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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

G 722923

16.30

No. 266802/22

26/01/22

VC. 28/22

DEVELOPER AGREEMENT
of Land owner and Developer of the building

certified that the signatures and the
signature sheet enclosed in this
document are part of the document

Kuldev Psh Singh
Dist. Sub-Registrar
Alipurdia

27 JAN 2022

Palash Kumar Neogi
Madhobi Neogi
Pratibha Kumar Neogi

B.D. BUILDERS
Arvind Bhowmik
Partner

B.D. BUILDERS
Pratibha Neogi

22

SI. No. 4525 Date: 25.1.22
Name: Palash Kumar Neogi & others
Address: Colley Falls, Alipurduar
Rupees 5000/-

Stamp Vendor
Tanmay Biswas
License No. - 02/2018
ALIPURDUAR COURT :: DIST. ALIPURDUAR

Palash Kumar Neogi

[Fingerprint]

194

Palash Kumar Neogi, Madhabini N

[Fingerprint]

Palash Kumar Neogi

[Fingerprint]

as

Madhabini Neogi
Paramita Sarkar
w/o. Chandan Sarkar
Hakimpura, Siliguri



[Signature]

Palash Kumar Neogi.

Madhabai Neogi

Pratik Kumar Neogi

B.D. BUILDERS
Ashim Bhowmik
Partner

B.D. BUILDERS
Sanjit Debnath
Partner

This DEED OF AGREEMENT made on this 25th day of January 2022

BETWEEN

1) SRI. PALASH KUMAR NEOGI (PAN CARD No. AYRPN8990M), S/O Late Pabitra Kumar Neogi, 2) SMT. MADHABI NEOGI (PAN CARD No. CGPPN1869K), W/O Late Pratul Kumar Neogi 3) SRI. PRATIK KUMAR NEOGI (PAN CARD No. AFZPN4640K), S/O Late Pratul Kumar Neogi, residents of Collegepara, Ward No. 3, P.O. & P.S Alipurduar, Dist Alipurduar, Pin 736121, West Bengal, all are by faith Hindu, by nationality Indian, by occupation Service and housewife respectively, hereinafter called the 1st Party/ owner of the land.

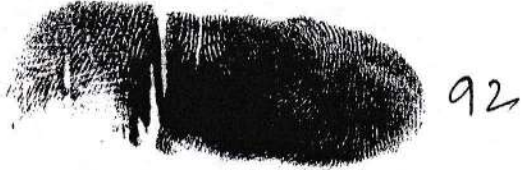
AND

B.D BUILDERS, Netaji Road, Madhyapara, P.O. & P.S Alipurduar, Dist Alipurduar, Pin 736121, PAN Card No. AAVFB1180D, and represented by its Partners , Namely 1). SRI. ASHIM BHOWMIK (PAN CARD No. AISP0187D), S/O Late Nagendra Chandra Bhowmik, Resident of Netaji Road, Madhyapara, P.O. & P.S Alipurduar, Dist Alipurduar, Pin 736121, 2) SRI SANJIT DEBNATH (PAN CARD No. ADJPD3249E) , S/O Late Dharendra Chandra Debnath, Resident of Vill & P.O. .Bholardabri, P.S & Dist Alipurduar, Pin 736123, both are by faith Hindu, by occupation Business, by nationality Indian, hereinafter called the 2nd party/ Developer of the building



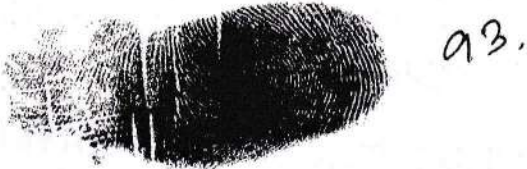
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Pratim Kumar Neog



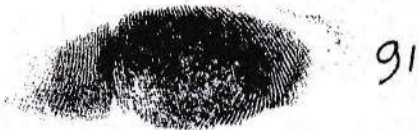
92

Ahimsa Bhawanik



93.

Sanjit Deb Nath



91

Paramita Sarkar



P.

Asst. Dir. of Encl. & Records
Assam Disputes Tribunal

26 JAN 2022

Rajash Kumar Neogi.

Madhavi Neogi

Pratik Kumar Neogi

S.D. BUILDERS

V. Prasad Bhanuonik
Partner

B.D. BUILDERS

Sanjit Debbarma
Partner

Originally deceased PRAFULLA KUMAR NEOGI and deceased PRAKASH CHANDRA NEOGI were joint owner of 26 decimals of land in equal share, under R.S. Khatian No. 20, comprising Plot No. 799, under Mouza Alipurduar, P.S & Dist Alipurduar. It is pertinent to mentioned here that in West Bengal, it is settled principals that R.S Khatian prepare under Estate Acquisition Act, has been treated as presumption of possession, having heritable and transferable right title and interest therein as rayat of the land from the date of incorporation of their name in R.S. R.O.R upto their last breadth. During L.R operation the above R.S plot was amalgamated and renumbered as L.R 2047 and L.R 2046.

AND WHEREAS after death of PRAFULLA KUMAR NEOGI and his wife namely , his share of land i.e. 13 decimals has been divided within his four legal heirs and successors being his son and daughters namely PABITRA KUMAR NEOGI (now deceased), PRATUL KUMAR NEOGI (now deceased), SMT. KALPANA BOSE NEOGI and SMT. BELA GHOSH NEOGI in four equal share i.e. 3.25 each under L.R Plot No. 2047 , Mouza Alipurduar, P.S & Dist Alipurduar, and mutated the same in L.R Settlement in their own names, vide L.R Khatian No. 2819 in the name of PABITRA KUMAR NEOGI, L.R Khatian No. 2818 in the name of PRATUL KUMAR NEOGI, L.R Khatian No. 2821 in the name of SMT. KALPANA BOSE NEOGI, L.R Khatian No. 2820 in the name of SMT. BELA GHOSH NEOGI.

Palash Kumar Neogi

Madhabani Neogi

Pratik Kumar Neogi

B.D. BUILDERS

Pratik Kumar Neogi
Partner

Bhawanik

B.D. BUILDERS

Pratik Kumar Neogi
Partner

AND WHEREAS out of four legal heirs, two legal heirs namely SMT. KALPANA BOSE NEOGI and SMT. BELA GHOSH NEOGI had been transferred their total share i.e. 6.50 decimals (3.25 x 2 = 6.50) by way of execution Gift Deed, vide No. I 3019, Dated 10/07/2007, Regd before A.D.S.R Alipurduar, in favour of another co- sharer i.e. their two brother namely PABITRA KUMAR NEOGI and PRATUL KUMAR NEOGI. Accordingly PABITRA KUMAR NEOGI (now deceased) and PRATUL KUMAR NEOGI (now deceased) became the owner of 6.50 decimals each including their share.

AND WHEREAS after death of PABITRA KUMAR NEOGI and his wife, his only son namely SRI. PALASH KUMAR NEOGI has become the owner of his father's total share of land i.e. 6.50 decimals of land under L.R Plot No. 2047, Mouza Alipurduar, P.S & Dist Alipurduar being his only legal heir and successor and mutated the same in their own vide L.R Khatian No. 6603.

AND WHEREAS after death of PRATUL KUMAR NEOGI, his share of land i.e. 6.50 decimals have been divided within his two legal heirs and successors being his wife SMT. MADHABI NEOGI and son namely SRI. PRATIK KUMAR NEOGI in two equal share i.e. 3.25 each under L.R Plot No. 2047, Mouza Alipurduar, P.S & Dist Alipurduar, and mutated the same in L.R Settlement in their own names, vide L.R Khatian No. 6604 in the name of SMT. MADHABI NEOGI and L.R Khatian No. 6605 in the name of SRI. PRATIK KUMAR NEOGI.

8
2.

Palash Kumar Neogi

Madhabani Neogi

Pratik Kumar Neogi

B.D. BUILDERS
Sankar Bhattacharya
Partner

B.D. BUILDERS
Sankar Bhattacharya
Partner

AND WHEREAS 2nd parties/B.D Builders has its vast experience in the matter of development/ construction of multistoried building as also having sufficient fund for the same, according SRI. PALASH KUMAR NEOGI, SMT. MADHABI NEOGI, SRI. PRATIK KUMAR NEOGI have jointly decided to made an agreement with 2nd parties for built a BG+4/BG+5 Building on their share of land under L.R Khatian No. 6603, 6604, 6605, L.R Plot No. 2047, total land measuring 12 decimals (fully described in Schedule below) by executing Development Agreement and Development General Power of Attorney and 2nd parties also being the developer of building, due to need of land, for establish a new BG+4/BG+5 building , have proposed the land owners i.e. 1st Parties for made an agreement for made new residential and commercial Apartment on the land of owner mentioned above and after verbal discussion of both parties, briefly knowing the all terms and conditions, 1st parties/owners have taken interest to build BG+4/BG+5 Building (without lift) on their below schedule land. Now both the parties bind themselves with the following terms and conditions to avoid their future misunderstandings.

