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पश्चिम बंगाल WEST BENGAL

AB 700294

05/03/2020  
 393/20/2020  
 M.R. 83,36,362/-



Sabryj Bhoomick  
 Joyraj Bhomick  
 Debjani Sen Bhomick

Darjeeling Real Estate Agents & Developers  
 Partner  
 Nisith Kumar Ghosal

**DEED OF DEVELOPMENT AGREEMENT**

This indenture is made on this the 03<sup>rd</sup> day of March, Two Thousand Twenty, at Siliguri.

~: BETWEEN :~

Certified that the Document is admitted to Registration and the Signature Sheet and an Endorsement Sheet attached to this Document are part of this Document

Contd....P/2

*[Signature]*  
 Addl. District Sub-Registrar  
 Bhakti Nagar, Jalpaiguri

05 MAR 2020



NON JUDICIAL STAMP

Sl. No. 537 Dated 12/01/2019

Sold To Dariceeling Real estate Agents Developer

Address Slg

Stamp Value of Rs 100/- Rupees hundred

R. Chaki  
(RITA CHAKI)  
Stamp Vendor  
Licence No. 347 / RM  
A.D.S.R. Office, Bagdogra  
Darjeeling



*[Handwritten signature]*

Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalpaiguri

05 MAR 2020

Debraj Bhowmick  
Joyraj Bhowmick  
Debiani Sen Bhowmick  
2

Real Estate Agents & Developers  
Nisith Kumar Agarwal  
Partners

**(1) SRI DEBRAJ BHOWMICK**, [I.T.PAN: AGKPB0324P] Son of Late Tapan Kumar Bhowmick, **(2) SRI JOYRAJ BHOWMICK**, [I.T.PAN: AMVPB6876C] Son of Late Tapan Kumar Bhowmick, **(3) SMT DEBIANI SEN BHOWMICK** [I.T.PAN: AJNPB2786Q], Wife of Sri Jyotirmoy Sen. & Daughter of Late Tapan Kumar Bhowmick All are Hindu by faith, Indian by Nationality. No.1, & 2 are Business by occupation, No.3 is Housewife by occupation No.1 & No.2 are residents of 41/6, J.C. Bose Road by lane Hakimpara, P.O. & P.S. Siliguri, District Darjeeling, in the State of West Bengal and No.3 is resident of C/o Jyotirmoy Sen, 124 Pandapara Colony, Gali No.8, Ward No.XIII, P.O. & P.S. Jalpaiguri in the State of West Bengal - hereinafter collectively called the **OWNERS/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context their respective heirs, successors, legal representatives, executors, administrators, and assigns) of the **ONE PART**.

A N D

**M/S. DARJEELING REAL ESTATE AGENTS & DEVELOPERS**, [I.T.PAN: AAJFD08441] a Partnership firm, having its office address at Neelkamal Plaza, Hill Cart Road, Siliguri, within P.O. & P.S. Siliguri, Dist. Darjeeling, in the State of West Bengal, represented by one of its Partners **SRI NISITH KUMAR AGARWAL**, Son of Late Bhimraj Agarwal, Hindu by religion, Indian by nationality, Business by Occupation, resident of Shyama Kunj, Punjabi para, P.O. Haider para, P.S. Bhaktinagar, Dist. Jalpaiguri - hereinafter called the **"DEVELOPER/SECOND PARTY"** (which term or expression shall mean and include, unless excluded by or repugnant to the context its successors in office, executors, partners, administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** one SMT. BAKUL BHOWMIK, wife of Sri Tapan Bhowmick, of Hakim para Siliguri became the absolute owner in khas possession of all that 6 Kathas or 0.10 Acre of land within Mouza Dabgram, Pargana Baikunthapur, recorded in R.S. Khatian No. 375 being part of Plot Nos. 338/710, 338, 649, 242, 245, 251, 286, 287, 322, 174, 220, 330, 646, 580, 582/1020, 687, 331/701, 338/771, 233, in Sheet No.12, under P.S. Rajganj (now Bhaktinagar), Dist. Jalpaiguri, by virtue of purchase from Sri Phanindra Nath Talukdar & Sri Amalesh Chandra Talukdar, both are sons of Late Harendra Kumar Talukdar, i.e. the erstwhile owner in possession of the land, through a registered Deed of Conveyance being document No.1-5767 for the year 1977 registered at the office of the Addl. Dist. Sub-Registrar, Jalpaiguri dated 08.07.1977.

**AND WHEREAS** thereafter the above named SMT. BAKUL BHOWMICK further purchased all that 2 Kathas or about 0.03 Acre of land adjacent to her above purchased land within Mouza Dabgram, Pargana Baikunthapur, recorded in R.S. Khatian No. 375 being part of Plot Nos. 338/710, 338, 649, 242, 245, 251, 286, 287, 322, 174, 220, 330, 646, 580, 582/1020, 687, 331/701, 338/771, 233, in Sheet No.12, under P.S. Rajganj (now Bhaktinagar), Dist. Jalpaiguri from said Sri Phanindra Nath Talukdar & Sri Amalesh Chandra Talukdar through a registered Deed of Conveyance being document No.1-8247 for the year 1978 registered at the office of the Dist. Sub-Registrar, Jalpaiguri dated 20.10.1978.

**AND WHEREAS** by Virtue of aforesaid two registered Deeds the above named SMT. BAKUL BHOWMICK became the absolute owner in possession of all that 8 Kathas or 0.13 Acre of land within Mouza Dabgram, under P.S. Rajganj (now Bhaktinagar), District





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Joyraj Bhowmick  
Debjani Sen Bhowmick

Darjeeling Real Estate Agents & Developers  
Rishith Kumar Dey  
Partner

Jalpaiguri with permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever. It is mentioned here that thereafter said Smt. Bakul Bhowmik being such absolute owner of the aforesaid land had sold and transferred all that 3 Katha 14 Chhattak 18 Sq.ft of land out of her aforesaid land measuring 8 Kathas or 0.13 Acre unto and in favour of SMT. SHYAMA DEVI AGARWAL, Wife of Bhimraj Agarwal, of Punjabi para, Silliguri through a registered Deed of Conveyance being document No.1-4985 for the year 2010 executed on 09.01.2007 and finally registered on 05.10.2010 at the office of the Addl. Dist. Sub-Registrar, Rajganj, Dist. Jalpaiguri and thereafter the above named SMT. BAKUL BHOWMICK remained in khas possession of her remaining 3 Katha 15 Chhatak 23 Sq.ft. (i.e. 0.0655 Acre) of land out of her above purchased land as fully and particularly described in the Schedule- "A" below.

