOPER**"/**SECOND PARTY** (which expression shall unless excluded by or repugnant to the context be demand to include its successors-in-office, executors, administrators, representatives and assigns) of the **SECOND PART**.

WHEREAS one Manmaya Chettrini wife of Bhim Bahadur Chettri resident of Sheruban P.O & P.S Kurseong and District Darjeeling was the recorded owner of all that piece and parcel of land measuring more or less 0.1635 acres (16.35 Decimals) in total, comprised under L.R. Plot nos. 58, 59, 60, 61, 62 corresponding to R.S. Plot Nos. 53, 54, 55, 57, 56, classified as Sukhakhhet, Ghareri, Ghareri, Sukhekhhet, Sukhekhhet respectively, situated



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with in Mauza- Card Road, Sheet no. 29, J.L. no 31, recorded in Khatian no. R.S. 546 corresponding to L.R. Khatian No. 340, P.O. & P.S.- Kurseong, in the district of Darjeeling, having inheritable transferable right and seize the physical possession on the said land without any encumbrances and disputes whatsoever.

AND WHEREAS the said Manmaya Chettrini wife of Bhim Bahadur Chettri, had sold and transferred the said land measuring more or less 0.1635 acres (16.35 Decimals) in total, comprises under L.R. Plot nos. 58,59,60,61,62 corresponding to R.S. Plot Nos. 53,54,55,57,56, classified as Sukhaket, Ghareri, Ghareri, Sukhekhet, Sukhekhet, recorded in Khatian no. R.S. 546 corresponding to L.R. Khatian No. 340, Mauza- Cart Road, Sheet no 29, under P.S.- Kurseong, District Darjeeling, to and in favour of **Smt. Radhika Raya**, Daughter of Late Nanda Singh Raya, by virtue of **DEED OF SALE** being Document No. 91 for the year 1991, recorded in Book- I, volume no. 03, Pages from 1 to 6, registered at the office of the Addl. District Sub-Registrar Kurseong and since then having permanent heritable and transferable right title and interest therein.

AND WHEREAS thereafter said **Radika Raya**, had Gifted the said land measuring more or less 0.1635 acres (16.35 Decimals) in total, comprises under L.R. Plot nos. 58,59,60,61,62 corresponding to R.S. Plots Nos. 53,54,55,57,56, classified as Sukhaket, Ghareri, Ghareri, Sukhekhet, Sukhekhet, recorded in Khatian no. R.S. 546 corresponding to L.R. Khatian No. 340, Mauza- Cart Road, Sheet no 29, under P.S.- Kurseong, District Darjeeling, to her nephew **Sri. Subash Kumar Chettri**, S/O Late Mathban Singh Chettri, by virtue of **DEED OF GIFT** being Document No. 42 for the year 2002, recorded in Book- I, volume no. 2, Pages 48 to 51, registered at the office of the Addl. District Sub-Registrar Kurseong having permanent heritable and transferable right title and interest therein.

AND WHEREAS above named Sri. Subash Kumar Chettri, thereafter transferred for valuable consideration and made over physical possession of the land measuring 0.1635



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Acres in total land, unto and in favour of the **Sri. Indranil Chakraborty and Suvanil Chakravorty**, both sons of Sri. Satya Ranjan Chakraborty, vide registered Sale Deed, dated 05/11/2012, being document No. 00274 for the year 2012, recorded in book no. I, CD volume no. 2, pages from 1780 to 1798 and the same was registered in the office of the Additional Dist. Sub-Registrar, Kurseong, recorded in Khatian no. 507/6, comprised in L.R. Plot nos. 58,59,60,61,62 corresponding to R.S Plot Nos. 53,54,55,57,56 classified as Sukhaket, Ghare, Ghareri, Sukhaket, Sukhaket, respectively, thus the said having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS by virtue of the aforesaid Sale Deed **Sri Indranil Chakraborty and Suvanil Chakravorty** both sons of Sri Satya Ranjan Chakraborty became the absolute owner holding 50% share in the said land measuring total 0.1635 Acres, having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever and the said land was mutated in their respective names at the Record of Right maintained at the office of Block Land and Land Reforms Kurseong, District Darjeeling and two different Khatians were issued in their respective names being Khatian no. L.R. 26 for land measuring more or less 0.0818 Acres in the name of Suvanil Chakravorty and L.R. 507/6 for land measuring more or less 0.0817 Acres in the name of Indranil Chakravorty.

AND WHEREAS said **Sri Suvanil Chakravorty** after becoming the absolute owner of land measuring more or less 0.0818 Acres and exercising all Acts of absolute ownership in or upon the said Land without any objection, claims, demand whatsoever from any person or persons whomsoever of all that land measuring more or less 0.0818 Acres recorded in Khatian no. L.R. 26, comprised under L.R. Plot nos. 58,59,60,61,62 corresponding to R.S. Plot Nos. 53,54,55,57,56, classified as Sukhaket, Ghareri, Ghareri, Sukhaket, Sukhaket, had Gifted the said land to his brother namely **Sri. Indranil**



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Chakravorty by way of DEED OF GIFT, registered in book I, volume number 0401-2021, pages from 5017 to 5037 being no. 040100219 or the year 2021, dated 16/03/2021, executed and registered at the office District Sub-registrar Darjeeling.


AND WHEREAS thereafter the DEED OF GIFT, executed by Sri Suvanil Chakravorty in favour of his brother namely Sri Indranil Chakraborty, being the Donee therein, became sole and absolute owner of all that land measuring more or less 16.35 decimals, exercising all Acts of absolute ownership in or upon the said Land without any objection, claims, demand whatsoever from any person or persons whomsoever and recorded his name under L.R. Khatian No. 507/6 of Mouza- cart Road, Dist.- Darjeeling.

AND WHEREAS after that said Sri Indranil Chakraborty, had been exercising absolute right, title and interest in or upon the said land property and he had been paying and rent to the Land and Land Reforms Office regularly.

AND WHEREAS thereafter said Indranil Chakraborty had sold, transferred and conveyed ALL THAT piece and parcel of land measuring 0.1635 Acres (16.35 decimals) more or less, lying and situate at Mouza- Cart Road, Sheet no. 29, J.L. No. 31, comprised under R.S. Dag Nos. 53,54,55,56,57, corresponding to L.R. Dag Nos. 58,59,60,61,62, under L.R. Khatian No. 507/6, within the local limits of Ghayabari-I, gram panchayet, P.O. & P.S.- Kurseong, District- Darjeeling, unto and in favour present land owners namely **1.MR. JAGJIT SINGH BINDRA**, Son of Late Surjeet Singh, **2.MR. MANJEET SINGH**, Son of Late Surjeet Singh, **3.MR. ANUPAM GUPTA**, Son of Late Ram Avtar Gupta, and **4.MR. ANURAG GUPTA**, Son of Late Ram Avtar Gupta, by virtue of a Deed of Conveyance dated 27th July, 2021, executed and registered before the office of the Additional District Sub-Registrar Kurseong and recorded in Book No. I, Volume No. 0405-2021, Pages from 4253 to 4287, being no. 040500207, for the year 2021. Accordingly, the Owners herein became the joint, lawful and absolute owners of and



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fully seized and possessed of and/or otherwise well and sufficiently entitled the above mentioned land.

AND WHEREAS the owners herein have been enjoying the same peacefully, freely, absolutely and without any interruptions from any corner whatsoever and duly mutated their names in the record of Block Land & Land Reforms Office at Kurseong, in respect of **ALL THAT** piece and parcel of land measuring 0.1635 Acres (16.35 decimals) more or less, lying and situate at Mouza- Cart Road sheet no. 29, J.L. No. 31, comprised under R.S. Dag Nos. 53,54,55,56,57, corresponding to L.R. Dag Nos. 58,59,60,61,62, under old Khatian No. 507/6, corresponding to New L.R. Khatian No. 721, 722, 723 & 724, within the local limits of Ghayabari-I, Gram panchayet, P.O. & P.S.- Kurseong, District- Darjeeling, morefully and particularly described in the Schedule- A hereunder written and hereinafter referred to as the "**SAID PREMISES**" and paying usual rents and taxes to the proper authorities concerned in their own names as the absolute joint owners and possessors and have the absolute power of ownership and also entitle to sell, gift, lien, mortgage, assign the same to anybody else in any way as they will think fit and proper.