THE TERMS AND CONDITIONS AS FOLLOWS :-

1. That the 1st Parties/ owners have given permission to the 2nd parties/developer to construct BG+4/BG+5 Building on his below schedule land. In this regard 1st parties/owners will bound to execute General Power of Attorney in favour of 2nd parties/Developer.

22

Prash Kumar Neogi.

Madhuboni Neogi

Prash Kumar Neogi

B.D. BUILDERS
Advines Bhawanik
Partner

B.D. BUILDERS
Sanjiv Debnath
Partner

2. That the 2nd parties will invest all money regarding construction work, decoration and all expenses in connection with new construction of said BG+4/BG+5 building on the below schedule land.
3. That after completion of proposed building, 2nd parties/Developer will bound to hand over the below mentioned flats to the 1st Parties/ owners, as follows (as per Final Plan attach with this agreement):
- i) one 3 BHK Flats at 1st Floor in southern side, measuring 1100-1200 Sq ft Approximate, Super Built Area
 - ii) one 3 BHK Flats at 2nd Floor in southern side, measuring 1100-1200 Sq ft Approximate, Super Built Area
 - iii) two 2BHK Flat at 4th floor in back side, measuring 850-900 Sq ft Approximate, Super Built Area
 - iv) Two Garage/shop, measurement approximate 120 Sqft at ground floor on South-west Side .

All allotted flats measurement, as per drawing of Appointed Engineer, attached with this agreement.

Rash Kumar Neogi.

Madhuban Neogi

Pradeep Kumar Neogi

B.D. BUILDERS
Adviser
Bhawanik

B.D. BUILDERS
Sanjiv Debnath
partner

2. That the 2nd parties will invest all money regarding construction work, decoration and all expenses in connection with new construction of said BG+4/BG+5 building on the below schedule land.
3. That after completion of proposed building, 2nd parties/Developer will bound to hand over the below mentioned flats to the 1st Parties/ owners, as follows (as per Final Plan attach with this agreement):
- i) one 3 BHK Flats at 1st Floor in southern side, measuring 1100-1200 Sq ft Approximate, Super Built Area
 - ii) one 3 BHK Flats at 2nd Floor in southern side, measuring 1100-1200 Sq ft Approximate, Super Built Area
 - iii) two 2BHK Flat at 4th floor in back side, measuring 850-900 Sq ft Approximate, Super Built Area
 - iv) Two Garage/shop, measurement approximate 120 Sqft at ground floor on South-west Side .

All allotted flats measurement, as per drawing of Appointed Engineer, attached with this agreement.

Palash Kumar Neogi,

Mudhalar Neogi

Prabir Kumar Neogi

B.D. BUILDERS

Aditya Anand
Partner

B.D. BUILDERS

Saikat Debnath
Partner

Be it specially mentioned that after completion of all flats, owner will become the owner proportionate share of land as per the ownership of their flats and other owners of rest flats will become the owner of proportionate share of land according to their ownership of flat, So, 1st parties/owners never claim them as the owner of below schedule land totally in future any point of time .

4. That 2nd parties will be bound to complete the walls, floors, windows, doors with installation of sanitary equipments, putty in wall, water and Electric connection in the flats of 1st parties, but 2nd parties will not provide any wall colour, bulb, electric rod, fan to the 1st parties in future any point of time.
5. That lift facility will provided in the building by 2nd parties,
6. That except the above mentioned flats, 1st Parties/ owners will never claim any room or passage and any part of aforesaid BG+4/BG+5 Building and his below schedule land in future any point of time. 2nd parties/Developer will become the owner of other flats, Garage cum shop and will empowered to sale the same as per their wish and in this regard 1st Parties/ owners will never demand any money or property against the Sale amount of rest flat, which belongs to 2nd parties/Developer.
7. That 1st parties/ owners will can use common stair case, common passage, common roof measuring 2000 sq ft (approx) as a owner of their allotted flats of proposed building.

B.D. BUILDERS
Animesh Bhownik
Partner

B.D. BUILDERS
Sanjit Sebnath
Partner

8. That in future 1st Parties/ owners will bound to sign any documents and bound to execute General Power of Attorney against the below schedule land in favour of 2nd parties regarding the Sale of Flat, Garage, shop etc of proposed BG+4/BG+5 building except the owners allocation.
9. That 2nd parties/developer will start their work for build BG+4/BG+5 building after obtaining proper permission of appropriate authority by maintaining all rules and regulation of Govt. regarding aforesaid building.
10. That any disputes, in connection with the below schedule land, will be solved by the 1st parties, in that regard, 2nd parties will not take any responsibilities.
11. That in the event of any dispute amongst the parties of this Deed shall straight way to rush to the Court of Law for any dispute or differences which might arise between the parties or representatives with regard to the building.
12. That we both the parties have maintain the above mentioned terms and conditions of this agreement , otherwise parties can take legal action against the defaulter party.
13. Now both parties have agreed that in future if any parties will die before completion of the Agreement, then legal heirs of deceased party will be treated the owner/developer in place of deceased party and said legal heir(s) will bound to maintain all terms and conditions of this agreement.

Palash Kumar Neogi

Madhubi Neogi

Palash Kumar Neogi

SCHEDULE - I

Dist & P.S Alipurduar, Mouza Alipurduar, J.L. No. 50, holding No. 617/449 under Alipurduar Municipal Ward No. 3, appertains to Khatian No. L.R 6603, land 06 Decimals recorded in Rayat Khatian in the name of Palash Kumar Neogi, under Plot No. L.R 2047, Classification Bastu, which is the subject matter of this Deed.

Palash Kumar Neogi,

Madhabi Neogi

Pratik Kumar Neogi

B.D. BUILDERS

Adhiraj Ghoshanik
Partner

B.D. BUILDERS

Sanjiv Deb Nath
Partner

SCHEDULE -II

Dist & P.S Alipurduar, Mouza Alipurduar, J.L. No. 50, holding No. 617/449 under Alipurduar Municipal Ward No. 3, appertains to Khatian No. L.R 6604, land 03 Decimals recorded in Rayat Khatian in the name of Madhabi Neogi, under Plot No. L.R 2047, Classification Bastu, which is the subject matter of this Deed.

SCHEDULE -III

Dist & P.S Alipurduar, Mouza Alipurduar, J.L. No. 50, holding No. 617/449 under Alipurduar Municipal Ward No. 3, appertains to Khatian No. L.R 6605, land 03 Decimals recorded in Rayat Khatian in the name of Pratik Kumar Neogi, under Plot No. L.R 2047, Classification Bastu, which is the subject matter of this Deed.

Total 12 Decimals of land mentioned in above three schedule is in existence.

Which is butted and bounded by :-

On the North - Paromita Neogi, now B.D Builder

On the South - Pratima Rakshit

On the East - Renubala Rakshit

On the West - P.W.D. Road

within this boundary said total 12 decimals of land is in exist, on which the proposed BG+4/BG+5 building will be established.

IN WITNESS WHEREOF the parties have put their respective signatures on the agreement in presence of undersigned witness on the day, month and years first above written.

Witness :

1. Paromita Sarkar
w/o. Chandan Sarkar
Hakimpura, Siliguri

2. Samchita Neogi
w/o Pratik K. Neogi
Netaji Road Alipurdwar.

1. Palash Kumar Neogi,

2. Madhabri Neogi

3. Pratik Kumar Neogi

Signature of 1st party

1. B.D. BUILDERS
Animesh Bhattacharya
Partner

2. B.D. BUILDERS
Sanjit Deb Nath
Partner

Signature of 2nd parties




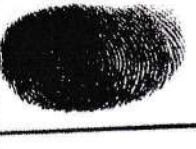






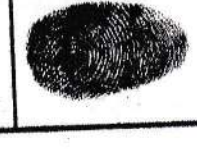
Drafted by me, and typed under my instruction, and certified that this documents contains 1 sheet of N.J Stamp Paper of Rs 5000/- and 9 nos of Bond papers

Srijang Ghosh








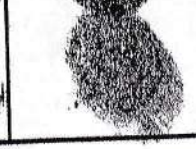

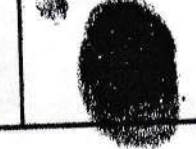

Advocate, Alipurduar Court
Member, Bar Council of West Bengal
Enrollment No. F/1780/2070 of 2016

Year - 20

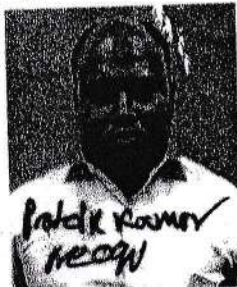






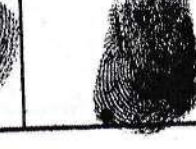



No.

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











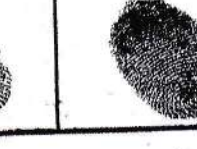
Palash Kumar Neogi
 Signature of the presentant with date

	Left hand					
	Right hand					

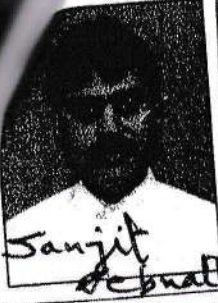










Madhavi Neogi
 Signature with date

 <i>Prabir Kumar Neogi</i>	Left hand					
	Right hand					












Prabir Kumar Neogi
 Signature with date

 <i>Anish Kumar Neogi</i>	Left hand					
	Right hand					

Anish Kumar Neogi

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Sanjit Debnath	Left hand					
	Right hand					

Sanjit Debnath
Signature of the presentant with date

	Left hand					
	Right hand					

Paramita Sarkar
Signature with date

PHOTO	Left hand					
	Right hand					

Signature with date

PHOTO	Left hand					
	Right hand					







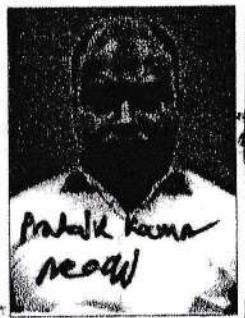

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue



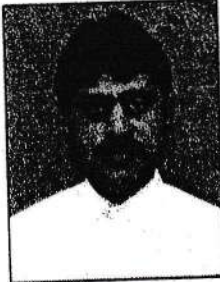

OFFICE OF THE A.D.S.R. ALIPURDUAR, District Name :Alipurduar

Signature / LTI Sheet of Query No/Year 20032000266802/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Palash Kumar Neogi Collegepara, Ward Number 3, City:- Alipurduar, P.O:- Alipurduar, P.S:- Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736121	Land Lord			Palash Kumar Neogi 26/01/2022
2	Mr Madhubi Neogi Collegepara, Ward Number 3, City:- Alipurduar, P.O:- Alipurduar, P.S:- Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736121	Land Lord			Madhubi Neogi 26/01/2022
3	Mr Pratik Kumar Neogi Collegepara, Ward Number 3, City:- Alipurduar, P.O:- Alipurduar, P.S:- Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736121	Land Lord			Pratik Kumar Neogi 26/01/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Ashim Bhowmik Netaji Road, Madhyapara, City:- Alipurduar, P.O:- Alipurduar, P.S:- Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736121	Representative of Developer [B D Builders]			<i>Ashim Bhowmik</i> 26/01/2022
5	Mr Sanjit Debnath Bholardabri, City:- Alipurduar, P.O:- Bholardabri, P.S:- Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736123	Representative of Developer [B D Builders]			<i>Sanjit Debnath</i> 26/01/2022
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date

Paramita Sarkar
w/o. Chandan Sarkar
Hakimpura, Siliguri

(Rinchen Dolma Sherpa)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPURDUAR
Alipurduar, West Bengal



Paramita Sarkar
26.1.22.

Chandan Sarkar

आयकर विभाग
INCOME TAX DEPARTMENT
PALASH KUMAR NEOGI
PABITRA KUMAR NEOGI
3/01/1979
Permanent Account Number
AYRN8990M
Signature
भारत सरकार
GOVT. OF INDIA
21072015

Palash Kumar Neogi



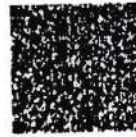
ভারত সরকার
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 1215/13101/00172

To
পলাশ কুমার নিয়োগী
Palash Kumar Neogi
S/O: Pabitra Kumar Neogi
Ward No-03
COLLEGE PARA
ALIPURDUAR
Alipurduar (M)
Alipurduar
Jalpaiguri West Bengal - 736121
9749318513

Download Date: 21/09/2017 Generation Date: 06/07/2015

Signature valid



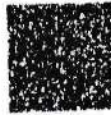
আপনার আধার সংখ্যা / Your Aadhaar No. :

6843 0386 1932

আমার আধার, আমার পরিচয়



পলাশ কুমার নিয়োগী
Palash Kumar Neogi
জন্মতারিখ/DOB: 13/01/1979
পুরুষ/ MALE



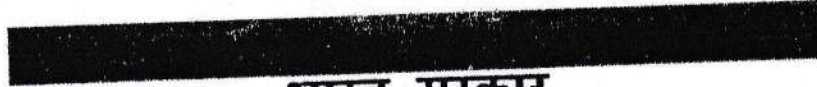
6843 0386 1932

আমার আধার, আমার পরিচয়

Palash Kumar Neogi



भारत सरकार



भारत सरकार

Unique Identification Authority of India
Government of India



आधार

E-Aadhaar Letter

তালিকাভুক্তির নম্বর/Enrolment No.: 1215/13344/01437

Date: 23/12/2014

Madhabi Neogi (মাধবী নিয়োগী)
NETAJIROAD, COLLEGE PARA, Alipurduar - I,
Jalpaiguri,
West Bengal - 736121

আপনার আধার সংখ্যা/ Your Aadhaar No.:

4668 8859 1845



আধার-সাধারণ মানুষের অধিকার

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Signature valid

Digitally signed by Sandeep Bhardwaj
Date: 2014.12.23 14:41:11 IST

- আধার সারা দেশে মান্য
- আধার আধারের জন্য আপনার একবারই তালিকাভুক্তি করার আবশ্যিকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষিত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



ভারত সরকার
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



মাধবী নিয়োগী
Madhabi Neogi
জন্মতারিখ/ DOB: 12/04/1954
মহিলা / FEMALE



ঠিকানা:

নেতাজিরোড, কলেজপাড়া,
আলিপুরদুয়ার ১, জলপাইগুড়ি,
পশ্চিম বেঙ্গল - 736121

Address:

NETAJIROAD, COLLEGE PARA,
Alipurduar - I, Jalpaiguri,
West Bengal - 736121

4668 8859 1845

4668 8859 1845

আধার-সাধারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT

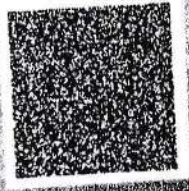


भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CGPRN1169K



MADHALAI MEOGI

पता का संकेत (Address Line)
MANA...

पता संकेत (Address Line)
120...

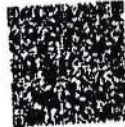
Madhalai Meogi



ভারত সরকার
Government of India



প্রতীক কুমার নিয়োগী
Pratik Kumar Neogi
জন্মতারিখ/ DOB: 25/12/1981
পুরুষ / MALE



5920 5438 7094

আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় পরিষদ
Unique Identification Authority of India

ঠিকানা:
কলেজপাড়া, আলিপুরদুয়ার ১,
জলপাইগুড়ি,
পশ্চিম বেঙ্গল - 736121

Address:
COLLEGE PARA, Alipurduar - 1,
Jalpaiguri,
West Bengal - 736121

5920 5438 7094



Pratik Kumar Neogi

सर्वकार फायदा
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHIM BHOWMIK

NAGENDRA CHANDRA BHOWMIK

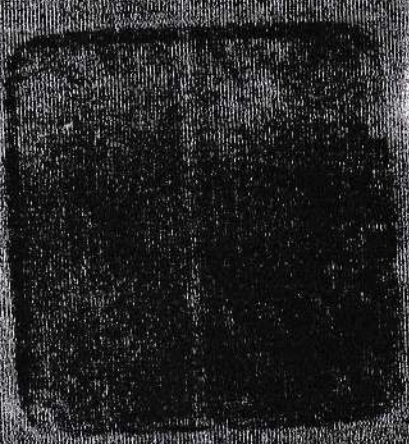
31/08/1974

Permanent Account Number

AISPB0187D

Handwritten signature

Signature



Ashim Bhowmik



 [Redacted]
 [Redacted]

সঞ্জিত দেবনাথ
SANJIT DEBNATH
 পিতা : ধীরেন্দ্র দেবনাথ
 Father : Dharendra Debnath

জন্মতারিখ/DOB: 02/09/1973
 পুরুষ / Male

7503 1557 0383

আধার - সাধারণ মানুষের অধিকার

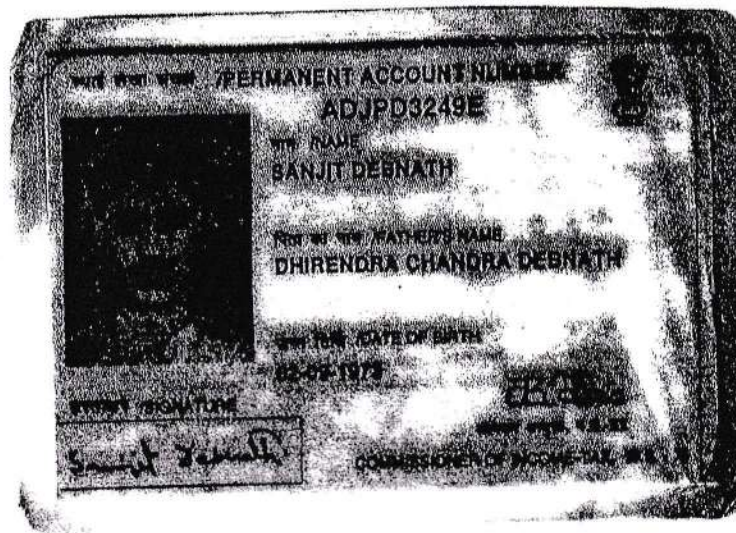

 [Redacted]

ঠিকানা: ভোলাড়ডাব্রী, আলিপুরদুয়ার
 ভোলাড়ডাব্রী, আলিপুরদুয়ার, পশ্চিম বঙ্গ
 Address: BHOLARDABRI,
 Alipurduar - I, Bholardabri,
 Jalpaiguri, West Bengal,
 736123

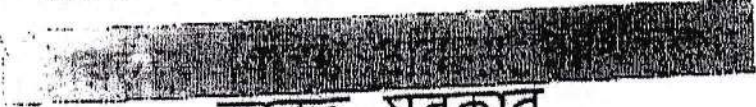
7503 1557 0383

1800 300 1347 help@uidai.gov.in www.uidai.gov.in

Sanjit Debnath



Sanjit Debnath



ভারত সরকার

Unique Identification Authority of India

সংসদে নিযুক্ত ভারত সরকার

ভারত সরকার / Enrollment No.: 2189/68547/58515

To



PARAMITA SARKAR

W/O Chandan Sarkar

House No 356 Batai Das Chatterjee Road

Near Matri Sangha Ashram Hakimpara Ward No 16

Siliguri (M. Corp)

Siliguri

Siliguri Darjeeling

West Bengal 734001

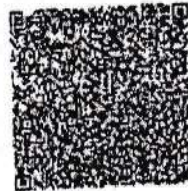
9475617207

27/11/2014

80341531



MD803415318FH



আপনার অধার সংখ্যা / Your Aadhaar No. :

9255 4224 4483

আমার অধার, আমার পরিচয়



ভারত সরকার
Unique Identification Authority of India



00

PARAMITA SARKAR

পতি : 00

Husband : Chandan Sarkar

জন্মতারিখ / DOB : 18/06/1976

স্বয়ং / Female



9255 4224 4483

আমার অধার, আমার পরিচয়

P. Sarkar

Major Information of the Deed

Deed No.	I-2003-00670/2022	Date of Registration	27/01/2022
Query No./Year	2003-2000266802/2022	Office where deed is registered	
Query Date	24/01/2022 11:40:02 PM		2003-2000266802/2022
Applicant Name, Address & Other Details	Dwaipayan Roy Thana : Alipurduar, District : Alipurduar, WEST BENGAL, PIN - 736122, Mobile No. : 9609814637, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Sell Forth value	Market Value		
	Rs. 48,60,000/-		
Stamp duty Paid(SD)	Registration Fee		
Rs. 7,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Alipurduar, P.S:- Alipurduar, Municipality: ALIPUDUAR, Mouza: Alipurduar, JI No: 50, Pin Code : 736121

Sr No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Sell Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2047 (RS :-)	LR-6603	Bastu	Bastu	6 Dec		24,30,000/-	Property is on Road Adjacent to Metal Road,
L2	LR-2047 (RS :-)	LR-6604	Bastu	Bastu	3 Dec		12,15,000/-	Property is on Road Adjacent to Metal Road,
L3	LR-2047 (RS :-)	LR-6605	Bastu	Bastu	3 Dec		12,15,000/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			12Dec	0 /-	48,60,000 /-	
		Grand Total :			12Dec	0 /-	48,60,000 /-	

Land Lord Details :

Sr No	Name Address Photo Finger print and Signature
1	<p>Mr Palash Kumar Neogi (Presentant) Son of Late Pabitra Kumar Neogi Collegepara, Ward Number 3, City:- Alipurduar, P.O:- Alipurduar, P.S:- Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AYxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 26/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 26/01/2022 ,Place : Pvt. Residence</p>

Mr Madhabi Neogi

Wife of Late Pratul Kumar Neogi Collegepara, Ward Number 3, City:- Alipurduar, P.O:- Alipurduar, P.S:- Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CGxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/01/2022
 , Admitted by: Self, Date of Admission: 26/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/01/2022
 , Admitted by: Self, Date of Admission: 26/01/2022 ,Place : Pvt. Residence

3 Mr Pratik Kumar Neogi

Son of Late Pratul Kumar Neogi Collegepara, Ward Number 3, City:- Alipurduar, P.O:- Alipurduar, P.S:- Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/01/2022
 , Admitted by: Self, Date of Admission: 26/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/01/2022
 , Admitted by: Self, Date of Admission: 26/01/2022 ,Place : Pvt. Residence

Developer Details :

S/No	Name,Address,Photo,Finger print and Signature
1	B D Builders Netaji Road, Madhyapara, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121 , PAN No.:: AAxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

S/No	Name,Address,Photo,Finger print and Signature
1	Mr Ashim Bhowmik Son of Late Nagendra Chandra Bhowmick Netaji Road, Madhyapara, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : B D Builders (as Partner)
2	Mr Sanjit Debnath Son of Late Dharendra Chandra Debnath Bholardabri, City:- Alipurduar, P.O:- Bholardabri, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736123, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : B D Builders (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs Paramita Sarkar Wife of Mr Chandan Sarkar Hakimpara, City:- Not Specified, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001			

Identifier Of Mr Palash Kumar Neogi, Mr Madhabi Neogi, Mr Pratik Kumar Neogi, Mr Ashim Bhowmik, Mr Sanjit Debnath.

Transfer of property for L1

No	From	To. with area (Name-Area)
	Mr Palash Kumar Neogi	B D Builders-6 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Madhabi Neogi	B D Builders-3 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr Pratik Kumar Neogi	B D Builders-3 Dec

Land Details as per Land Record

District: Alipurduar, P.S:- Alipurduar, Municipality: ALIPUDUAR, Mouza: Alipurduar, JI No: 50, Pin Code : 736121

Sch No	Plot & Khatian Number	Details of Land	Owner Name
L1	LR Plot No:- 2047, LR Khatian No:- 6603	Owner:পলাশ কুমার নিয়োগী, Gurdian:মৃত পবিত্র কুমার নিয়োগী, Address:নিজ , Classification:বাস্ত, Area:0.06500000 Acre,	Mr Palash Kumar Neogi
L2	LR Plot No:- 2047, LR Khatian No:- 6604	Owner:মাধবী নিয়োগী, Gurdian:মৃত পতুল কুমার, Address:নিজ , Classification:বাস্ত, Area:0.03250000 Acre,	Mr Madhabi Neogi
L3	LR Plot No:- 2047, LR Khatian No:- 6605	Owner:প্রতীক কুমার নিয়োগী, Gurdian:মৃত পতুল কুমার, Address:নিজ , Classification:বাস্ত, Area:0.03250000 Acre,	Mr Pratik Kumar Neogi

Endorsement For Deed Number : I - 200300670 / 2022

26-01-2022

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 48,60,000/-

Rinchen Dolma Sherpa

Rinchen Dolma Sherpa
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPURDUAR
Alipurduar, West Bengal

26-01-2022

Presentation (Under Section 52 & Rule 22A(3) 48(1) W.B. Registration Rules, 1962)

Presented for registration at 16:30 hrs on 26-01-2022, at the Private residence by Mr Palash Kumar Neogi, one of the Executants.

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

Execution is admitted on 26/01/2022 by 1. Mr Palash Kumar Neogi, Son of Late Pabitra Kumar Neogi, Collegepara, Ward Number 3, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by Profession Service, 2. Mr Madhabi Neogi, Late Pratul Kumar Neogi, Collegepara, Ward Number 3, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by Profession House wife, 3. Mr Pratik Kumar Neogi, Son of Late Pratul Kumar Neogi, Collegepara, Ward Number 3, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by Profession Service

Indetified by Mrs Paramita Sarkar, , Mr Chandan Sarkar, Hakimpara, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

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

Execution is admitted on 26-01-2022 by Mr Ashim Bhowmik, Partner, B D Builders, Netaji Road, Madhyapara, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121

Indetified by Mrs Paramita Sarkar, , Mr Chandan Sarkar, Hakimpara, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

Execution is admitted on 26-01-2022 by Mr Sanjit Debnath, Partner, B D Builders, Netaji Road, Madhyapara, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121

Indetified by Mrs Paramita Sarkar, , Mr Chandan Sarkar, Hakimpara, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

Rinchen Dolma Sherpa

Rinchen Dolma Sherpa
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPURDUAR
Alipurduar, West Bengal

26-01-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/01/2022 6:01PM with Govt. Ref. No: 192021220170259738 on 25-01-2022, Amount Rs: 7/-, Bank: SBI EPay (SBlePay), Ref. No. 3241691723128 on 25-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4525, Amount: Rs.5,000/-, Date of Purchase: 25/01/2022, Vendor name: Tanmoy Biswas

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/01/2022 6:01PM with Govt. Ref. No: 192021220170259738 on 25-01-2022, Amount Rs: 2,000/-, Bank: SBI EPay (SBlePay), Ref. No. 3241691723128 on 25-01-2022, Head of Account 0030-02-103-003-02

Rinchen Dolma Sherpa

Rinchen Dolma Sherpa
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPURDUAR
Alipurduar, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2003-2022, Page from 13110 to 13142

being No 200300670 for the year 2022.



Rinchen Dolma Sherpa

Digitally signed by RINCHEN DOLMA
SHERPA

Date: 2022.01.27 17:53:12 +05:30

Reason: Digital Signing of Deed.

(Rinchen Dolma Sherpa) 2022/01/27 05:53:12 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.