**AND WHEREAS** thereafter the above named BAKUL BHOWMICK died intestate on 01.04.2015 and subsequently her husband namely TAPAN BHOWMICK also died intestate on 07.08.2019 leaving behind them their, two sons & one daughter namely Sri Debraj Bhowmick, Sri Joyraj Bhowmick, and Smt Debjani Sen (Bhowmick), as her sole legal heirs and successors. And after demise of said BAKUL BHOWMICK and TAPAN BHOWMICK their above named legal heirs (i.e. the Owners/First Party No. 1 to 3 hereof) jointly and equally inherited the afore said landed property (i.e. the below Schedule - "A" property) as per the provisions of the Hindu Succession Act, 1956 and accordingly the above named legal heirs and successors of said Late Bakul Bhowmik became the absolute co-owners of the said property having with permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever and moreover during the L.R. survey settlement the said land has been recorded in L.R. Khatian Nos.496, 497 & 499 in the respective names of the Owners/First Party No. 1 to 3 hereof and also in L.R. Khatian No.498 in the name of their deceased father namely Tapan Bhowmick.

**AND WHEREAS**

- A) The Owners/First Party above named desirous of constructing a multistoried commercial & residential building consisting several numbers of units i.e. shop rooms, office premises, residential Flats, car parking etc. on ownership basis on the aforesaid land measuring about 3 Katha 15 Chhatak 23 Sq.ft. (i.e. 0.0655 Acre) as described in the Schedule herein below, but not being in a position to put their contemplation and scheme into action due to shortage of fund and lack of experience, were in search of a developer who could construct the commercial cum residential complex in the said plot of land and accordingly the First Party hereto have approached and proposed the Second Party hereof to develop their aforesaid landed property as per sanctioned building plan of the appropriate authorities. The Developer/Second Party herein being a partnership firm engaged in construction business, has agreed to develop and to construct a residential cum commercial complex on the aforesaid land and has agreed on the terms and conditions stated hereunder.
- B) The said premises i.e. the land measuring about 3 Katha 15 Chhatak 23 Sq.ft. (i.e. 0.0655 Acre) as described in the Schedule-"A" herein below is free from all encumbrance, charges, liens, lispendences, attachments, trusts whatsoever or howsoever.





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Debraj Bhowmick  
Joyraj Bhowmick  
Debjani Sen Bhowmick

Darjeeling Real Estate Agents & Developers  
Partner  
Shivith Kumar Dey

- c) That the Owners have agreed to grant an exclusive right of development of the said premises in favour of the Developer for the consideration and on the terms and conditions stated hereinafter. However, the Developer shall be at liberty to appoint contractors, architects/ engineers as per requirement, for the development of the premises as per its own choice and discretion.

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

ARTICLE-I-DEFENITIONS:

In this Agreement, unless otherwise specifically mentioned.

- 1.1 The Owners shall mean the above named (1) SRI DEBRAJ BHOWMICK, son of Late Tapan Kumar Bhowmick, (2)SRI JOYRAJ BHOWMICK, Son of Late Tapan Kumar Bhowmick,& (3) SMT DEBJANI SEN BHOWMICK , Wife of Sri Jyotirmoy Sen. & daughter of Late Tapan Kumar Bhowmick the aforesaid persons not only as owners but also as having whatsoever right, title or interest that they may have or have as executor, Legatee, Trustee, Beneficiary or otherwise in respect of the premises described in the Schedule-"A" hereunder written and also their respective heirs, legal representatives, executors and assigns.
- 1.2 Developer shall mean the said DARJEELING REAL ESTATE AGENTS & DEVELOPERS, and its successor or successors in office, executors and administrators and assigns including its directors at all material times.
- 1.3 Premises shall mean all that piece and parcel of the land measuring about 3 Katha 15 Chhatak 23 Sq.ft. (i.e 0.0655 more fully and particularly described in the Schedule-"A" hereunder written.
- 1.4 Building shall mean the building to be constructed at the said premises with the maximum Floor Area Ratio (FAR) available or permissible under the rules and regulations of the Siliguri Municipal Corporation.
- 1.5 Unit shall mean the constructed area and/or spaces in the building or buildings intended to be built and/or constructed capable of being occupied and enjoyed separately as a distinct entity at the building or buildings to be constructed at the said premises.
- 1.6 Carpet area shall mean net useable floor of an apartment, excluding the area covered by external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
- 1.7 Architect shall mean any person or other association of persons, whether incorporated or not, whom the Developer may appoint from time to time as the Architect of the Building to be constructed at the said premises.





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Bhakti Nagar, Dist-Jalpaiguri

03 MAR 2020



Debraj Bhowmick  
Joyraj Bhowmick  
Debjani Sen Bhowmick

Darjeeling Real Estate Agents & Developers  
Nisith Kumar Ghosh  
Partner

- 1.8 That the plan shall be the plan or plans, elevation, designs, drawings and specifications of the building or buildings as shall be sanctioned by the concerned appropriate authority including modifications or variations thereof which may be made from time to time.
- 1.9 Saleable area shall mean the space or spaces in the new building available for independent use and occupation after making due provisions of common facilities and the space required therefore.

1.10 OWNER'S ALLOCATION

The allocation to the First Party/ Owner shall be:  
That on completion of the proposed multistoried commercial & residential building in the aforesaid premises the Developer/Second Party shall provide to the Owners/First Party No.1 to 3 total Three Nos. of residential Flats measuring about 746 Sq.ft. carpet area, (equivalent to 1238 Sq. ft Super built area.) each, i.e. Flat Nos. **B-1** [in favour of Sri Debraj Bhowmick], **B-2** [in favour of Sri Joyraj Bhowmick] & **B-3** [in favour of Sri Debjani Sen (Bhowmick)] respectively in First Floor, Second Floor and Third Floor and shall also provide 3 (Three) nos. of Car Parking Space at the ground floor common parking space and apart from that the Owners/First Party No. 1 to 3 have also already received a sum of Rs.6,00,000/- (Rupees Six Lac) only from the Developer/Second Party through three separate account payee cheques bearing Nos. 000634,000635 and 000636 dated 03.03.2020 amounting to Rs.1,80,000/- (Rupees One Lacs Eighty Thousand) only each drawn on Bank of Baroda, Sevoke Road, Jalpaiguri branch, after deducting requisite TDS as per Sec 194-IC of Income tax Act, under this agreement and the receipt of the said amount the Owners hereby admit and acknowledge by executing these presents.

1.11 DEVELOPER'S ALLOCATION:

All that other remaining saleable and useable portion of the said proposed multi storey building/s including the flats, car parking spaces/garages, shops, office premises, servant's quarter etc. in the building to be constructed in the aforesaid premises by the Developer according to the sanctioned building plan of Siliguri Municipal Corporation, together with undivided proportionate share of the land.

- 1.12 Transfer within its grammatical variations and cognate expression shall include transfer by delivery of possession and by any other means adopted for effecting what is understood as a transfer of space in a multistoried building to purchasers thereof although the same may not amount to a transfer in law.
- 1.13 Transferee shall mean a person, persons, firm, limited company, association or persons to whom any space and/or unit in the building to be constructed at the said premises has been transferred.
- 1.14 Word importing singular shall include plural and vice versa.



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05 MAR 2020

Sabrey Bhoomick  
Joyraj Bhoomick  
Debjani Sen Bhoomick

Clarifying Real Estate Agents & Developers  
Practising  
Anisith Chowdhury

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

ARTICLE-II COMMENCEMENT

2.0 This agreement shall be deemed to have commenced on and with effect from the date of its execution.

ARTICLE -III OWNER'S RIGHT AND REPRESENTATIONS:

3.1 The owner is absolutely seized and possessed or otherwise well and sufficiently entitled to all that the entirety of the said premises, more fully and particularly described in the Schedule hereunder written.

3.2 Excepting the owner, no other person or persons have any claim or interest and/or demand over and in respect of the said premises and/or any portion thereof as mentioned in the Schedule herein below.

3.3 The said premises is free from all encumbrance, lien, lispendences, attachments, trusts, acquisitions, requisitions whatsoever and howsoever.

3.4 There is no subsisting agreement for sale and/or development of the said premises as on thus date with any other party or parties by the owners or any person claiming under them.

3.5 That the Owners shall hand over the physical possession of the aforesaid premises in favour of the Developer immediately after execution of these presents.

ARTICLE IV- DEVELOPER'S RIGHT.

4.1 The Owners hereby grant, subject to the provisions contained herein, exclusive right to the Developer to build upon and to commercially exploit the said premises in accordance with the sanctioned plan or with any modification and/or amendment thereto made or caused to be made by the parties hereto.

4.2 All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer at its own cost and shall be signed by the owners and/or the Developer (through duly authorized representative in that behalf) and submitted by the Developer at the Developers' own costs and expenses for sanction.

ARTICLE V- CONSIDERATION

5. In consideration of the owners allowing the Developer to develop the said premises the Developer shall allocate owner as mentioned in clause No. 1.10 under Article -I, Definition hereinabove.





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Bhakti Nagar, Dist-Jalpaiguri.

03 MAR 2020

ARTICLE VI- PROCEDURE

6. The land owner shall grant a Power of Attorney in favour of DARJEELING REAL ESTATE AGENTS & DEVELOPERS or in favour of any of its partner/nominee for obtaining necessary permission and/or sanction from different authorities in connection with the development of the new building/s at the said premises and also for pursuing and following up the matter with the Siliguri Municipal Corporation and other statutory authorities and for all other matter concerning or related to the project or development including the power to dispose of the Developer's Allocation entirely and the said Power of Attorney shall remain in force until completion of the project and sale out of the entire Developer's Allocation finally. The said power or powers of attorney shall form an integral part of this agreement and remain irrevocable during the subsistence of this agreement.

ARTICLE -VII- BUILDING

- 7.1 The Developer shall at its own costs, construct erect and complete the new building/s at the said premises in accordance with the sanctioned building plan with good and standard materials as may be specified by the Architects and as set out in the Second Schedule hereunder written.. The new building/s shall be of residential cum commercial type and having elevations and features permissible under the rules and regulations applicable to the said premises as may be approved by the appropriate authority.
- 7.2 Subject as aforesaid, the decision of the Developer regarding the quality of the materials and the specification as stated in the Second Schedule hereunder shall be final and binding upon the parties hereto.
- 7.3 The Developer shall install and erect in the said new building at its own costs, pumps, tube well, water storage tanks and provide other facilities as are required to be provided in a multi storey residential cum commercial building in and around Siliguri having self contained units for sale of constructed area therein on ownership basis and as mutually agreed to.
- 7.4 The Developer shall be authorized in the name of the owners so far as is necessary, to apply for and obtain for and obtain temporary and permanent connections of water, electricity power, drainage, sewerage to the new buildings and other inputs and facilities required for the construction and enjoyment of the building for which purpose all costs charges and expenses therefore shall be borne and met by the Developer.
- 7.5 All costs, charges and expenses, including architects, fees during the construction of the building at the said premises shall be borne by the Developer and the Owners shall bear no responsibility in this context, provided that the owners shall perform all the obligations required of them under this Agreement in a diligent and sincere manner.

Debroy Bharamick  
Joyraj Bhowmick  
Debjani Sin Bhowmick

Darjeeling Real Estate Agents & Developers

Shiveth Karvayal  
Partner





Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jodhpur

05 MAR 2020

Debney Bharamick  
Joyraj Bharamick  
Debjani Sun Bharamick

Darjeeling Real Estate Agents & Developers

Shishir Kumar Ghosal  
P. 211968

#### ARTICLE VIII- COMMON FACILITIES

8. The Developer shall pay and bear all Municipal Corporation taxes, Khajna, insurance premiums and other statutory outgoing as would be levied by the Government or any statutory authorities in respect of the said premises accruing as and from the date of hand over of vacant possession by the owners to the Developer till the date of selling out of the entire saleable area of the building and then the transferee/s shall bear such taxes, fees, etc. in respect of their respective proportion only.

#### ARTICLE- IX - COMMON RESTRICTIONS

- 9.1 The Owners/Developer shall not use or permit to use in the new building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupiers of the new building.
- 9.2 Neither party shall demolish nor permit demolition of any wall or other structure in the newly constructed building or any portion thereof or make any structural alteration therein without the previous consent of the other in writing in this behalf.
- 9.3 Both the parties shall abide by all laws, Bye-laws, Rules and Regulations of the Government, Local Bodies as the case may be and shall attend to answer and be responsible for any deviation, violating and/or breach of any of the said laws, bye-laws, rules and regulations.
- 9.4 The respective Allotees /transferees including the Owners shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the new buildings in good working condition and repair and in particular so as not to cause any damage to the new building or buildings or any part thereof and shall keep each other occupiers of the said building indemnified from and against the consequences of any breach.
- 9.5 The parties hereto shall not do or cause or permit to be done any act or things which may render void or voidable any insurance of the new buildings or buildings or any part thereof and shall keep each other and other occupiers of the building harmless and indemnified from and against the consequences of any breach.
- 9.6 No goods or other items/materials shall be kept by the Owners or by the Developer for display or otherwise in corridors or other places for the common use in the new building and no hindrance shall be caused in any manner in the free movement in the corridors and other places for common use in the new building and in case any such hindrance is caused, the Developer or the owners, as the case may be shall be entitled to remove the same at the risk and cost of the other.





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05 MAR 2020



Sabrey Bhowmick  
Joyraj Bhowmick  
Debjani Sen Bhowmick

Barjeeling Real Estate Agents & Developers

Elizabeth Kinner Agmal  
Partner

- 9.7 Neither party shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the new building or in the compounds corridors or any other portion or portions of the new building.

#### ARTICLE X- OWNER'S OBLIGATIONS

- 10.1 The owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the new building at the said premises by the Developer.
- 10.2 The owners hereby agree and covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, and/or disposing of any part of the newly constructed building.
- 10.3 That the owners shall at the request of the Developer, if required 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 and passage, stair case, roof etc. as and when asked by the Developer to do so with respect to Developer's allocation as agreed herein above.
- 10.4 It is distinctly understood by and between the parties hereto that while executing and registering the Deed(s) of Conveyance in favour of the prospective buyers out of the Developer's allocation as stated above the Owners shall not claim or accept any consideration whatsoever.
- 10.5 It is covenanted that the Developer shall not be liable for payment of cost and expenses for electricity installation as may be charged upon by the W.B.S.E.D.C.L in the entire Owner's allocation as agreed upon in this present agreement.
- 10.6 The owners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said new building at the said premises.
- 10.7 The owners hereby agree and covenant with the Developer not to let out, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction.

#### ARTICLE - XI - DEVELOPER'S OBLIGATIONS

11. The Developer hereby agree and covenants with the owners to complete the construction of the new building at the said premises in terms of the sanctioned plan/s within **36 (Thirty Six)** months from the date of sanction of building plan. Such period shall however exclude any delay which does not occasion due to any fault or negligence on the part or the Developer in the course of construction.

#### ARTICLE - XII- OWNER'S INDEMNITY

- 12.1 The owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or





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05 MAR 2020

Debraj Bhattacharya  
Joyraj Bhattacharya  
Debjani Sen Bhattacharya

Chartered Real Estate Agents & Developers  
Pranav  
Nishith Kumar Jha

disturbance provided the Developer performs and fulfils all the terms and conditions herein contained and on its part to be observed and performed.

- 12.2 The owners hereby undertake to keep the Developer indemnified against all THIRD PARTY claims and actions in respect of the aforesaid premises during the course of construction of the said proposed building.

#### ARTICLE XIII- DEVELOPER'S INDEMNITY

- 13.1 The Developer hereby undertakes to keep the owners 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 building at the said premises.
- 13.2 The Developer hereby undertakes to keep the owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises.

#### ARTICLE XIV- MISCELLANEOUS

- 14.1 The owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the Developer and the Owner in any manner nor shall the parties hereto constitute as an association of persons.
- 14.2 That it is agreed and understood by the Owners that in near if the Developer decide to construct a larger in size residential cum commercial complex upon the said land by amalgamating few more adjoining plots of the said land as described in the Schedule-"A" herein below in that event the Owners shall be under compulsion to sign and execute the necessary Deed of Amalgamation of land or any other instrument as the case may be required for the purpose on request of the Developer. It is furthermore understood by the Owners that in the event of amalgamation of adjoining land for the purpose of constructing a larger in size residential cum commercial complex as discussed herein above there shall not be in any circumstances any change in the Owner's allocation as described in clause No. 1.10 under Article -I, Definition hereinabove.
- 14.3 It is understood that from time to time to facilitate the construction of the new building at the said premises by the Developer, various deeds, matters and thing not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the owners and various applications and other documents may be required to be signed or made by the owners relating to which specific provisions may not have been made herein and the owner hereby undertakes to do all such acts, deeds, and things that may be reasonably required to be done in the matter and the owner shall execute any such additional power(s) of Attorney and/or authority as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe the right to the owner and/or go against the spirit of this agreement.





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05 MAR 2020

Sobraj Brownick  
Joyraj Brownick  
Debjuni San Brownick

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Debnisingh Real Estate Agents & Developers  
Debnisingh

- 14.4 The Developer shall frame scheme for the management and administration of the said building at the said premises and/or common part thereof. The Developer and the Owners hereby agree to abide by all the Rules and Regulations of such Management/Society/Associations/Holding Organization and hereby give their consent to abide by the same.
- 14.5 As and from the date of completion of the new building, the Owners, Developer and/or its transferees shall each be liable to pay and bear proportionate charges on account of all taxes payable in respect of their allocations.
- 14.6 The Developer at its own risk and responsibility may obtain financial assistance/loan from any bank, financial institution or even from individuals for raising funds in order to complete the said project but on no circumstances the Owner will be held liable for repayment of such loan or any part of interest thereof.
- 14.7 That the Owners, Developer and its transferees shall have the common rights in all stair cases, passages, roof etc. of the building and each one shall be entitled to use and utilize the same without causing any disturbance to others.
- 14.8 The Developer shall decide the name of the new building complex to be constructed on the said premises.
- 14.9 That all income tax liability in connection with construction of the aforesaid building and profit arising from the sale of Developer's share in the said building shall be borne by the Developer. The Developer shall pay all GST during construction and purchase of building materials for the said proposed entire building and further during the sale of Developer's allocation the Developer shall collect the GST from the prospective purchasers and pay the same to the concerned appropriate authority. It is also mutually agreed that the GST liability of the Owner/ First party arising out of this development agreement will be borne by the Developer/Second Party.

#### ARTICLE X - FORCE MAJEURE

- 15.1 The parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligations is prevented by the existence of the Force Majeure and shall be suspended from the obligations during the duration of the Force Majeure.
- 15.2 Force majeure shall mean flood, earthquake, riot, war, storm, tempest civil commotion and/or any other act or commission beyond the control of the parties hereto.

#### ARTICLE XVI - ARBITRATION

16. In case if any dispute, difference or question arising between the parties hereto with regards to this agreement, the same shall be referred to arbitration under the provisions of the Arbitration and conciliation Act, 1996 and/or any other statutory modification and/or enactment relating thereto.





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Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalpaiguri

05 MAR 2020

Abhay Bhoomick  
Joyraj Bhoomick  
Debjanishu Bhoomick

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**THE SCHEDULE - "A" ABOVE REFERRED TO  
DESCRIPTION OF THE ENTIRE AFORESAID PREMISES.**

All that piece or parcel of land measuring about 3 Katha 15 Chhatak 23 Sq.ft. (i.e. 0.0655 Acre) being part of R.S. Plot No.220, corresponding to L. R. Plot No.17, in Sheet No.12 (R.S.); 63(L.R.), within Mouza Dabgram, Pargana Baikunthapur, recorded in L.R. Khatian Nos.496, 497, 498 & 499, corresponding to R.S. Khatian No.375, J.L. No.02, Touzi No.91, within Ward No. XL of Siliguri Municipal Corporation, adjacent to Haider para Main Road, under the jurisdiction of P.S. Bhaktinagar, Dist. Jalpaiguri.

The said land is butted and bounded as follows:

NORTH: Land of Pradip Chowdhury & sold land of Dharam Pal Mittal;  
SOUTH: Land of Bishnu Pradhan;  
EAST: 33 Feet wide S.M.C. Road;  
WEST: Land of Shyama Devi Agarwal & others.

**THE SECOND SCHEDULE REFERRED HEREINABOVE,  
SCHEDULE "B"**

The details of fixtures, fittings, amenities, standard materials to be provided in the new building or buildings are as follows:

1. All structural concrete work like columns shaft foundation, tie beam, slab, will be of M 25 grade concrete and FE 500 grade reinforcement bars will be used confirming to relevant I.S Code.
2. All outside and inside wall will be of 200mm and 125mm thick A.A.C block with use block joining Adhesive.
3. All outside and inside walls will be plastered with 20mm and 15 mm thick with 1:4 cement mortar.
4. All roof ceiling will be plastered with 10mm thick. Cement plastered with 1:4 cement mortar.
5. Marble & Tiles floors for all Rooms. Common Areas.
6. Standard Quality Hindustan or similar sanitary fitting and Glazed tiles up to door level/7 feet height in bathroom.
7. All inside water supply lines in toilet will be concealed type and CPVC pipes . All external water supply lines will be UPVC as per ASTM D-1785 with solvent cement joint .waste water lines and soil lines will be of approved grade UPVC pipes as per IS 13592 type B. All toilet plumbing fitting like bib cock, pillar cock, stop cock will be C.P.

Pradip Chowdhury  
Partner  
Pradip Real Estate Agents & Developers





*(Handwritten signature)*

Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist. Jalpaiguri

05 MAR 2020



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

**WITNESSES**

1. *Aditya Agarwal,*  
*At. Sri. Kishan Kumar Agarwal,*  
*Ambari Para,*  
*P.O. & P.S. Siliguri,*  
*Dist - Darjeeling.*
2. *Sagmohan Poddar*  
*SAGMOHAN Poddar*  
*Sto. Sri Rohit Poddar*  
*Millanpally*  
*P.O.S P.S - Seligeni*  
*Dist: Darjeeling*

*Debraj Bhowmick*  
*Joyraj Bhowmick*  
*Debjuni Sin Bhowmick*

(OWNERS)

*Debdip Dutta*  
*Debdip Dutta*  
*Dist. Darjeeling Real Estate Agents & Developers*  
*Debdip Dutta*  
 (DEVELOPER)

Drafted by me as per instructions, printed in my office and I read over and explained the contents of this agreement to the parties.

*Debdip Dutta*  
*Debdip Dutta* 03/03/2020  
 Advocate, Siliguri

**[DEBDIP DUTTA]**  
 Advocate, Siliguri  
 Enrol. No. WB/762/2003



Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jajpur

05 MAR 2020

FINGER PRINTS OF : SRI NISITH KUMAR AGARWAL



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

*Nisith Kumar Agarwal*

Darjeeling Real Estate Agents & Developers

*Nisith Kumar Agarwal*

Darjeeling Real Estate Agents & Developers

*Nisith Kumar Agarwal*  
SIGNATURE Partner

FINGER PRINTS OF : SRI DEBRAJ BHOWMICK



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

*Debraj Bhowmick*

*Debraj Bhowmick*

*Debraj Bhowmick*  
SIGNATURE



A handwritten signature in black ink, consisting of a long horizontal stroke followed by a loop and a vertical stroke.

Addl. Dist Sub-Registrar  
Bhadrachalam, Dist-Jayaputur

05 MAR 2020

FINGER PRINTS OF : SRI JOYRAJ BHOWMICK



Joyraj Bhowmick

Joyraj Bhowmick

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

Joyraj Bhowmick

SIGNATURE

FINGER PRINTS OF : SMT DEBJANI SEN BHOWMICK



Debjani Sen

Debjani Sen Bhowmick

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

Debjani Sen Bhowmick

SIGNATURE



*[Handwritten signature]*

Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jaipur

05 MAR 2020

PERMANENT ACCOUNT NUMBER  
AGXPB0324P



DEBRAJ BHOWMICK

TAPAN KUMAR BHOWMICK

01-01-1974

PERSON SIGNATURE

*Debraj Bhowmick*

*Stalin*

COMMISSIONER OF INCOME TAX, COCHIN

*Debraj Bhowmick*







ভারতীয় বৈশিষ্ট্য পরিচয় প্রাপ্তিকরণ  
ভারত সরকার

Unique Identification Authority of India

**Government of India**

সেবার্ভাস নম্বর / Enrollment No. : 1215291615N11005

By  
Devraj Bhowmick  
৫৭৪৬ কেবিন  
J C ROSE ROAD BY LANE  
TAKRA PAKA  
WARD NO 17  
Sikpara M. Court  
Sikpara Bagerhat  
West Bengal - 734001  
9532386700



KL862259640E1

86225964



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5434 2198 5167**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

GOVERNMENT OF INDIA



নাম / Name  
Devraj Bhowmick  
নাম / নাম / Name  
Father: TAPAN BHOWMICK

লিঙ্গ / Gender  
sex / Male

5434 2198 5167



আধার - সাধারণ মানুষের অধিকার

*Devraj Bhowmick*





**ELECTION COMMISSION OF INDIA**

ভারতের নির্বাচন কমিশন

IDENTITY CARD  
পরিচয় পত্র

WE/04/025/0864261



Elector's Name : Bhowmik Devraj  
নির্বাচকের নাম : ভৌমিক দেবরাজ

Father/Mother/  
Husband's Name : Tapan

পিতা/মাতা/স্বামীর নাম : তপন

Sex : Male

লিঙ্গ : পুরুষ

Age as on 01.01.95 : 20

০১.০১.৯৫ -এ বয়স : ২০

Address :  
Jagdish Bose Road  
Siliguri,  
Darjeeling

ঠিকানা  
জগদীশ বোস রোড  
শিলিগুড়ি  
দার্জিলিং

Electoral Registration Officer  
নির্বাচক-নিবন্ধন অফিসার

For Siliguri Assembly Constituency  
শিলিগুড়ি বিধানসভা নির্বাচন কেন্দ্র

Place : Siliguri  
স্থান : শিলিগুড়ি  
Date : 06-03-95  
তারিখ : ০৬-০৩-৯৫

285/112

Debruj Bhoomik



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AMVPB6876C

नाम/ Name  
JOYRAJ BHOWMICK

पिता का नाम/ Father's Name  
TAPAN BHOWMICK

जन्म की तारीख/ Date of Birth  
26/02/1983

दस्तावेज/ Document

हस्ताक्षर/ Signature



2007-2017

Joyraj Bhowmick





ভারত সরকার  
Government of India



নাম: Joyraj Bhowmick  
নাম: Joyraj Bhowmick  
নাম: Joyraj Bhowmick  
নাম: Joyraj Bhowmick



8173 2823 0765

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

আধার কার্ডের আইডি / Enrollment No. 12159513741442

To  
নাম: Joyraj Bhowmick  
নাম: Joyraj Bhowmick  
নাম: Joyraj Bhowmick  
410 J.C. BOSE ROAD BY LANE  
HAKIMWALA WARD NO 17  
Sikpara (M. Coop)  
Sikpara  
Sikpara (M. Coop)  
West Bengal 734001  
0032510014

24/10/2019  
304096447



MA040964475F1



আপনার আধার সংখ্যা / Your Aadhaar No. :

8173 2823 0765

আধার - সাধারণ মানুষের অধিকার

Joyraj Bhowmick





Duplicate

  
 ভারতের নির্বাচন কমিশন  
 পত্রিকায় প্রকাশিত  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD

GLQ3488079




নির্বাচকের নাম : জয়রাজ ভৌমিক  
 Elector's Name : Jayraj Bhowmick  
 পিতার নাম : তপন ভৌমিক  
 Father's Name : Tapan Bhowmick  
 লিঙ্গ/Sex : পুং/ M  
 জন্ম তারিখ/Date of Birth : XX/XX/1983

*Jayraj Bhowmick*

GLQ3488079

Residence:  
 কলকাতা নগর কর্পোরেশন, পশ্চিম বঙ্গ সরকার, পশ্চিম  
 বঙ্গালয়- 734001

Address:  
 JAGADISH BOSE ROAD, SILIGURI (M  
 CORP.), SILIGURI, DARJEELING- 734001

  
 Date: 15/01/2016

26-নির্বাচন কমিশনের নির্বাচন নিয়ন্ত্রণাধীন  
 এলাকায় স্থায়ী  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 26-Siliguri Constituency

In case of change in address mention this Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DEBJANI BHOWMICKSEN

TAPAN BHOWMICK

29/12/1977

Permanent Account Number

AJNPB2786Q

*Dejani Bhowmick*  
Signature

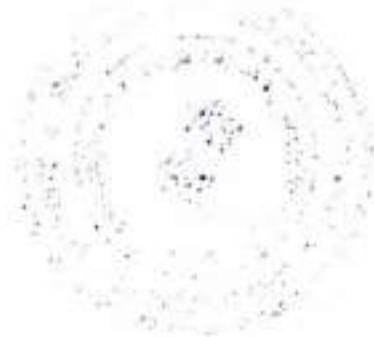


20000000

*Dejani Sen Bhowmick*

इस कार्ड के साथ अपने - अपना टुकर कार्ड मिलान कर  
सुझाव सुझाव करें / संपर्क  
अपने टुकर कार्ड, या एक ही टुकर  
दीवारें मजिस्ट्रेट, टुकर कार्ड, 1 दिन, अपने टुकर कार्ड  
एन. बी. पार्क, लोकर पार्क, मुंबई - 400 019

Make card in line - customer's card card to hand  
please to know - return to  
Income Tax PAN Services Unit, NSDI,  
2nd Floor, Trade World, A Wing,  
Kharis Mills Compound,  
S. B. Marg, Lower Park, Mumbai - 400 019  
Tel: 81-22-2499-8656 Fax: 01-22-2495-0664  
email: [nsdi@nsdi.gov.in](mailto:nsdi@nsdi.gov.in)







Duplicate

ভাৰতৰ নিৰ্বাচন কমিছন  
भारतीय शक्ति  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

NGW0636340



নিৰ্বাচকৰ নাম : দেৱজানী সেন (ভৌমিক)

Elector's Name : Debjani Sen (Bhounik)

স্বামীৰ নাম : জ্যোতিৰ্ময় সেন

Husband's Name : Jyotirmoy Sen

লিং / Sex : স্ত্ৰী / F

জন্ম তাৰিখ / Date of Birth : XX / XX / 1979

*Debjani Sen Bhounick*

NGW0636340

92

ঠিকানা:  
বৌবজাৰ জলপাইগুৰি কোতৱালি জলপাইগুৰি  
735101

Address:  
BAUBAZAR JALPAIGURI KOTWALI  
JALPAIGURI 735101

Date: 07/12/2008  
17-জলপাইগুৰি (সংসদীয় জাতি) নিৰ্বাচন ক্ষেত্ৰ  
নিৰ্বাচক নিৰ্বাচন অফিচাৰৰ স্বাক্ষৰৰ ব্যৱস্থা  
Facsimile Signature of the Electoral  
Registration Officer for  
17-Jalpaiguri (SC) Constituency

টিকানা পৰিৱৰ্তন হলে নতুন ঠিকনাত খোৱাৰ সিদ্ধি নহ'ব  
হোৱা ৰূ একই নম্বৰেৰে নতুন ঠিকনা পৰিৱৰ্তন কৰাৰ  
ব্যৱস্থা কৰিবলৈ এই পৰিৱৰ্তনৰ নথিটো উল্লেখ কৰিব।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.





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

সংবিধানের অধীনে নিশ্চিতকৃত আইন সংখ্যা ১৯৮০-১৯৮১, ১৯৮৩

To  
 মেসার্স ডেব  
 DEBJANI SEN  
 124 PANDA PANA WALON  
 8 NO GOLEWARD RD. 730001  
 Jajpur, Jajpur  
 West Bengal 730101  
 9434450235



আপনার আধার সংখ্যা Your Aadhaar No. :

**2335 7662 2520**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 GOVERNMENT OF INDIA



নাম : ডেব  
 DEBJANI SEN  
 পিতা : সত্যেন্দ্রনাথ সেন  
 Husband : SATYENDRANATH SEN  
 জন্ম তারিখ : ১৯৬০-০৫-১৫  
 Address : Jajpur



2335 7662 2520

আধার - সাধারণ মানুষের অধিকার

*Debjani Sen Bhattacharya*







Darjeeling Real Estate Agents & Developers

*Kishor Kumar Aggarwal*  
Partner



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

NISITH KUMAR AGARWAL  
BHIM RAJ AGARWAL

12/01/1972  
Permanent Account Number  
ACCPAS1830

*Nisith Kumar Agarwal*  
Signature

*Nisith Kumar Agarwal*



Duplicate

  
भारतीय निर्वाचन आयोग  
भारत  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/04/025/0696112



निर्वाचक नाम : निमेष कुमार  
आगरवाल  
Elector's Name : Nishu Kumar Agarwal

पिता नाम : श्रीमदान  
आगरवाल  
Father's Name : Shripraj Agarwal

लिंग/Sex : पुरु/ M

जन्म तिथि/Date of Birth : 12/01/1972

*Nishu Kumar Agarwal*

*Elizabeth Green Agnew*

WB/0022500612

Date: \_\_\_\_\_  
Signed and sealed by: \_\_\_\_\_  
Address: \_\_\_\_\_  
CORP. BUILDING, DARTMOUTH - 72101

*[Signature]*

DATE: 20020112

Dr. Henry Foster, President, Dartmouth College  
Faculty Signature of the Election  
Registration Officer for  
2002-2003

Do not sign for the Board until you have received  
approval from the Board.

It is the responsibility of the Board to ensure that the  
election is held in accordance with the provisions of the  
Dartmouth College Constitution.



संस्कृत-संस्कृत

Government of India

संस्कृत-संस्कृत

Navin Kumar Agarwal

Father: BHIMRAJ AGARWAL

DOB: 12/01/1972

Male



4913 0922 2381

*Navin Kumar Agarwal*



www.uidai.gov.in  
Unique Identification Authority of India

Address:

Room No. 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Address:  
shyama kury ward number 40,  
PRANAM school road last,  
SILIGURI, Siliguri (M Corp.),  
Sevoke Road, Jalpaiguri, West  
Bengal, 734001

4913 0922 2381



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in



**DRIVING LICENCE**

Licence No.: WB. 7320120067273

Date of Issue: 31.10.12      Valid Until: 10.10.32

Name: ADITYA AGARWAL


S/D/W: K. KR. AGARWAL


Address: SHARDA APPT, GURUNANAK  
SARANI, PANJABIPARA, SILIGUR  
BI, DARJEELING.

Date of Birth: 11.10.1982

*about 13+*



Licence Authority  
SILIGUR





*Aditya Agarwal*

LICENCED TO DRIVE *Aditya Agarwal*  
ALL OVER INDIA  
CATEGORY *XNT*

<input checked="" type="checkbox"/> Light Motor Vehicle	 <ol style="list-style-type: none"> <li>Violation of traffic rules and signs</li> <li>Driving dangerously at excessive speed</li> <li>Driving without valid Registration/Tax/Permit/Valid Licence</li> <li>Driving without valid and valid Licence</li> <li>Driving without valid and valid Licence</li> <li>Charged with offence under 304 IPC</li> <li>Refused to stop when taking a test</li> </ol>
<input type="checkbox"/> Medium Goods Vehicle	
<input type="checkbox"/> Medium Passenger Motor Vehicle	
<input type="checkbox"/> Heavy Goods Vehicle	
<input type="checkbox"/> Heavy Passenger Vehicle	
<input type="checkbox"/> Auto Rickshaw/Taxi	
<input type="checkbox"/> Tractor	
<input checked="" type="checkbox"/> Motor Cycle with gear	
<input type="checkbox"/> Motor Cycle without gear	



### Major Information of the Deed



Deed No :	I-0711-01688/2020	Date of Registration	05/03/2020
Query No / Year	0711-0000393130/2020	Office where deed is registered	
Query Date	29/02/2020 4:17:43 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Debdip Dutta Nazrul Sarani, Opposite Akash Nursing Home, Ashrampara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 8927368550, 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], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-]		
Set Forth value	Market Value		
	Rs. 83,36,362/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 6,021/- (Article:E, E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)		

#### Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Hydarpara Main Road, Mouza: Dabgram  
Sheet No - 12, JI No: 2, Pin Code : 734001






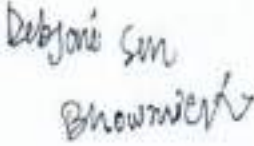
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-220	RS-375	Bastu	Bastu	0.0655 Acre		83,36,362/-	Width of Approach Road: 33 Ft.
<b>Grand Total :</b>					<b>6.55Dec</b>	<b>0 /-</b>	<b>83,36,362 /-</b>	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Debraj Bhowmick (Presentant)</b> Son of Late Tapan Kumar Bhowmick Executed by: Self, Date of Execution: 03/03/2020 , Admitted by: Self, Date of Admission: 05/03/2020 ,Place : Office			
		06/03/2020	LTI 06/03/2020	06/03/2020



41/6, J.C. Bose Road By Lane Hakimpara, 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, PAN No.:: AGXPB0324P, Aadhaar No: 54xxxxxxxx5167, Status :Individual, Executed by: Self, Date of Execution: 03/03/2020 , Admitted by: Self, Date of Admission: 05/03/2020 ,Place : Office




2	Name	Photo	Finger Print	Signature
	<b>Shri Joyraj Bhowmick</b> Son of Late Tapan Kumar Bhowmick Executed by: Self, Date of Execution: 03/03/2020 , Admitted by: Self, Date of Admission: 05/03/2020 ,Place : Office			
		05/03/2020	LTI 05/03/2020	05/03/2020
41/6, J.C. Bose Road By Lane Hakimpara, 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, PAN No.:: AMVPB6876C, Aadhaar No: 81xxxxxxxx0765, Status :Individual, Executed by: Self, Date of Execution: 03/03/2020 , Admitted by: Self, Date of Admission: 05/03/2020 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	<b>Smt Debjani Bhowmick Sen</b> Daughter of Late Tapan Kumar Bhowmick Executed by: Self, Date of Execution: 03/03/2020 , Admitted by: Self, Date of Admission: 05/03/2020 ,Place : Office			
		05/03/2020	LTI 05/03/2020	05/03/2020
C/o Jyotirmoy Sen, 124,Pandapara Colony, Gali No, P.O:- Jalpaiguri, P.S:- Jalpaiguri, Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN - 735101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJNPB2786Q, Aadhaar No: 23xxxxxxxx2520, Status :Individual, Executed by: Self, Date of Execution: 03/03/2020 , Admitted by: Self, Date of Admission: 05/03/2020 ,Place : Office				

**Developer Details :**



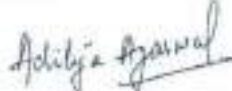
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Darjeeling Real Estate Agents &amp; Developers</b> Neelkamal Plaza, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAJFD0844L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri Nisith Kumar Agarwal</b> Son of Late Bhimraj Agarwal Date of Execution - 03/03/2020, , Admitted by: Self, Date of Admission: 05/03/2020, Place of Admission of Execution: Office	 <small>Mar 5 2020 3:05PM</small>	 <small>LT 05/03/2020</small>	 <small>05/03/2020</small>
Shyama Kunj, Punjabipara, P.O:- Haiderpara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: ACCPA8183G, Aadhaar No: 49xxxxxxx2381 Status : Representative, Representative of : Darjeeling Real Estate Agents & Developers (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Aditya Agarwal</b> Son of Shri Kishan Kumar Agarwal Sharda Appt, Gurunanak Sarani, Punjabipara, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	 <small>05/03/2020</small>	 <small>05/03/2020</small>	 <small>05/03/2020</small>
Identifier Of Shri Debraj Bhowmick, Shri Joyraj Bhowmick, Smt Debjani Bhowmick Sen, Shri Nisith Kumar Agarwal			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Shri Debraj Bhowmick	Darjeeling Real Estate Agents & Developers-2.18377 Dec
2	Shri Joyraj Bhowmick	Darjeeling Real Estate Agents & Developers-2.18312 Dec
3	Smt Debjani Bhowmick Sen	Darjeeling Real Estate Agents & Developers-2.18312 Dec





**On 05-03-2020**

**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 13:38 hrs on 05-03-2020, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Debraj Bhowmick , 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 83,36,362/-

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

Execution is admitted on 05/03/2020 by 1. Shri Debraj Bhowmick, Son of Late Tapan Kumar Bhowmick, 41/6, J.C. Bose Road By Lane Hakimpara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Shri Joyraj Bhowmick, Son of Late Tapan Kumar Bhowmick, 41/6, J.C. Bose Road By Lane Hakimpara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. Smt Debjani Bhowmick Sen, Daughter of Late Tapan Kumar Bhowmick, C/o Jyotirmoy Sen, 124.Pandapara Colony, Gali No, P.O: Jalpaiguri, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by Profession House wife

Indetified by Shri Aditya Agarwal, , Son of Shri Kishan Kumar Agarwal, Sharda Appt, Gurunanak Sarani, Punjabipara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

Execution is admitted on 05-03-2020 by Shri Nisith Kumar Agarwal, Partner, Darjeeling Real Estate Agents & Developers (Partnership Firm), Neelkamal Plaza, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001

Indetified by Shri Aditya Agarwal, , Son of Shri Kishan Kumar Agarwal, Sharda Appt, Gurunanak Sarani, Punjabipara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 6,021/- ( B = Rs 6,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,021/-

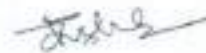
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/03/2020 12:12PM with Govt. Ref. No: 192019200205731061 on 05-03-2020, Amount Rs: 6,021/-, Bank: Bank of Boroda ( BARB0INDIAE), Ref. No. 129980719 on 05-03-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 537, Amount: Rs.100/-, Date of Purchase: 16/01/2020, Vendor name: Rita Chaki  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/03/2020 12:12PM with Govt. Ref. No: 192019200205731061 on 05-03-2020, Amount Rs: 9,921/-, Bank: Bank of Boroda ( BARB0INDIAE), Ref. No. 129980719 on 05-03-2020, Head of Account 0030-02-103-003-02



**Tapash Kanti Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**Jalpaiguri, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2020, Page from 47355 to 47389

being No 071101688 for the year 2020.



Digitally signed by TAPASH KANTI  
GHOSH

Date: 2020.03.12 15:57:23 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2020/03/12 03:57:23 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BHAKTINAGAR

West Bengal.

(This document is digitally signed.)