AND WHEREAS the Landowners herein intended to construct a multi-storied building comprised of several residential flats, commercial spaces, shops, car parking spaces etc. on the said Premises according to the sanctioned plan of the concerned authority. But due to lack of experience in construction line, non-availability of time and paucity of fund, the Landowners are in search of a well reputed developer to develop the said Premises.

AND WHEREAS thereafter, the Landowners and the Developers herein expressed its intention to develop the said Premises at the costs and expenses of the Developer and in accordance to the building plan to be sanctioned by the competent authority in the



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Handwritten signatures and names of the parties involved in the agreement, including 'Sd/- Jagjit Singh Bindra' and 'Sd/- Manjeet Singh'.

name of the Landowners herein, and / or any revised plan or plans to be prepared by the Developer at its sole discretion thereof.

Now the parties herein to avoid any and/or all litigations and complications in future have agreed to enter into this Agreement under the Terms and Conditions containing hereunder.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows:-

DEFINITION:

1. **LANDOWNERS/OWNERS** shall mean: **1.MR. JAGIT SINGH BINDRA**, (PAN-AKWPS4590D, AADHAR-7970-8435-1016), Son of Late Surjeet Singh, Sikh by religion, Indian by Nationality, Business by occupation, resident of Krishna Nagar, Post Office and Police Station, Sub-Division at Mirik, District-Darjeeling, PIN-734214, within the State of West Bengal, **2.MR. MANJEET SINGH**, (PAN-AUEPS8333E, AADHAR-6576-5414-3993), Son of Late Surjeet Singh, Sikh by religion, Indian by Nationality, Business by occupation, resident of Krishna Nagar, Post Office and Police Station, Sub-Division at Mirik, District-Darjeeling, PIN-734214, within the State of West Bengal, **3.MR. ANUPAM GUPTA**, (PAN- ADPPG6300F, AADHAR-2005-2867-5417), Son of Late Ram Avtar Gupta, Hindu by religion, Indian by Nationality, Business by occupation, resident of 59,Hill Cart Road, P.O. & P.S. Kurseong, District-Darjeeling, PIN-734203, within the State of West Bengal and **4.MR. ANURAG GUPTA**, (PAN-ADPPG4628L, AADHAR-4324-7151-0568), Son of Late Ram Avtar Gupta, Hindu by religion, Indian by Nationality, Business by occupation, resident of 59,Hill Cart Road, P.O. & P.S. Kurseong, District-Darjeeling PIN-734203, within the State of West Bengal, and include their heirs,



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executors, administrators, successors, legal representatives and assigns.

2. **DEVELOPER** shall mean **M/S. NEEV CONSTRUCTION** (PAN No. **AARFN9479K**), a Partnership firm, having its principal place of business at Krishnanagar, Mirik, P.O.- Mirik, P.S.- Mirik, District- Darjeeling, West Bengal, represented by its partners namely **1.MR. JAGIT SINGH BINDRA**, (PAN-AKWPS4590D, AADHAR-7970-8435-1016), Son of Late Surjeet Singh, Sikh by religion, Indian by Nationality, Business by occupation, resident of Krishna Nagar, Post Office and Police Station, Sub-Division at Mirik, District-Darjeeling, PIN-734214, within the State of West Bengal, **2.MR. MANJEET SINGH**, (PAN-AUEPS8333E, AADHAR-6576-5414-3993), Son of Late Surjeet Singh, Sikh by religion, Indian by Nationality, Business by occupation, resident of Krishna Nagar, Post Office and Police Station, Sub-Division at Mirik, District-Darjeeling, PIN-734214, within the State of West Bengal, **3.MR. ANUPAM GUPTA**, (PAN-ADPPG6300F, AADHAR-2005-2867-5417), Son of Late Ram Avtar Gupta, Hindu by religion, Indian by Nationality, Business by occupation, resident of 59,Hill Cart Road, P.O. & P.S. Kurseong, District-Darjeeling, PIN-734203, within the State of West Bengal and **4.MR. ANURAG GUPTA**, (PAN- ADPPG4628L, AADHAR-4324-7151-0568), Son of Late Ram Avtar Gupta, Hindu by religion, Indian by Nationality, Business by occupation, resident of 59,Hill Cart Road, P.O. & P.S. Kurseong, District-Darjeeling, PIN-734203, within the State of West Bengal, and include its successors-in-interest and assigns.
3. **THE PREMISES** shall mean **ALL THAT** piece and parcel of land measuring 0.1635 Acres (16.35 decimals) more or less, lying and situate at Mouza- Cart Road, Sheet no. 29, J.L. No. 31, comprised under R.S. Dag Nos. 53,54,55,56,57, corresponding to L.R. Dag Nos. 58,59,60,61,62.



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under old Khatian No. 507/6, corresponding to New L.R. Khatian No. 721, 722, 723 & 724, within the local limits of Ghayabari-I, Gram Panchayet, P.O. & P.S.- Kurseong, District- Darjeeling, and more fully and particularly mentioned and described in the **Schedule "A"** hereunder written.

4. **THE BUILDING/BUILDINGS** shall mean multi-storied building so to be constructed on the said premises, more fully described in the Schedule A hereunder written, on the basis of the said sanctioned building plan duly sanctioned by the concerned authority.
5. **COMMON FACILITIES & AMENITIES**: shall mean entrance of the building/s, pump room, overhead water tank, water pump and motor, lift and lift areas and other facilities, which may be required for enjoyment, maintenance or management of the said building/s by all occupiers of the building/s, more fully described in the **Schedule "D"** stated hereunder written.
6. **COMMON EXPENSES** mention more fully described in the **Schedule "E"** hereunder written.
7. **SALEABLE SPACE**: Shall mean the space within the building/s, which is to be available as a unit/flat for independent use and occupation in respect of Landowners' Allocation & Developer's Allocation as mentioned in this Agreement.
8. **LANDOWNERS'/OWNERS' ALLOCATION**: the Landowners/Owners shall will be entitled to have the allocation in the manner as follows which are more fully described in **Schedule B** hereunder written below:-



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- That the landowners herein entitled to receive the residential flats to be constructed on the premises which are as follows:

- i) One residential flat on the Second floor, being Flat No. 502, measuring an area of 700 Sq. Ft. more or less including super built up area.
 - ii) One residential flat on the Second floor, being Flat No. 503, measuring an area of 700 Sq. Ft. more or less including super built up area.
 - iii) One residential flat on the Second floor, being Flat No. 504, measuring an area of 700 Sq. Ft. more or less including super built up area.
 - iv) One residential flat on the Second floor, being Flat No. 505, measuring an area of 700 Sq. Ft. more or less including super built up area.
- v) **DEVELOPER'S ALLOCATION**: The Developer shall receive the total remaining portion of the entire building/s, to be constructed on the said premises (excluding Landowners' Allocation as described above) will be exclusively be treated as Developer's Allocation, with exclusive power to sell, transfer and convey the units under the purview of Developer's Allocation to any third parties which is more fully described in **SCHEDULE "C"** written herein below.
10. **ARCHITECT/ENGINEER**: Shall mean such person or persons being appointed by the Developer.




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11. **TRANSFER:** With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowners as a transfer of space in the said building/s to intending purchasers thereof.
12. **BUILDING PLAN:** Shall mean said sanctioned plan sanctioned by the concerned authority and/or such plan or revised sanctioned plan for the construction of the multi storied building/s, which will be sanctioned by the concerned authority for construction of the building/s, including its modification and amenities and alterations.
13. **LANDOWNERS' RIGHT & REPRESENTATION:**
Indemnification regarding Possession & Delivery: The Landowners' are now seized and possessed of and/or otherwise well and sufficiently entitled to the said premises in as it is condition and deliver physical as well as identical possession to the Developer to develop the said premises, which is more fully described in the **SCHEDULE "A"** hereunder written.
14. **FREE FROM ENCUMBRANCE:** The Owners' also indemnify that the said premises is free from all encumbrances and the Owners' have marketable title in respect of the said premises.
15. **DEVELOPMENT AGREEMENT** shall mean this agreement dated 11th day of July, 2023, between the Landowners and the Developer in respect of **SCHEDULE "A"** Premises and construction of building thereon with terms and conditions embodied herein detailed.

DEVELOPER'S RIGHTS:

1. **Authority of Developer:** The Developer shall have authority to deal with the said premises in terms of this present agreement or



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negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under this agreement.

2. **Right of Construction:** The Landowners hereby grant permission an exclusive rights to the Developer to build new building upon the said premises which is more fully described in the **SCHEDULE "A"** hereunder written.
3. **Construction Cost:** The Developer shall carry total construction work of the proposed building/s at his own costs and expenses. No liability on account of construction cost will be charged from Landowners' Allocation.
4. **Sale Proceeds of Developer's Allocation:** The Developer will take the sale proceeds of Developer's Allocation exclusively.
5. **Booking & Agreement for Sale:** Booking from intending purchaser for Developer's Allocation will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Landowners as their Registered Power of Attorney Holder.
6. **Profit & Loss:** The profit & loss earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Landowners' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.



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7. **Possession to the Landowners:** On completion of the project, the Developer will handover undisputed possession of the Landowners' Allocation together with all rights of the common facilities and amenities to the Landowners with Possession Letter.
8. **Possession to the intending purchaser:** On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representative and Power of Attorney holder of the Landowners.
9. **Deed of Conveyance:** The Deed of Conveyance in respect of Developer's Allocation will be signed by the Developer on behalf of and as representative and registered Power of Attorney Holder of the Landowners.

CONSIDERATION:

Permission against Consideration: The Landowners grant permission for exclusive right to construct the proposed building in consideration of Landowners' Allocation to the Developer.

DEALING OF SPACE IN THE BUILDING:

1. **Exclusive Power of Dealings of Landowners:** The Landowners shall be entitled to transfer or otherwise deal with Landowners' Allocation in the building and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the Landowners' Allocation.



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2. **Exclusive Power of Dealings of Developer:** The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowners and the Landowners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

POWER AND PROCEDURE:

The Landowners are executing Power of Attorney in favour of the Developer including power of preparing and executing and signing and also presenting for registration of Deed of Conveyance for Developer's Allocation as follows:-

1. To appear and represent before the authorities of Ghayabari-I, Gram Panchayet, Electricity Department, Income Tax Department Authorities, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of a new building/s and do all the needful as per the terms and conditions mentioned in this present Development Agreement for registration of flats, shops, garage spaces of Developer's Allocation.
2. To apply obtain, electricity, water, sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and to submit and take delivery titles deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other agents and



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Sub-Contractor for the aforesaid purpose as the said attorney may think fit and proper.

3. To defend possession, manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file application, forms, building plans and revised building plans for multi storied building, documents and papers in respect of the said premises before the concerned authority and/or any other statutory authorities for the purpose of maintenance, protection, preservation and construction of a building/s over and above the said premises.
5. To pay all Pachayet and other Statutory Taxes, Rates and charges in respect of the said premises and building/s on behalf of the Landowners and in the name of the Landowners as and when the same will become due and payable.
6. To enter into any Agreement for Sale, Memorandum of Understanding, Deed Conveyance and/or any other instrument and document in respect of flat/s, units and/or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s except the area to be retained by the Landowners in terms of this present Development Agreement. To take finance/loan in the name of the Attorney and/or any nominated purchaser of the attorney from any financial concern by depositing and mortgaging flat/flats/shops from Developer's Allocation and to sign in the papers and documents for the said purpose.




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7. To receive the consideration money in cash or by cheque/draft and/or any other mode in the name of attorney from the intending purchaser or purchasers for sale or booking of flat/s or units or car parking spaces and shall grant receipts thereof and to give full discharge to the purchaser/s as lawful representative.
8. To sign and execute necessary Deeds of Conveyance in favour of the intending purchasers for flats, shops/garages and car spaces within the Developer's Allocation by putting signature on behalf of the Landowners and to receive full and final consideration of the flats, shops/garages and car spaces within the Developer's Allocation and giving discharge to the intending purchasers by issuing money receipts in the name of the attorney.
9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, documents and other such papers as per the terms and conditions agreed upon by both the parties in this present agreement as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building/s over and above the said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.
11. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of



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Appeal or any other documents or papers in any proceedings relating to the said premises or in any way connected therewith.

12. That attorney will do all the necessary steps before the proper Registering Officer according to the condition mentioned in this present Development Agreement.
13. For all or any of the purposes hereinbefore stated and to appear and represent the Landowners before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the present Development Agreement.
14. The attorney will do the aforesaid act, deed and things regarding development of the said premises mentioned in the Schedule "A" of the present Development Agreement.

NEW BUILDING:

1. **Completion of Project:** The Developer shall at his own costs construct, and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.
2. **Installation of Common Amenities:** The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the WBSEDCL (Land Owners shall pay the proportionate cost as mentioned in clause vii of the Owners allocation as mentioned in Schedule "B" herein underwritten) and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building/s



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having self-contained apartments and constructed for sale of flats therein on for which the consumption charge shall be borne by the part who shall use the said sub- meter or the mother meter as per the demand for use placed by the Developer herein.

3. **Architect Fees etc.**: All costs, charges and expenses including Architect's fees, Engineer's fees, plan/revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Landowners shall bear no responsibility in this context.
4. **Panchayet Taxes & Other Taxes of the said Premises**: The Developer shall pay and clear up all the arrears on account of Panchayet taxes and outgoing of the said premises upto the date of this agreement. And the Developer will also pay the same from the date of execution of these presents till the date of completion of the construction and allocation. From the date of completion and allocation of the floor area between the Landowners and the Developer the Panchayet taxes and other taxes payable for the said premises shall be borne in proportionate of area of Developer and area of Landowners, by the Developer and/or his nominees and the Landowners and/or their nominee/nominees respectively.
5. **Upkeep Repair & Maintenance**: Upkeep repair and maintenance of the said building/s and other erection and/or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.



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PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNERS:

1. **Delivery of Possession:** As soon as the building will be completed, the Developer shall give written notice to the Landowners requiring the Landowners to take possession of the Landowners' Allocation in the building and certificate of the Architect/L.B.S of the authority being provided to that effect.
2. **Payment of Panchayet Taxes:** Within 15(Fifteen) days from the receive possession of Landowners' Allocation and at all times there after the Landowners shall be exclusively responsible for payment of all Panchayet and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Landowners' Allocation only.
3. **Share of Common Expenses & Amenities:** As and from the date of delivery of possession to be received, the Landowners shall also be responsible to pay and bear and shall pay to the Developer/Flat Owners Association, the service charges for the common facilities in the new building payable in respect of the Landowners' Allocation such charges is to include proportionate share of premium for the insurances of the building/s, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building/s and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.




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COMMON RESTRICTION:

Restriction of Landowners and Developer in common: The Landowners' Allocation in the building/s shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building/s intended for common benefits of all occupiers of the building/s, which shall include as follows :-

1. Neither party shall use or permit to be used the respective allocation in the building/s or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building/s.
2. Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.
3. Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless (s) such party shall have observed and performed all to terms and conditions on their respective part to be observed and/or performed (n) the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.
4. Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and/or local bodies and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws and regulation.
5. The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of



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their respective allocation in the building/s in good working conditions and repair and so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.


6. No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building/s and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building/s.
7. Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building/s or in the compound corridor or any other portion or portions of the building/s.
8. The Landowners shall permit the Developer and his servants and agents with or without workman and other at all reasonable times to enter and upon the Landowners' Allocation and every part thereof for the purpose of maintenance or repairing any part of the building/s and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

LANDOWNERS' OBLIGATION:

- **No Interference:**
- **The Landowners hereby agree and covenant with the Developer:**



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- 
- a) Not to cause any interference or hindrance in the construction of the building/s by the Developer;
- b) Not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building/s;
- c) Not to let out, grant, lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction;

DEVELOPER'S OBLIGATIONS:

1. **Time Schedule of Handing Over Landowners' Allocation:** The Developer will handover possession of Landowners' Allocation (more fully described in the Schedule B hereunder written) on and within 36 (Thirty Six) months from the date of sanction of the building plan from the concerned authority. The Developer is also empowered by the Landowners for a grace period of 6 (Six) months more to deliver the Landowners' Allocation.
2. **No Violation:** The Developer hereby agrees and covenants with the Landowners not to violate or contravenes any of the provisions of rules applicable to construction of the said building/s not to do any act, deed or thing, whereby the Landowners are prevented from enjoying, selling, assigning and/or disposing of any Landowners' Allocation in the building/s at the said premises vice versa.



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LANDOWNERS' INDEMNITY

Indemnity: The Landowners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfill the terms and conditions herein contained and/or its part to be observed and performed.

That in case of any litigation now or in future related to the said premises more fully described in the Schedule A hereunder written, Landowners shall defend the same and handover a clear and marketable title along with physical possession to the Developer which is the basic essence of this development agreement, therefore any litigation or other encumbrances which may obstruct the construction work shall be the sole liability of the Land Owners and the Developer herein shall allow a period of 2(Two) months to the Land Owners to clear such disputes for commencement of the construction work, failing which the Land Owners shall compensate the First Party for loss of capital expenses and notional losses @ of 15% p.a. from the date of expenditure the date of recovery of such loss.

DEVELOPER'S INDEMNITY:

The Developer hereby undertakes to keep the Landowners indemnified against third party claiming and actions arising out of any sort of act of omission or commission of the Developer in relation to the construction of the said building/s against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions about the development of the said premises and/or for any defect therein.



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MISCELLANEOUS:

1. **Contract Not Partnership:** The Landowners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Landowners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.
2. **Not specified Premises:** It is understood that from time to time to facilitate the construction of the building/s by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners related to which specific provisions may not have been mentioned herein. The Landowners hereby undertake to do all such legal acts, deeds, matters and things as and when required and the Landowners shall execute any such additional power of attorney and/or authorization as may be required by the Developer for any such purposes and the Landowners also undertake to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Landowners and/or against the spirit of these presents.
3. **Not Responsible:** The Landowners shall not be liable or any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Landowners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.



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4. **Process of Issuing Notice:** Any notice required to be given by the Developer to the Landowners shall without prejudice to any other mode of service available be deemed to have been served on the Landowners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Landowners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.
5. **Formation of Association:** After the completion of the said building/s and receiving peaceful possession of the allocation, the Landowners hereby agree to abide by all the rules and regulations to be framed by any society/association/holding organization and/or any other organization, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.
6. **Name of the Building:** The name of the building/s shall be decided mutually by the Developer and the Landowners in due course.
7. **Right to borrow fund:** The Developer shall be entitled to borrow money at his risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Landowners or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the Landowners nor any of their estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the Landowners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.



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8. **Documentation:** The Landowners delivered all the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Landowners will bound to produce documents in original before any competent authority for inspection.
9. **Maintenance:** The Landowners will bear and pay proportionate cost of maintenance charges of their Owner's Allocation as described in the **Schedule "E"** hereunder written to the Developer/Association (so to be formed later on), from the date of taking possession of their Owner's Allocation.
10. The Electrical Transformer will be installed by the concerned electricity department in the project. The process of installation of transformer will be taken by the developer. The Developer will not be liable for any delay caused by concerned electricity department regarding installation of Transformer in the project within the stated period of handing over the possession and under no circumstances; the Landowners and purchaser/s of the building will blame and will take any steps on this point to the developer.
11. That the Developer shall demolish the existing structure at their own cost and consideration received from the sale of the old structure and material shall be received by the Developer exclusively.
12. That if the Landowners herein like or intend to do extra work inside in their allotted portion apart from the **Schedule - "F"** mentioned herein below then the same should be done at their own cost without replacing or damaging the original structure of the building.



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FORCE MAJEURE:

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the parties hereto.

SCHEDULE "A" ABOVE REFERRED TO
("said Premises")

ALL THAT piece and parcel of land measuring 0.1635 Acres (16.35 decimals) more or less, lying and situate at Mouza- Cart Road, Sheet no. 29, J.L. No. 31, comprised under R.S. Dag Nos. 53,54,55,56,57, corresponding to L.R. Dag Nos. 58,59,60,61,62, under Old Khatian No. 507/6, corresponding to New L.R. Khatian No. 721, 722, 723 & 724, within the local limits of Ghayabari-I, Gram Panchayet, P.O. & P.S.- Kurseong, District- Darjeeling, West Bengal, PIN-734203.

Details of Land area of Landowners

MR. JAGJIT SINGH BINDRA

Khatian No.	Plot No.	Area (Acres)
721	58	0.0117
	59	0.0096
	60	0.0039
	61	0.0001
	62	0.0156

Total 0.0409



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MR. ANUPAM GUPTA

Khatian No.	Plot No.	Area (Acres)
723	58	0.0117 ✓
	59	0.0096 ✓
	60	0.0039 ✓
	61	0.0001 ✓
	62	0.0156 ✓
Total		0.0409

MR. ANURAG GUPTA

Khatian No.	Plot No.	Area (Acres)
722	58	0.0116 ✓
	59	0.0096 ✓
	60	0.0039 ✓
	61	0.0001 ✓
	62	0.0156 ✓
Total		0.0408

MR. MANJEET SINGH

Khatian No.	Plot No.	Area (Acres)
724	58	0.0116 ✓
	59	0.0097 ✓
	60	0.0039 ✓
	61	0.0002 ✓
	62	0.0155 ✓
Total		0.0409

The land is butted and bounded as follows:-

North: By the Cart Road N.H.55,

South: By the house of Belu Pradhan,

East: By the Jhora & Rajen Tamang,

West: By the Jhora and House of Lt. Bhim Paudyal (Chettri).



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SCHEDULE "B" ABOVE REFERRED TO
(the Landowners' Allocation)

The Landowners/Owners shall will be entitled to have the allocation in the manner as follows:-

- That the landowners herein entitled to receive the residential flats to be constructed on the premises which are as follows:
 - vi) One residential flat on the Second floor, being Flat No. 502, measuring an area of 700 Sq. Ft. more or less including super built up area.
 - vii) One residential flat on the Second floor, being Flat No. 503, measuring an area of 700 Sq. Ft. more or less including super built up area.
 - viii) One residential flat on the Second floor, being Flat No. 504, measuring an area of 700 Sq. Ft. more or less including super built up area.
 - ix) One residential flat on the Second floor, being Flat No. 505, measuring an area of 700 Sq. Ft. more or less including super built up area.

SCHEDULE "C" ABOVE REFERRED TO
(Developer's Allocation)

DEVELOPER'S ALLOCATION: The Developer shall receive the total remaining portion of the entire building/s, to be constructed on the said premises (excluding Landowners' Allocation as described above) will be exclusively be treated as Developer's Allocation, with exclusive power to sell, transfer and convey the units under the purview of Developer's Allocation to any third party/parties.



