

SL-3232/17

P-2626
2587/2017



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

D 728949

9-0-1633488
2017

Rabindra Nath Ghosh
Anup Kumar

in
witness
presence
of
Rajendra Prasad

29/11/17
8:40PM

NO	992	2
Rs	250	
Rs	400	
T. A	Rs.	

MEMORANDUM OF AGREEMENT

THIS DEED OF AGREEMENT FOR DEVELOPMENT OF A LAND IS MADE ON THIS THE 29th DAY OF NOVEMBER TWO THOUSAND SEVENTEEN.

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION AND THE ENDORSEMENT IS ATTACHED TO THIS DOCUMENT AND IS THE PART OF THIS DOCUMENT

BETWEEN

Contd... to P/2

ADOL. DMS. SUB-REGISTRAR
SILIGURI
4/12/2017

JUDICIAL STAMP

No. 42577 Date 28.11.17

A.P. Construction

Slg.

Value Rs. 5000/-

Tannoy Moy
Civil Stamp Vendor
Bagdogra
Lic. No- 546/RM
07 / Lungee

Kabundoo Nath Ghosh

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- Kabundoo Nath Ghosh

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- Anup Kumar

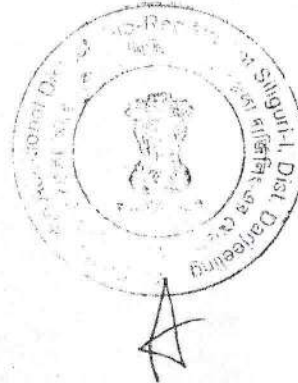
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Addl. Dist. Sub-Registrar
Siliguri, Dist. Darjeeling

29 NOV 2017

Saikat Bose

S/O Lt. Dipak Ch. Bose
East Vivekananda Pally
Suryhati more
P.O.- Rabindra Sarani
Dist- Jalpaiguri
Siliguri - 734006

Rabindra Nath Ghosh
Anup Karua

Sri Anup Karua
Shri Pankaj Poddar
Smt. Katakani Poddar

:: 2 ::

SRI RABINDRA NATH GHOSH, PAN - BHCPG4366H, son of Late Ram Pada Ghosh, Hindu by religion, Indian by Nationality, Self Employed by occupation, resident of Balai Das Chatterjee Road, Hakimpura, PO & PS: Siliguri, Dist: Darjeeling, PIN: 734001 - hereinafter called the **"LANDLORD"/"FIRST PARTY"** (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, legal representatives, administrators and assigns) of the **ONE PART**.

A N D

M/S. A. P. CONSTRUCTION, PAN - ABJFA9452A a partnership firm represented by its partners (1) **SRI ANUP KARUA, PAN - BBHPK5837Q**, S/o Late Murli Dhar Karua, (2) **SHRI PANKAJ PODDAR, PAN - AKZPP9696A**, Son of Shri Haripada Poddar, (3) **SRI HARIPADA PODDAR, PAN - CALPP0788H**, S/o Late G. N. Poddar & (4) **SMT. KATAWANI PODDAR, PAN - CALPP0789G** Wife of Sri Haripada Poddar, having its office at C/o. Pankaj Poddar, Ward No. 38, East Vivekananda Pally, C. R. Das Sarani, Siliguri, PO: Rabindra Sarani, Dist: Jalpaiguri, PIN: 734006, hereinafter called the **"DEVELOPER" / "CONFIRMING PARTY"** (which expression shall mean and include

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Sri Debendra Nath Basu

Arjun Kumar

Arjun Kumar

unless excluded by its executors, successors, legal representatives, administrators and assigns) of the **SECOND PART**.

A N D

WHEREAS the First Party is the absolute and exclusive owner of the below schedule "A" land measuring 9 (nine) Katha 2 (two) Chhataks 19 (nineteen) Sq. ft, appertaining to Khatian No. 5035, Plot/Dag No. 10474, J.L. No. 110(88), Touzi No. 3(ja), Pargana - Baikunthapur, under Siliguri Municipal Corporation Ward No. XVI, Mouza - Siliguri, PO. PS. A.D.S.R. