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L-6092



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 833783

8.20

NO. 2828187/22

*[Handwritten signature]*

### DEVELOPMENT AGREEMENT

(In between Land Owner and Developer of the building)

Certified that the endorsement sheet and signature sheet enclosed in this document are part of the document

*[Handwritten signature]*

Addl. Dist. Sub-Registrar  
Alipurduar

27 SEP 2022

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B.D. BUILDERS  
*[Handwritten signature]*  
Partner

B.D. BUILDERS  
*[Handwritten signature]*  
Partner



Krishnendu Lal Rakshita

Prashanta Rakshit

Chanchal Rakshit

Page - 2

B.D. BUILDERS  
Ashim Bhowmik  
Partner

B.D. BUILDERS  
Sanjit Debnath  
Partner

This DEED OF AGREEMENT made on this 22<sup>nd</sup> day of September 2022

BETWEEN

1) SRI KRISHNENDU LAL RAKSHIT ( AADHAAR ID NO-493706203158), PAN- AKRPR0336F, 2) SRI PRASHANTA RAKSHIT (AADHAAR ID NO - 559340042262, PAN - CZDPR8894K), 3) SRI CHANCHAL RAKSHIT (AADHAAR ID NO- 877879591145, PAN- BXGPR8556Q), all are sons of late Dhirendra Lal Rakshit , residents of College Para, Ward no- 3, P.O. & P.S- Alipurduar, Dist- Alipurduar, Pin-736121, West Bengal, all are by faith Hindu, by nationality Indian, by occupation Business, hereinafter called the 1<sup>st</sup> Party/ Owner of the land.

AND

B. D BUILDERS, a Partnership Firm, having its registered address at 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-AISPB0187D, 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 Dhirendra Chandra Debnath, Resident of VILL & P.O- Bholardabri, P.S & Dist- Alipurduar, Pin- 736121, both are by faith HINDU, by Hindu occupation Business , by nationality Indian , hereinafter called the 2<sup>nd</sup> Party/ Developer of the building.

Sanjoy Ganguli

Birendra Lal Rakshit  
Savitri Rakshit  
Chitra Chandra Rakshit

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B.D. BUILDERS  
Atmaram Bha  
Partner

B.D. BUILDERS  
Savitri  
Partner

The expression of the terms owner and the Develops, whenever they occur in the body of this Agreement shall mean and include their respective heirs, executors, administrators and assign unless and until is repugnant to the context or meaning thereof.

WHEREAS one Briendra Rakshit, was recorded owner and possessor of land measuring 12 Decimals, appertains to R. S Khatian No.- 17, of Mouza Alipurduar, P.S & Dist - Alipurduar ( Erstwhile Dist Jalpaiguri) and his possession was settled in R.S plot No- 800 of above Mouza.

AND WHEREAS owing and possessing the same by asserting has right, title and interest therein in exclusion if the other, said Birendra Lal Rakshit, disclaim his title and possession over the land measuring, 12 Decimals, in favour of Harilal Rakshit, since deceased through the indenture vide No- I- 3450 Dt-23/04/1966, registered at the office of sub registrar at Alipurduar.

AND WHEREAS after the demise of said Hiralal Rakshit, his heirs namely Sri. Birendra Lal Rakshit, Sri Nitai Lal Rakshit, Smt. Nanibala Rakshit, Smt. Bani Some, Smt. Mukti Paul, Smt. Shakti Das, Smt. Shankari Dhar, jointly transferred their inherited share measuring 12 dc in favour of Manindra lal Rakshit, by virtue of Regd. Deed No- I- 10711, Dt 04/12/1975, Registered at the office of sub Registrar at Alipurduar and the same was entered in Book No- I, Volume no- 151, Page No-183 to 187 for the year 1975.

Ganguli



Prishendu Lal Rakshit

Ramendra Rakshit

Chandra Rakshit

Page - 4

B.D. BUILDERS

Atmish Bhakta  
Partner

B.D. BUILDERS

Sanjit Sengupta  
Partner

AND WHEREAS subsequent there on said Manindra lal Rakshit being the owner and possessor of 12 dc of land, sold 07 decimals of land in favour of Smt. Minati Rakshit, W/O Late Dharendra lal Rakshit, by virtue of Registered Deed No- I -1210, dt- 16/03/1998, registered at the office of sub registrar at Alipurduar and the same was entered in Book No- I, Volume no- 13, page no 245 to 248 for the year 1998..

AND WHEREAS Minati Rakshit while possess the said land had mutated her name in L.R Khatian no- 2776 of Mouza Alipurduar and whereas said Minati Rakshit gifted 1.60 Decimals from her purchased land in favour of her son Sri Prasanta Rakshit through Regd. Gift Deed vide No- I - 918, Dt - 29/02/2016, registered at the office of sub registrar at Alipurduar and the same was entered in Book No- I, Volume No- 2003-2016, page no-21553 to 21575, for the year 2016. Where as in addition with the above said Minati Rakshit gifted 03 decimals of land in favour of her another son Sri Chanchala Rakshit through Regd. Gift Deed No -I -2659, Dt -09/06/1998, Registered at the office of sub Registrar at Alipurduar and the same was entered in Book no- I, Volume no-28, Page No- 327 to 330, for the year 1998 .

AND WHEREAS said Minati Rakshit died on 10/03/2020 intestate leaving behind her sons namely Sri Krishnendu Lal Rakshit, Sri Chanchal Rakshit , Sri Prasanta Rakshit, Bipul Lal Rakshit, since deceased and Bipul Rakshit, since deceased and daughters namely Smt. Sumita Sarkar, Smt. Kumkum Roy, Smt. Barna Roy , Smt. Bhabani Sengupta ( Rakshit ), have jointly inherited the rest property i.e land measuring 2.40 Decimals in 1/9<sup>th</sup> share equally each.

  
Sanjoy Ganguli  
Advocate  
Court

B.D. BUILDERS

Partner

B.D. BUILDERS

Partner

Krishnendu Lal Rakshit  
Prasanti Ralund  
Chan Chai Rakshit

AND WHEREAS Sri Chanchal Rakshit , Sri Prashanta Rakshit, Smt. Kukun Roy, Smt. Barina Roy, Smt. Bhabani Sengupta ( Rakshit) , jointly gifted their entire share of above mentioned inherited property i.e 1.62 decimals to another co sharer Sri Krishnendu Lal Rakshit , by virtue of Regd. Gift Deed no -1, 4604, Dated-11/09/2021, Registered at the office of sub Registrar at Alipurduar and the same was entered in Book no-1 Volume no-2003-2021, page no-81482 to 81507, for the year 2021.

AND WHEREAS the heirs of deceased Biplab Lal Rakshit his wife Smt. Bebi Rakshit and the heirs of Bipul Rakshit i.e his wife Smt. Shova Rakshit, his daughter Smt. Bijeta Rakshit Das jointly transferred their entire inherited share i.e 0.52 decimals to another co- sharer Sri Krishnendu Lal Rakshit, by virtue of Regd. Sale Deed No- 1- 4528, Dated 08/09/2021, Registered at the office of sub Registrar at Alipurduar and the same was entered in Book no-1, volume no-2003-2021, Page No- 79933 to 79949, for the year 2021.

WHEREAS after accepting the gift, both Sri Prasanta Rakshit and Sri Chanchal Rakshit have mutated their names in L.R Khatian no- 6619 and 6771, respectively of mouza Alipurduar & Sri Krishnendu Lal Rakshit has also mutated his share including his gifted land in his own name in L.R Khatian No- 6772 under L.R plot no- 2048. Whereas from the above noted averments Sri Prasanta Rakshit became owner and possessor of 03 decimal & Sri Chanchal Rakshit became owner and possessor of 1.60 decimal & Sri Krishnendu Lal Rakshit became owner and possessor of



Kishorendra Lal Karshit  
Pranati Kumar  
Chand Kishorendra

B.D. BUILDERS  
Anwar Bhanu  
Partner

B.D. BUILDERS  
Sanjay Ganguli  
Partner

AND WHEREAS the First Part has approached to the Other Part for developing the landed properties and the Other part finding the offer from the First Part and relying on the aforesaid facts The Other Part has accepted the proposal to develop landed property for constructing a multistoried building out of his own finance and to recover the same from selling of ownership Flats, Space, Parking under certain terms and conditions.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer and acceptance and with an intention to avoid all future disputes, differences and mis-understandings the parties of this agreement bind themselves with followings terms and conditions:

1. That the Other Part will promote/develop and/or construct a multistoried commercial-cum-residential building on the land of the First Part as fully described in the scheduled below as per building plan approve by Alipurduar Municipality in accordance with the existing law and relevant act of Alipurduar Municipality, and the name of the building shall be "SRENIVAS-3".
2. That in pursuance of this agreement, the First Part shall handover the possession of the land as fully described in the scheduled below to the Other part for the purpose of construction of the said building and shall also handover original land deeds, khatian, khajna receipt, municipal holding receipt so that Other Part can peruse the documents to the concern authority while required.

Krishnendu Lal Rakshit

Prasadi Prasad

Chand Prasad

B.D. BUILDERS  
Partner

B.D. BUILDERS  
Partner

3. The Other Part may store the Building materials and machineries as per requirement, keep the Guard/Chowkidar or any other staff or may take any security measures.
4. The First Part hereby give Permission to the Other Part to enter into the land with full right and authority with men and material to commence, carry on and complete development and construction thereon of the multistoried building in accordance with the particulars given in the schedule annexed hereto.
5. That the both part hereby agreed that the building shall be erected from Ground floor to Fifth floor (i.e. G+5) [Ground Floor, first floor to Fifth floor) by the both Part and the both Party shall get their allocation as vividly described in the Schedule Below.
6. That the Other part under normal circumstances, shall complete the proposed construction within 2 (Two) years with six months grace period from the date of commencing the erect works by the Other Part.
7. That the old structure any materials standing and lying upon the below scheduled land and presently used by the First Part shall be dismantled by the Other part at their own cost and expenses and the structure so dismantled shall exclusively belong to the First Part, and the First Part shall pay his rent for temporary shifting for vacating his landed property for development.

Sanjoy Ganguli  
Advocate  
Muzarduar Court



Richmendu Lal Rakshit

Pranav P. P.

Chauhan P. P.

Page - 8

B.D. BUILDERS  
Anand Bhaur  
Partner

B.D. BUILDERS  
Sanjit Debnath  
Partner

8. That the First Part shall have no right to interfere with the construction work, save and except any personal queries regarding their own allocation and in no case either negotiate or take any type of advance from the prospective buyers or nor can make any commitment to anybody in respect of sale of the building/Shops/ Flats etc. so to be constructed.
9. That the Other Part shall use standard building materials during the construction of the building as above referred to and shall not be responsible for any damage, losses of accidents, which may god forbid, might take place during the progress of the construction work.
10. That the Other Part shall be entitled to take advances from the different parties, during the continuation of construction work from the intending purchasers of the Flat, shop rooms, spaces and blocks so made/ constructed by the Other part by executing the agreement to sell and/or to which the First Part shall have no objection and the First Part fully consents for the same and put his signature whenever required.
11. That the Other Part shall be entitled to hung up advertisement boards upon the said property, and shall advertise in the media for sale of space/Flats of the aforesaid proposed construction.
12. That the First Part shall not sell or otherwise transfer or handover the below scheduled land or room or any shop or flat to anybody during the pendency of this agreement except his own allocation, and the First part shall put his signature on the sale deed as per direction/proposal



Bijahmendu Lal Rakshit

Parvati Rakshit

Chem Chul Rakshit

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B.D. BUILDERS  
ARVIND  
Partner

Bhownilk

B.D. BUILDERS  
Sanjit  
Partner

13. That the First Part shall execute a Regd. General Power of Attorney in favour of the Other Part authorizing them to carry out his construction work smoothly, to receive advance or any amounts from the prospective or intending purchasers of the flats /space, each/every part of the building (except allocation of the First Part only) so constructed or to be constructed by him by virtue of this agreement to execute any agreement of sale, deed of sale to the different parties, to receive consideration money, to put the purchasers into the physical possession of the shops, flat, spaces, Parking or the portions of the building agreed to.
14. That the First Part further agrees that the power and authorities as given hereinabove to the Other part under any circumstances cannot be cancelled during the pendency or continuance the sale of flats and shop complete and till such time that this agreement is in force.
15. That all Income tax liabilities in connection with construction of the aforesaid building and profits arising from sale of the said building (Other Party allocation) shall be borne by the Other Part.
16. That the expenses for electric charges during the construction period shall be borne by the Other Part.
17. It is to be mentioned here that the First Part shall provide electric connection from their meter; otherwise the Other Part shall obtain temporary electric connection in the said work place.

  
Sanjoy Ganguli  
Advocate  
Alimurduar Court

Kishorendra Lal Rakshi

Bharati Rakshit

Chun Chui Ruzsin

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B.D. BUILDERS

V. R. Arora  
Partner

Bhavin

B.D. BUILDERS

Sanjiv Debnath  
Partner

18. That the First Part shall execute and register a Power of Attorney in favour of the Other Part empowering and authorizing him/them to sell and register his share/portion or construction (except owner's allocation) to any third parties. However, if the law at the relevant time does not permit to transfer and register any property under such power of attorney by the Other Part or if the First Part denies to execute the said power of attorney, The First Part shall bound to execute and registration personally all such deeds and documents of transfer as may be asked to do so by the Other part in connect with transfer or sell of Other Part's allocation in the aforesaid building in favour of the prospective buyers together with proportionate right in land, common space and passages, staircase, roof etc.
19. That any further matter arising out this agreement which has not been specifically clarified, shall be mutually dealt with and decided.
20. That the First Part shall always co-operate and agree to co-operate to the Other Part and shall put signature in all papers when and while required any time during the construction period in regards of the said multistoried building.
21. That any further matter arising out this agreement which has not been specifically clarified, shall be mutually dealt with and decided.

8



Rishinendra Lal Kakshit

Ramendra Kumar

Chetan Kumar

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B.D. BUILDERS  
Anil Kumar  
Partner

B.D. BUILDERS  
Sanjit Debnath  
Partner

22. That any dispute or difference which may arise between the parties or their representatives, with regard to the construction, meaning and effect of this deed or any part thereof, or the rights and liabilities of the parties under this deed, or any other matter relating to the construction, shall be referred to arbitration and the decision of a sole arbitrator, if the parties in dispute so agree, otherwise to two or more arbitrators, or his representative and in case of difference of opinion between them, by the umpire and this clause shall be deemed to be a submission within the meaning of the Arbitration and Conciliation Act. 1996, including its statutory modification and re-enactment.
23. The DEVELOPER undertakes to keep the OWNER fully indemnified against and harmless from any losses, costs, charges, expenses or claims by any of Developer's Contractors, Architects, workers or agents or for any breach of any statutory or contractual obligations

#### Schedule of First Party Allocation

On/Upon the above Described of landed property (Schedule "A") a multistoried building to be erected G+5 (proposed) and the First Party shall get the construction in following ways:-

- a) 3 nos of one BHK Flats at 4<sup>th</sup> floor , measuring 520sq ft Approximate (Super Built Area.
- b) 1 nos of one BHK Flats at 3<sup>rd</sup> floor , measuring 520sq ft Approximate (Super Built Area.
- c) 1 nos of one BHK Flats at 2<sup>nd</sup> floor , measuring 520sq ft Approximate

Sanjay Ganguli  
Advocate

Krishnendu Lal Rakshit

Ravanti Rakshit

(Common)

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B.D. BUILDERS  
Arvind Bhattacharya  
Partner

B.D. BUILDERS  
Sanjay Debnath  
Partner

Schedule of Other Party Allocation

On/Upon the above Described of landed property (Schedule "A") a multistoried building to be erected G+5 (proposed) and the Other Party shall get the rest construction over the area including Ground Floor which to be used as Parking/shop as per Building Plan.

Schedule "A" of the total Land

( Description of the entire landed property of the land owners wherein G+5) storied building under the name and Style as " SREENTIVAS -3" will be constructed or proposed to be constructed/ constructed)

Dist- Alipurduar, Erstwhile District- Jalpaiguri P.S- Alipurduar, Mou: Alipurduar, L.R Khatian No. 6619, 6771, 6772, R.S Plot No. 800, L.R P No2048. Total land measuring 0.07 acres, Classified as Bastu. Municipality Holding No. Old 614/433, New 615/435 and others.

Bounded by:-

North- Madhabi Neogi, South- Sudip Rakshit, East-Raghubir Roy, V Pratima Rakshit and Road.

Sanjoy Ganguli  
Advocate



Krishnendu Lal Rakshit  
Ramesh Bhowmik  
Chand Chait Rakshit

B.D. BUILDERS  
Ramesh Bhowmik  
Partner

B.D. BUILDERS  
Sanjit Debnath  
Partner

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. Amit Das  
C/o. Late Suresh Das  
Vill- Nelayee Road, Kundhara  
Post Of- Alipurduar

2. Ujjal Barman  
C/o- NIRMAL Barman  
Vill- NEW ALIPURDUAR

1. Krishnendu Lal Rakshit  
2.  
3. Chand Chait Rakshit

Signature of 1<sup>st</sup> party

1. B.D. BUILDERS  
Ramesh Bhowmik  
Partner


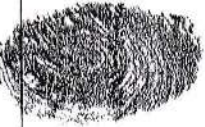
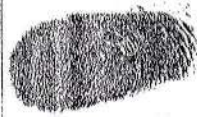
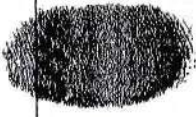
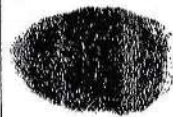


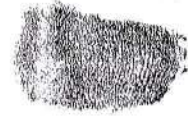
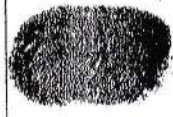
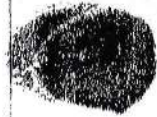

2. B.D. BUILDERS  
Sanjit Debnath  
Partner

Signature of 2<sup>nd</sup> 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 12 nos of Bond papers.




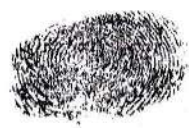




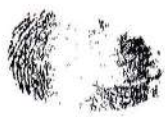


*[Signature]*

Partner

Status 1st Party/ Owner		Thumb	Pointer finger	Middle finger	Ring finger	Pinky finger/ little finger
	Left Hand					
	Right Hand					


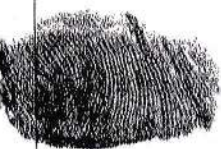
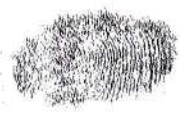

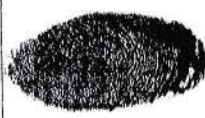


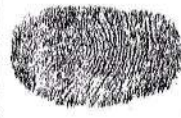
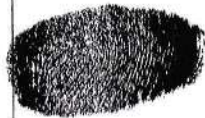


Sl. No.1.

*Bishnendu Lal Rakshit*  
Signature

Status 1st Party/ Owner		Thumb	Pointer finger	Middle finger	Ring finger	Pinky finger/ little finger
	Left Hand					
	Right Hand					



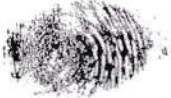








Sl. No.2.

*Pranav Rakshit*  
Signature

Status 1st Party/ Owner		Thumb	Pointer finger	Middle finger	Ring finger	Pinky finger/ little finger
	Left Hand					
	Right Hand					

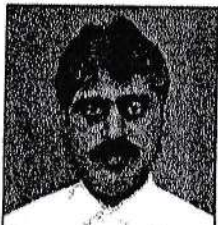












## IMPRESSION OF TEN FINGERS

Status 2 <sup>nd</sup> Party/ Developer		Thumb	Pointer finger	Middle finger	Ring finger	Pinky finger/ little finger
	Left Hand					
	Right Hand <i>nmk</i>					

Sl. No.1.

*Shri. Bhowmik*  
Signature

Status 2 <sup>nd</sup> Party/ Developer		Thumb	Pointer finger	Middle finger	Ring finger	Pinky finger/ little finger
	Left Hand					
	Right Hand <i>Sanjit Bhowmik</i>					

Sl. No.2.

*Sanjit Bhowmik*

### Major Information of the Deed

Deed No :	I-2003-06092/2022	Date of Registration	22/09/2022
Query No / Year	2003-2002828187/2022	Office where deed is registered	
Query Date	20/09/2022 9:35:21 PM	A.D.S.R. ALIPURDUAR, District: Alipurduar	
Applicant Name, Address & Other Details	Sanjoy Ganguli ALIPURDUAR COURT, BELTOLA, LAND MARK ADVOCATE SANJOY GANGULI, Th Alipurduar, District : Alipurduar, WEST BENGAL, PIN -736122, Mobile No. : 70011802 Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
	Rs. 28,35,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the agreement slip. (Urt area)		



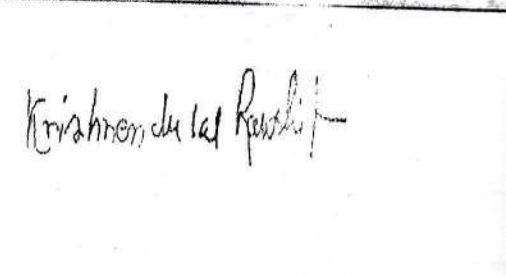


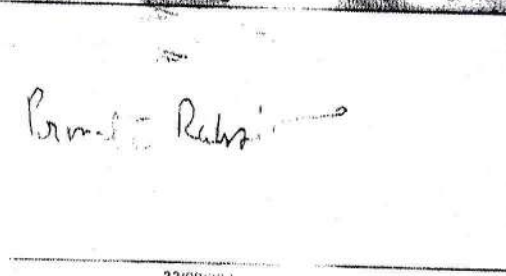


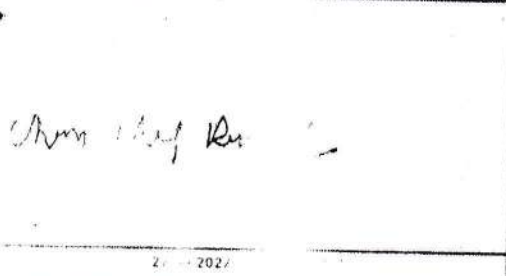
### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Detail
L1	LR-2048 (RS -)	LR-6772	Bastu	Bastu	2.4 Dec		9,72,000/-	Property is on Road Adjacent Metal Road,
L2	LR-2048 (RS -)	LR-6619	Bastu	Bastu	1.6 Dec		6,48,000/-	Property is on Road Adjacent Metal Road,
L3	LR-2048 (RS -)	LR-6771	Bastu	Bastu	3 Dec		12,15,000/-	Property is on Road Adjacent Metal Road,
		<b>TOTAL :</b>			<b>7Dec</b>	<b>0/-</b>	<b>28,35,000 /-</b>	
		<b>Grand Total :</b>			<b>7Dec</b>	<b>0/-</b>	<b>28,35,000 /-</b>	



**Land Lord Details :**


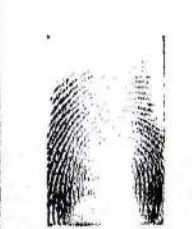
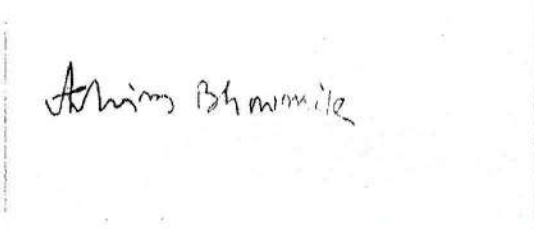

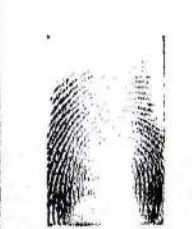
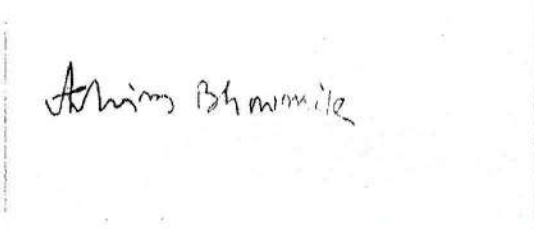

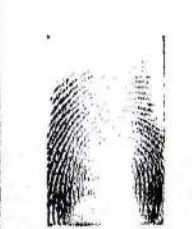
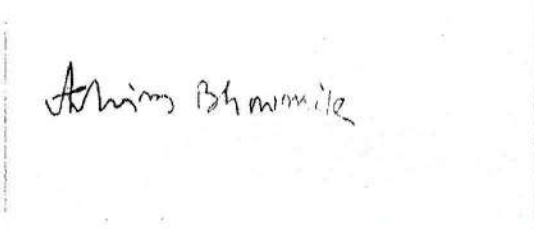


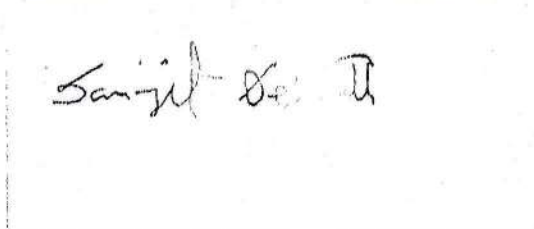


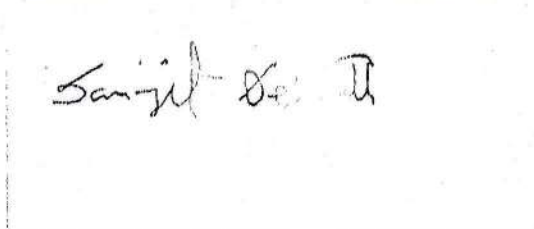


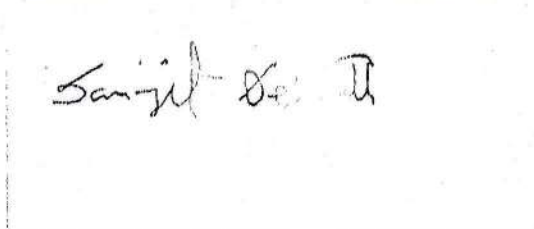
Sl No	Name, Address, Photo, Finger print and Signature			
1	<b>Name</b> Krishnendu Lal Rakshit (Representant) Son of Late Dharendra Lal Rakshit Executed by: Self, Date of Execution: 22/09/2022 Admitted by: Self, Date of Admission: 22/09/2022, Place: Office			
	22/09/2022	LTI 22/09/2022	22/09/2022	22/09/2022
Gopabara, Ward Number 3, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736121 Sex: Male, Religion: Hindu, Occupation: Others, Date of Birth: 15/05/1978, PAN No.: akxxxxxx6f, Aadhaar No: 45xxxxxx3158, Status :Individual, Executed by: Self, Date of Execution: 22/09/2022 Admitted by: Self, Date of Admission: 22/09/2022, Place : Office				
2	<b>Name</b> Prashanta Rakshit Son of Late Dharendra Lal Rakshit Executed by: Self, Date of Execution: 22/09/2022 Admitted by: Self, Date of Admission: 22/09/2022, Place: Office			
	22/09/2022	LTI 22/09/2022	22/09/2022	22/09/2022
Gopabara, Ward Number 3, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736121 Sex: Male, Religion: Hindu, Occupation: Others, Date of Birth: 15/05/1978, PAN No.: czxxxxxx4k, Aadhaar No: 45xxxxxx226, Status :Individual, Executed by: Self, Date of Execution: 22/09/2022 Admitted by: Self, Date of Admission: 22/09/2022, Place : Office				
3	<b>Name</b> Anchal Rakshit Son of Late Dharendra Lal Rakshit Executed by: Self, Date of Execution: 22/09/2022 Admitted by: Self, Date of Admission: 22/09/2022, Place: Office			
	22/09/2022	LTI 22/09/2022	22/09/2022	22/09/2022
Gopabara, Ward Number 3, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736121 Sex: Male, Religion: Hindu, Occupation: Others, Date of Birth: 15/05/1978, PAN No.: bxxxxxxx6q, Aadhaar No: 45xxxxxx11, Status :Individual, Executed by: Self, Date of Execution: 22/09/2022 Admitted by: Self, Date of Admission: 22/09/2022, Place : Office				



**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>B D Builders</b> 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 :**

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Arshim Bhowmik</b>                      Son of Late Nagendra Chandra Bhowmik                      Date of Execution - 22/09/2022, Admitted by: 22/09/2022, Date of Admission: 22/09/2022, Place of Execution: Office                 </td> <td>                       Sep 22 2022 2:10PM                 </td> <td>                       22/09/2022                 </td> <td>  </td> </tr> <tr> <td colspan="4">                     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, PAN No:- aaxxxxxx7d, Aadhaar No. 48xxxxxxxx0473 Status: Representative, Representative of: B D Builders (as Partner)                 </td> </tr> </tbody> </table>	Name	Photo	Finger print	Signature	<b>Arshim Bhowmik</b> Son of Late Nagendra Chandra Bhowmik Date of Execution - 22/09/2022, Admitted by: 22/09/2022, Date of Admission: 22/09/2022, Place of Execution: Office	 Sep 22 2022 2:10PM	 22/09/2022		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, PAN No:- aaxxxxxx7d, Aadhaar No. 48xxxxxxxx0473 Status: Representative, Representative of: B D Builders (as Partner)			
Name	Photo	Finger print	Signature										
<b>Arshim Bhowmik</b> Son of Late Nagendra Chandra Bhowmik Date of Execution - 22/09/2022, Admitted by: 22/09/2022, Date of Admission: 22/09/2022, Place of Execution: Office	 Sep 22 2022 2:10PM	 22/09/2022											
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, PAN No:- aaxxxxxx7d, Aadhaar No. 48xxxxxxxx0473 Status: Representative, Representative of: B D Builders (as Partner)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Sanjit Debnath</b>                      Son of Late Dharendra Chandra Debnath                      Date of Execution - 22/09/2022, Admitted by: 22/09/2022, Date of Admission: 22/09/2022, Place of Execution: Office                 </td> <td>                       Sep 22 2022 2:11PM                 </td> <td>                       22/09/2022                 </td> <td>  </td> </tr> <tr> <td colspan="4">                     Bholardabri, 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)                 </td> </tr> </tbody> </table>	Name	Photo	Finger print	Signature	<b>Sanjit Debnath</b> Son of Late Dharendra Chandra Debnath Date of Execution - 22/09/2022, Admitted by: 22/09/2022, Date of Admission: 22/09/2022, Place of Execution: Office	 Sep 22 2022 2:11PM	 22/09/2022		Bholardabri, 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)			
Name	Photo	Finger print	Signature										
<b>Sanjit Debnath</b> Son of Late Dharendra Chandra Debnath Date of Execution - 22/09/2022, Admitted by: 22/09/2022, Date of Admission: 22/09/2022, Place of Execution: Office	 Sep 22 2022 2:11PM	 22/09/2022											
Bholardabri, 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)													

**Identified Details :**

Name	Photo	Finger print	Signature
<b>Mr Arshim Das</b> Son of Kundu Lal Das Alipurduar, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736121	 22/09/2022	 22/09/2022	
Mr Krishnendu Lal Rakshit, Mr Prashanta Rakshit, Mr Arshim Das, Mr Sanjit Debnath			Mr Sanjit Debnath



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Krishnendu Lal Rakshit	B D Builders-2.4 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Prashanta Rakshit	B D Builders-1.6 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Chanchal Rakshit	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 in English as selected by Applicant
L1	LR Plot No:- 2048, LR Khatian No:- 6772	Owner: কৃষ্ণেন্দু লাল রক্ষিত, Gurdian: ধীরেন্দ্র লাল রক্ষিত, Address: নিজ , Classification: বাস্তু, Area: 0.02400000 Acre,	Mr Krishnendu Lal Rakshit
L2	LR Plot No:- 2048, LR Khatian No:- 6619	Owner: প্রশান্ত রক্ষিত, Gurdian: ধীরেন্দ্র লাল রক্ষিত, Address: নিজ , Classification: বাস্তু, Area: 0.01600000 Acre,	Mr Prashanta Rakshit
L3	LR Plot No - 2048, LR Khatian No:- 6771	Owner: চঞ্চল রক্ষিত, Gurdian: ধীরেন্দ্রলাল রক্ষিত, Address: নিজ , Classification: বাস্তু, Area: 0.03000000 Acre,	Mr Chanchal Rakshit

**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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:48 hrs on 22-09-2022, at the Office of the A.D.S.R. ALIPURDUAR by Mr Krishnendu Lal Rakshit, 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 28,35,000/-

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

Execution is admitted on 22/09/2022 by 1. Mr Krishnendu Lal Rakshit, Son of Late Dharendra Lal Rakshit, Collegepara Ward Number 3, P.O: Alipurduar, Thana: Alipurduar, City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, - 736121, by caste Hindu, by Profession Others, 2. Mr Prashanta Rakshit, Son of Late Dharendra Lal Rakshit, Collegepara, Ward Number 3, P.O: Alipurduar, Thana: Alipurduar, City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by Profession Others, 3. Mr Chanchal Rakshit, Son of Late Dharendra Lal Rakshit, Collegepara, Ward Number 3, P.O: Alipurduar, Thana: Alipurduar, City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by Profession Others

Identified by Mr Amit Das, Son of Mr Dulal Das, Kundupara, P.O: Alipurduar, Thana: Alipurduar, City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by profession Business

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

Execution is admitted on 22-09-2022 by Mr Ashim Bhowmik, Partner, B D Builders (Partnership Firm), Madhyapara City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121

Identified by Mr Amit Das, Son of Mr Dulal Das, Kundupara, P.O: Alipurduar, Thana: Alipurduar, City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by profession Business

Execution is admitted on 22-09-2022 by Mr Sanjit Debnath, Partner, B D Builders (Partnership Firm), Madhyapara, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121

Identified by Mr Amit Das, Son of Mr Dulal Das, Kundupara, P.O: Alipurduar, Thana: Alipurduar, City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by profession Business

**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 7/-

**Payment of Stamp Duty**

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

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 5824, Amount: Rs.5,000/-, Date of Purchase: 21/09/2022, Vendor name: Tanmoy Biswas

*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 94616 to 94637

being No 200306092 for the year 2022.



*Rinchen Dolma Sherpa*

Digitally signed by RINCHEN DOLMA  
SHERPA

Date: 2022.09.22 15:19:08 +01:00

Reason: Digital Signing of Deed.

(Rinchen Dolma Sherpa) 2022/09/22 03:19:08 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.