A handwritten signature in black ink is positioned to the left of the typed name. The signature is stylized and appears to be a cursive representation of the name 'Kurseong'.

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**SCHEDULE "D" ABOVE REFERRED TO
(COMMON FACILITIES AND AMENITIES)**

THE OWNER AND THE INTENDING PURCHASER OR PURCHASERS ARE ENTITLED TO COMMON USER OF THE COMMON AREAS AND THE COMMON PARTS MENTIONED IN THIS INDENTURE SHALL INCLUDE:

1. The Foundation Column, Beams, Supports, Corridor, Lobbies, Stair Ways, Entrance and Exits Path ways.
2. Drains : Sewerage from the premises to the main road.
3. Water Reservoir.
4. Drainage Pipes from the Units to the Drains and sewer connection to the premises.
5. Toilets on the Ground Floor of the premises for use of the Durwans, Caretakers of the premises and/or servants.
6. Meter room.
7. Boundary Walls of the premises including outside wall of the building and main gate.
8. **COMMON PARTS :**
 - a) Pump and Meter with installation and room thereof.
 - b) Water pump, underground reservoir, water pipes and other common plumbing installation and space required thereto.
 - c) Transformer (if any), electric wiring meter for lighting stair case lobby and other common areas (excluding those as are installed for any particular floor) and space required thereto.
 - d) Windows, Doors and other fittings of the common area of the premises.
 - e) Lift and there accessories installations and space required therefore.
 - f) Such other common parts areas equipments installations fixtures fittings covered and open space in or about the said premises of the building as are necessary for use and occupancy of the Units as are required.



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SCHEDULE "E" ABOVE REFERRED TO
(COMMON EXPENSES)

The proportionate expenses which will be borne by the Purchaser and the Owners with other occupiers or Owners of the flats of the said building:

1. The cost of maintaining, repairing, white washing, painting, re-building, replacing and decorating the main structure of the said building including the exterior thereof and in particular the common portion of the roof, terrace if any, landing and staircase of the said building, rain water pipes, motor pumps, tube well gas pipes, electrical wires, sewerage and all other common parts of the fixtures, fittings and equipment in, under or upon the said building enjoyed or used in common by the occupiers thereof.
2. The cost of acquisitions, legal proceedings, cost of cleaning, and electricity of the common entrances, passages, landings, staircase, main walls and other parts of the said building as enjoyed or used in common by the occupiers thereof.
3. The salary of managers, clerks, bills collectors, chowkidars, plumbers, electricians, sweepers etc. as decided by the Association.
4. The cost of working, repairing, replacement and maintenance of lights, pumps and other plumbing work including all other service charges for services rendered in common to all other occupiers.
5. Municipal and other taxes (both Owners and occupiers) and other outgoings.
6. Insurance of the building against fire, earthquake or any other damages caused by natural calamities.



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7. All electricity charges payable in common for the said building.

SCHEDULE "F" ABOVE REFERRED TO
(SPECIFICATIONS)

1. NATURE OF CONSTRUCTION:

R. C.C. column, structure, with 8" thick external and 5" & 8" thick brick partition walls, inside will be finished by cement and finished with wall putty and outer walls will be plastered and finished with cement based paints.

2. DOORS:

- a) White painted main door, solid core flush door with Godrej tribolt lock and latches. Other doors flush door with Godrej locks.
- b) Sal/kapur wood door frame as approved by the Architect.
- c) Anodized tower bolt 8" long from inside.
- d) Electric bell point.

3. WINDOWS:

All windows will be made of 1.5mm Aluminium fitted with 5mm glass panels (Anodized Aluminium window sliding type with glass panels).

4. KITCHENS:

Cooking platform and Sink built in Granite, and the dado of cooking platform will be built with Vitrified tiles/any other ISI brand tiles. Counter table with granite top and stainless steel sink Vitrified tiles/any other ISI brand tiles upto 2' feet height of counter table.

5. TOILETS:

Toilets of each flat on Western/Indian type with shower, bibcock, white basin, and tiles floor and one commode will be provided at attached toilet.
All bathrooms will be provided with concealed pipe lines for hot and cold water in shower and basin. White sanitary ware, chromium plated fittings of reputed made or Jaquar or equivalent brand. Vitrified tiles/any other ISI brand tiles upto 7' feet height. Exhaust fan points in all toilets.



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6. **FLOORS:**

Floors of all rooms will be finished with vitrified Tiles, bathrooms upto 7' feet height will be provided with Vitrified tiles/any other ISI brand tiles.

Flats are fully marble 4" height marble skirting where required staircase with Granite, marble flooring, 4" height marble skirting where required.

7. **ELECTRIC:**

Switches of Havells or equivalent make. PVC conduit pipes with copper wiring in all rooms 15 Amp power points in all living rooms, bed rooms, kitchen and toilets. 4 Amp points adequate number of points in all rooms/other areas. Call bell points at the entrance, T.V. points in living room and one bed room, external lighting with water tight fittings in children's play area and internal roads and exhaust fan points in all kitchens, Exhaust fan points in all toilets, (21 points in a flat).

8. **WATER SUPPLY:**

Water supply to the respective flat from water connection.

9. **EXTRA WORKS:**

Any extra work other than our standard specification shall be charged extra as decided by our authorised Engineers and such amount will be deposited before the execution of work.

10. **EXTRA COMMON FACILITIES:**

- i. Main gate of the said premises and common passage.
- ii. Installation of common services viz. electricity, water pipes, sewerage, chains, rain water pipes.
- iii. Water pump with motor and pump house.
- iv. Reservoir on the roof.
- v. 24 Hours supply of water from overhead tank to the respective flats.
- vi. Lighting in the common space, passage, staircase, including fixture and fittings.
- vii. Common Electric meter and box.
- viii. Elevators: 6 passengers elevator of Otis or equivalent make.




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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe their respective hands and seals to these presents on the day month and year first above written.

WITNESSESS:

1. Amit Paul
 (MR AMIT PAUL)
 Son of Mr. Asim Kumar Paul
 Aurobinda Pally, SILIGURI,
 P.O:- Rabindra Sarani,
 P.S:-Siliguri, District:-Darjeeling,
 West Bengal, India, PIN:- 734006.


Amit Paul
 (LAND OWNERS)

2. Ramesh Khatri
 43 D. B. Khatri
 Mirik 734214
 Krishnanager. Mirik
 Darjeeling



Amit Paul
 NEEV CONSTRUCTION,
 DEVELOPER

Drafted, read over and explained by me to the parties and computerized in my chamber

Amit Paul

Amit Paul
 Advocate, Siliguri
 Enrl. No. F-512/485/04



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Finger Prints of SRI JAGJIT SINGH BINDRA (LAND OWNER)



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



Signature

Finger Prints of SRI MANJEET SINGH (LAND OWNER)



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



Signature

Finger Prints of SRI ANUPAM GUPTA (LAND OWNER)



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



Signature



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Finger Prints of SRI ANURAG GUPTA (LAND OWNER)



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



Signature

Finger Prints of SRI JAGJIT SINGH BINDRA (DEVELOPER)



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



Signature

Finger Prints of SRI MANJEET SINGH (DEVELOPER)



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



Signature



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Finger Prints of SRI ANUPAM GUPTA (DEVELOPER)



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



Signature

Finger Prints of SRI ANURAG GUPTA (DEVELOPER)



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



Signature

Finger Prints of SRI AMIT PAUL (IDENTIFIER)



	Thumb
Left Hand	



Signature



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পৃষ্ঠা ১ দুই সংখ্যক ১০১, উচ্চ স্তরে ও পুনর্বাসন বিভাগ
Land and Land Reforms and Refugee Relief and Rehabilitation Department



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Query Search

Public Grievance

Moza Information



Citizen Services

KHATIAN & PLOT INFORMATION

Moza Identification

Code Wise / Name Wise: * Code Wise Name Wise

District:*

[04] DARJEELING

Block:*

[08] KARSEONG

Moza:*

[129] Cart Road Sheet No. -29

Option:

LIVE

Khatian Type: * Normal Khatian Lease Khatian FHTD Khatian Search By Khatian Search By Plot

Khatian No. :* 723 /

Enter Captcha* NKJPW9

VIEW

(Live Data As On 11/07/2023,13:13:33)

জে.এল.নং (J.L.No.): 31 খানা (P.S.): কামিঘাট

খতিয়ান নং (Khatian No.): 723
 মালিকের নাম (Owner Name): অনুম্মা গুপ্তা
 পিতা/স্বামী (Father/Husband): রামসহস্রাব গুপ্তা
 ঠিকানা (Address): নিজ
 জমির পরিমাণ (TOTAL LAND): 0.0409(এককর/Acre)
 দাগের সংখ্যা (Total Plot): 5
 খতিয়ান তৈরীর তারিখ (Khatian Creation Date): 15-09-2021

অত্রস্থানের দাগের বিবরণ ও পরিমাণ:

Plot No. দাগ নং	Classification শ্রেণী	Share অংশ	Share Area(Acre) অংশ পরিমাণ(একর)	Remarks মন্তব্য
58	চুক্তাঙ্গী	0.2510	0.0117	Nil
59	ঘইড়ী	0.2487	0.0096	Nil
60	ঘইড়ী	0.2503	0.0039	Nil
61	চুক্তাঙ্গী	0.1666	0.0001	Nil
62	চুক্তাঙ্গী	0.2508	0.0156	Nil

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Kurseong*

11 JUL 2023



ভূমি ও পুনর্বাসন, ত্রাণ, নিরাপত্তা, স্বাস্থ্য ও পুনর্বাসন খণ্ড
Land and Land Reforms and Refugee Relief and Rehabilitation Department



Know Your Property

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Public Grievance

Mouza Information



Citizen Services

Khatian & Plot INFORMATION

Mouza Identification

Code Wise / Name Wise: * Code Wise Name Wise

District:*

[04] DAPIEELING

Block:*

[08] KARSEONG

Mouza:*

[129] Cart Road Sheet No. -29

Option:

LIVE

Khatian Type: * Normal Khatian Lease Khatian FHTD Khatian Search By Khatian Search By Plot

Khatian No. :* 722 /

Enter Captcha*

6 V 5 G M D cap

VIEW

(Live Data As On 11/07/2023,13:13:05)

জে.এল.নং (J.L.No.): 31 খান্দা (P.S.): অসিহা

খতিয়ান নং (Khatian No):	722
স্বত্বের নাম (Owner Name):	জনুলা মুন্ডা
পিতা/স্বামী (Father/Husband):	বামা অরোর মুন্ডা
ঠিকানা (Address):	নিজ
জমির পরিমাণ (TOTAL LAND):	0.0408(একর/Acre)
দাগের সংখ্যা (Total Plot):	5
খতিয়ান তৈরীর তারিখ (Khatian Creation Date):	31/08/2021

অত্রস্থানের দাগের বিবরণ ও পরিমাণ:

Plot No. দাগ নং	Classificati শ্রেণী	Share অংশ	Share Area(Acre) অংশ পরিমাণ(একর)	Remarks মন্তব্য
58	বুসার্ডার	0.2500	0.0116	Nil
59	ঘেড়ী	0.2500	0.0096	Nil
60	ঘেড়ী	0.2500	0.0039	Nil
61	বুসার্ডার	0.2500	0.0001	Nil
62	বুসার্ডার	0.2500	0.0156	Nil

Pranjit Pradhan

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A handwritten signature in black ink, consisting of several loops and a final horizontal stroke.

*Addl. Dist. Sub-Registrar
Kurseong*

11 JUL 2023



ভূমি ও ভূমি সংস্কার, পুনঃ বিতরণ, এবং পুনর্বাসন বিভাগ
Land and Land Reforms and Refugee Relief and Rehabilitation Department



Khatian & Plot Information

Mouza Identification

Code Wise / Name Wise: * Code Wise Name Wise

District:*

[04] DARJEELING

Block:*

[05] KARSEONG

Mouza:*

[126] Cart Road Sheet No. -29

Option

LIVE

Khatian Type: * Normal Khatian Lease Khatian FHTD Khatian Search By Khatian Search By Plot

Khatian No. :* 724 /

Enter Captcha*

Z R G 5 S V

VIEW

(Live Data As On 11/07/2023,13:14:06)

জে.এল.নং (J.L.No.): 31 খানা (P.S.): কসিটাল

খতিয়ান নং (Khatian No):	724
স্বত্বের নাম (Owner Name):	মনসুর সিং
পিতা/স্বামী (Father/Husband):	ভুজির সিং বিন্দা
ঠিকানা (Address):	নির
জমির পরিমাণ (TOTAL LAND):	0.0406 একর (Acre)
দাগের সংখ্যা (Total Plot):	5
খতিয়ান তৈরীর তারিখ (Khatian Creation Date):	17/09/2021

অত্রস্থানের দাগের বিবরণ ও পরিমাণ:

Plot No. দাগ নং	Classificati শ্রেণী	Share অংশ	Share Area(Acres) অংশ পরিমাণ(একর)	Remarks মন্তব্য
58	চুক্তাধীন	0.2490	0.0116	Nil
59	ঘরভাড়া	0.2513	0.0097	Nil
60	ঘরভাড়া	0.2500	0.0039	Nil
61	চুক্তাধীন	0.1344	0.0002	Nil
62	চুক্তাধীন	0.2492	0.0155	Nil

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*Addl. Dist. Sub-Registrar
Kurseong*

11 JUL 2023

Major Information of the Deed

Deed No :	I-0405-00210/2023	Date of Registration	11/07/2023
Query No / Year	0405-2001734840/2023	Office where deed is registered	
Query Date	07/07/2023 9:08:02 AM	A.D.S.R. KURSEONG, District: Darjeeling	
Applicant Name, Address & Other Details	Amit Paul Hakimpara., Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9434045630, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 77,30,100/-	Rs. 77,30,100/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Kurseong, Gram Panchayat: GAYABARI-I, Mouza: Cart Road Sheet No. 29, JI No: 31, Pin Code : 734203









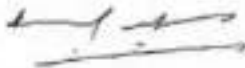
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-58 (RS :-)	LR-721	Bastu	Sukhaket	0.0117 Acre	5,52,825/-	5,52,825/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-59 (RS :-)	LR-721	Bastu	Bastu	0.0096 Acre	4,53,600/-	4,53,600/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-60 (RS :-)	LR-721	Bastu	Bastu	0.0039 Acre	1,84,275/-	1,84,275/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L4	LR-61 (RS :-)	LR-721	Bastu	Sukhaket	0.0001 Acre	4,725/-	4,725/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L5	LR-62 (RS :-)	LR-721	Bastu	Sukhaket	0.0156 Acre	7,37,100/-	7,37,100/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L6	LR-58 (RS :-)	LR-722	Bastu	Sukhaket	0.0116 Acre	5,52,825/-	5,52,825/-	Property is on Road Adjacent to Metal Road,
L7	LR-59 (RS :-)	LR-722	Bastu	Bastu	0.0096 Acre	4,53,600/-	4,53,600/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,



L8	LR-60 (RS :-)	LR-722	Bastu	Bastu	0.0039 Acre	1,84,275/-	1,84,275/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L9	LR-61 (RS :-)	LR-722	Bastu	Sukhaket	0.0001 Acre	4,725/-	4,725/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L10	LR-62 (RS :-)	LR-722	Bastu	Sukhaket	0.0156 Acre	7,37,100/-	7,37,100/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L11	LR-58 (RS :-)	LR-723	Bastu	Sukhaket	0.0117 Acre	5,52,825/-	5,52,825/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L12	LR-59 (RS :-)	LR-723	Bastu	Bastu	0.0096 Acre	4,53,600/-	4,53,600/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L13	LR-60 (RS :-)	LR-723	Bastu	Bastu	0.0039 Acre	1,84,275/-	1,84,275/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L14	LR-62 (RS :-)	LR-721	Bastu	Sukhaket	0.0156 Acre	7,37,100/-	7,37,100/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L15	LR-58 (RS :-)	LR-724	Bastu	Sukhaket	0.0116 Acre	5,48,100/-	5,48,100/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L16	LR-59 (RS :-)	LR-724	Bastu	Bastu	0.0097 Acre	4,58,325/-	4,58,325/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L17	LR-60 (RS :-)	LR-724	Bastu	Bastu	0.0039 Acre	1,84,275/-	1,84,275/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L18	LR-61 (RS :-)	LR-723	Bastu	Sukhaket	0.0001 Acre	4,725/-	4,725/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L19	LR-61 (RS :-)	LR-724	Bastu	Sukhaket	0.0002 Acre	9,450/-	9,450/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L20	LR-62 (RS :-)	LR-724	Bastu	Sukhaket	0.0155 Acre	7,32,375/-	7,32,375/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
					16.35Dec	77,30,100 /-	77,30,100 /-	
					16.35Dec	77,30,100 /-	77,30,100 /-	



Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Jagjit Singh Bindra Son of Late Surjeet Singh Executed by: Self, Date of Execution: 11/07/2023 , Admitted by: Self, Date of Admission: 11/07/2023 ,Place : Office	 11/07/2023	 LTI 11/07/2023	 11/07/2023
Mirik, City:- Mirik, P.O:- Mirik, P.S:-Mirik, District:-Darjeeling, West Bengal, India, PIN:- 734214 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx0d, Aadhaar No: 79xxxxxxxx1016, Status :Individual, Executed by: Self, Date of Execution: 11/07/2023 , Admitted by: Self, Date of Admission: 11/07/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr MANJEET SINGH Son of Late SURJEET SINGH Executed by: Self, Date of Execution: 11/07/2023 , Admitted by: Self, Date of Admission: 11/07/2023 ,Place : Office	 11/07/2023	 LTI 11/07/2023	 11/07/2023
KRISHNA NAGAR, MIRIK, City:- Mirik, P.O:- MIRIK, P.S:-Mirik, District:-Darjeeling, West Bengal, India, PIN:- 734214 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx3E, Aadhaar No: 65xxxxxxxx3993, Status :Individual, Executed by: Self, Date of Execution: 11/07/2023 , Admitted by: Self, Date of Admission: 11/07/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr ANUPAM GUPTA Son of Late RAM AVTAR GUPTA Executed by: Self, Date of Execution: 11/07/2023 , Admitted by: Self, Date of Admission: 11/07/2023 ,Place : Office	 11/07/2023	 LTI 11/07/2023	 11/07/2023
59, HILL CART ROAD, City:- Kurseong, P.O:- KURSEONG, P.S:-Kurseong, District:-Darjeeling, West Bengal, India, PIN:- 734203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx0F, Aadhaar No: 20xxxxxxxx5417, Status :Individual, Executed by: Self, Date of Execution: 11/07/2023 , Admitted by: Self, Date of Admission: 11/07/2023 ,Place : Office				









4	Name	Photo	Finger Print	Signature
	Mr ANURAG GUPTA (Presentant) Son of Mr RAM AVTAR GUPTA Executed by: Self, Date of Execution: 11/07/2023 , Admitted by: Self, Date of Admission: 11/07/2023 ,Place : Office			
		11/07/2023	LTI 11/07/2023	11/07/2023
59, HILLCART ROAD, City:- Kurseong, P.O:- KURSEONG, P.S:-Kurseong, District:-Darjeeling, West Bengal, India, PIN:- 734203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx8L, Aadhaar No: 43xxxxxxx0568, Status :Individual, Executed by: Self, Date of Execution: 11/07/2023 , Admitted by: Self, Date of Admission: 11/07/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NEEV CONSTRUCTION KRISHNAGAR, City:- Mirik, P.O:- MIRIK, P.S:-Mirik, District:-Darjeeling, West Bengal, India, PIN:- 734214, PAN No.:: AAxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr JAGJIT SINGH BINDRA Son of Late SURJEET SINGH Date of Execution - 11/07/2023, , Admitted by: Self, Date of Admission: 11/07/2023, Place of Admission of Execution: Office			
		Jul 11 2023 1:24PM	LTI 11/07/2023	11/07/2023
City:- Mirik, P.O:- MIRIK, P.S:-Mirik, District:-Darjeeling, West Bengal, India, PIN:- 734214, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx0D, Aadhaar No: 79xxxxxxx1016 Status : Representative, Representative of : NEEV CONSTRUCTION (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mr MANJEET SINGH Son of Late SURJEET SINGH Date of Execution - 11/07/2023, , Admitted by: Self, Date of Admission: 11/07/2023, Place of Admission of Execution: Office			
		Jul 11 2023 1:26PM	LTI 11/07/2023	11/07/2023
KRISHNA NAGAR, City:- Siliguri Mc, P.O:- MIRIK, P.S:-Mirik, District:-Darjeeling, West Bengal, India, PIN:- 734214, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx3E, Aadhaar No: 65xxxxxxx3993 Status : Representative, Representative of : NEEV CONSTRUCTION (as PARTNER)				



3	Name	Photo	Finger Print	Signature
	Mr ANUPAM GUPTA Son of Late RAM AVTAR GUPTA Date of Execution - 11/07/2023, , Admitted by: Self, Date of Admission: 11/07/2023, Place of Admission of Execution: Office			
		Jul 11 2023 1:27PM	LTI 11/07/2023	11/07/2023
KURSEONG, City:- Kurseong, P.O:- KURSEONG, P.S:-Kurseong, District:-Darjeeling, West Bengal, India, PIN:- 734203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx0F, Aadhaar No: 20xxxxxxxx5417 Status : Representative, Representative of : NEEV CONSTRUCTION (as PARTNER)				
4	Name	Photo	Finger Print	Signature
	Mr ANURAG GUPTA Son of Mr RAMAUTAR GUPTA Date of Execution - 11/07/2023, , Admitted by: Self, Date of Admission: 11/07/2023, Place of Admission of Execution: Office			
		Jul 11 2023 1:30PM	LTI 11/07/2023	11/07/2023
KURSEONG, City:- Kurseong, P.O:- KURSEONG, P.S:-Kurseong, District:-Darjeeling, West Bengal, India, PIN:- 734203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8L, Aadhaar No: 43xxxxxxxx0568 Status : Representative, Representative of : NEEV CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AMIT PAUL Son of Mr ASIM KUMAR PAUL AUROBINDA PALLY, SILIGURI, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006			
	11/07/2023	11/07/2023	11/07/2023
Identifier Of Mr Jagjit Singh Bindra, Mr MANJEET SINGH, Mr JAGJIT SINGH BINDRA, Mr MANJEET SINGH, Mr ANUPAM GUPTA, Mr ANURAG GUPTA, Mr ANUPAM GUPTA, Mr ANURAG GUPTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Jagjit Singh Bindra	NEEV CONSTRUCTION-1.17 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Mr ANURAG GUPTA	NEEV CONSTRUCTION-1.56 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Mr ANUPAM GUPTA	NEEV CONSTRUCTION-1.17 Dec



Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Mr ANUPAM GUPTA	NEEV CONSTRUCTION-0.96 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Mr ANUPAM GUPTA	NEEV CONSTRUCTION-0.39 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Mr ANUPAM GUPTA	NEEV CONSTRUCTION-1.56 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	Mr MANJEET SINGH	NEEV CONSTRUCTION-1.16 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	Mr MANJEET SINGH	NEEV CONSTRUCTION-0.97 Dec

Transfer of property for L17

Sl.No	From	To. with area (Name-Area)
1	Mr MANJEET SINGH	NEEV CONSTRUCTION-0.39 Dec

Transfer of property for L18

Sl.No	From	To. with area (Name-Area)
1	Mr ANUPAM GUPTA	NEEV CONSTRUCTION-0.01 Dec

Transfer of property for L19

Sl.No	From	To. with area (Name-Area)
1	Mr MANJEET SINGH	NEEV CONSTRUCTION-0.02 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Jagjit Singh Bindra	NEEV CONSTRUCTION-0.96 Dec

Transfer of property for L20

Sl.No	From	To. with area (Name-Area)
1	Mr MANJEET SINGH	NEEV CONSTRUCTION-1.55 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Jagjit Singh Bindra	NEEV CONSTRUCTION-0.39 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Jagjit Singh Bindra	NEEV CONSTRUCTION-0.01 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr Jagjit Singh Bindra	NEEV CONSTRUCTION-1.56 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr ANURAG GUPTA	NEEV CONSTRUCTION-1.16 Dec



Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mr ANURAG GUPTA	NEEV CONSTRUCTION-0.96 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Mr ANURAG GUPTA	NEEV CONSTRUCTION-0.39 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Mr ANURAG GUPTA	NEEV CONSTRUCTION-0.01 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Kurseong, Gram Panchayat: GAYABARI-I, Mouza: Cart Road Sheet No. 29, JI No: 31, Pin Code : 734203

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 58, LR Khatian No:- 721		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 59, LR Khatian No:- 721		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 60, LR Khatian No:- 721		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 61, LR Khatian No:- 721		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 62, LR Khatian No:- 721		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 58, LR Khatian No:- 722	Owner:अनुराग गुप्ता, Gurdian:राम अवतार गुप्ता, Address:निज , Classification:सुखाखेत, Area:0.01160000 Acre,	Mr ANURAG GUPTA
L7	LR Plot No:- 59, LR Khatian No:- 722		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 60, LR Khatian No:- 722		Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 61, LR Khatian No:- 722		Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 62, LR Khatian No:- 722		Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 58, LR Khatian No:- 723		Seller is not the recorded Owner as per Applicant.
L12	LR Plot No:- 59, LR Khatian No:- 723		Seller is not the recorded Owner as per Applicant.
L13	LR Plot No:- 60, LR Khatian No:- 723	Owner:अनुपम गुप्ता, Gurdian:रामअवतार गुप्ता, Address:निज , Classification:घरेडी, Area:0.00390000 Acre,	Mr ANUPAM GUPTA
L14	LR Plot No:- 62, LR Khatian No:- 721		Seller is not the recorded Owner as per Applicant.



L15	LR Plot No:- 58, LR Khatian No:- 724	Owner:मनजीत सिंह, Gurdian:सुरजित सिंह बिन्द्रा, Address:निज , Classification:सुखाखेत, Area:0.01160000 Acre,	Mr MANJEET SINGH
L16	LR Plot No:- 59, LR Khatian No:- 724		Seller is not the recorded Owner as per Applicant.
L17	LR Plot No:- 60, LR Khatian No:- 724		Seller is not the recorded Owner as per Applicant.
L18	LR Plot No:- 61, LR Khatian No:- 723		Seller is not the recorded Owner as per Applicant.
L19	LR Plot No:- 61, LR Khatian No:- 724		Seller is not the recorded Owner as per Applicant.
L20	LR Plot No:- 62, LR Khatian No:- 724		Seller is not the recorded Owner as per Applicant.



On 11-07-2023

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 13:14 hrs on 11-07-2023, at the Office of the A.D.S.R. KURSEONG by Mr ANURAG GUPTA , 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 77,30,100/-

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

Execution is admitted on 11/07/2023 by 1. Mr Jagjit Singh Bindra, Son of Late Surjeet Singh, Mirik, P.O: Mirik, Thana: Mirik, , City/Town: MIRIK, Darjeeling, WEST BENGAL, India, PIN - 734214, by caste Sikh, by Profession Business, 2. Mr MANJEET SINGH, Son of Late SURJEET SINGH, KRISHNA NAGAR, MIRIK, P.O: MIRIK, Thana: Mirik, , City/Town: MIRIK, Darjeeling, WEST BENGAL, India, PIN - 734214, by caste Sikh, by Profession Business, 3. Mr ANUPAM GUPTA, Son of Late RAM AVTAR GUPTA, 59, HILL CART ROAD, P.O: KURSEONG, Thana: Kurseong, , City/Town: KURSEONG, Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by Profession Business, 4. Mr ANURAG GUPTA, Son of Mr RAM AVTAR GUPTA, 59, HILLCART ROAD, P.O: KURSEONG, Thana: Kurseong, , City/Town: KURSEONG, Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by Profession Business
Indetified by Mr AMIT PAUL, , , Son of Mr ASIM KUMAR PAUL, AUROBINDA PALLY, SILIGURI, P.O: RABINDRA SARANI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-07-2023 by Mr JAGJIT SINGH BINDRA, PARTNER, NEEV CONSTRUCTION (Partnership Firm), KRISHNAGAR, City:- Mirik, P.O:- MIRIK, P.S:-Mirik, District:-Darjeeling, West Bengal, India, PIN:- 734214

Indetified by Mr AMIT PAUL, , , Son of Mr ASIM KUMAR PAUL, AUROBINDA PALLY, SILIGURI, P.O: RABINDRA SARANI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Advocate

Execution is admitted on 11-07-2023 by Mr MANJEET SINGH, PARTNER, NEEV CONSTRUCTION (Partnership Firm), KRISHNAGAR, City:- Mirik, P.O:- MIRIK, P.S:-Mirik, District:-Darjeeling, West Bengal, India, PIN:- 734214

Indetified by Mr AMIT PAUL, , , Son of Mr ASIM KUMAR PAUL, AUROBINDA PALLY, SILIGURI, P.O: RABINDRA SARANI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Advocate

Execution is admitted on 11-07-2023 by Mr ANUPAM GUPTA, PARTNER, NEEV CONSTRUCTION (Partnership Firm), KRISHNAGAR, City:- Mirik, P.O:- MIRIK, P.S:-Mirik, District:-Darjeeling, West Bengal, India, PIN:- 734214

Indetified by Mr AMIT PAUL, , , Son of Mr ASIM KUMAR PAUL, AUROBINDA PALLY, SILIGURI, P.O: RABINDRA SARANI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Advocate

Execution is admitted on 11-07-2023 by Mr ANURAG GUPTA, PARTNER, NEEV CONSTRUCTION (Partnership Firm), KRISHNAGAR, City:- Mirik, P.O:- MIRIK, P.S:-Mirik, District:-Darjeeling, West Bengal, India, PIN:- 734214

Indetified by Mr AMIT PAUL, , , Son of Mr ASIM KUMAR PAUL, AUROBINDA PALLY, SILIGURI, P.O: RABINDRA SARANI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/07/2023 10:19PM with Govt. Ref. No: 192023240124216548 on 10-07-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 3782585244229 on 10-07-2023, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 577, Amount: Rs.5,000.00/-, Date of Purchase: 10/07/2023, Vendor name: B R Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/07/2023 10:19PM with Govt. Ref. No: 192023240124216548 on 10-07-2023, Amount Rs: 5,020/-, Bank: SBI EPay (SBlePay), Ref. No. 3782585244229 on 10-07-2023, Head of Account 0030-02-103-003-02



Zojila Dolkar Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KURSEONG
Darjeeling, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0405-2023, Page from 3779 to 3832

being No 040500210 for the year 2023.



Zojila Dolkar Bhutia

Digitally signed by ZOJILA DOLKAR
BHUTIA
Date: 2023.07.11 14:28:13 +05:30
Reason: Digital Signing of Deed.

(Zojila Dolkar Bhutia) 2023/07/11 02:28:13 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KURSEONG
West Bengal.

(This document is digitally signed.)

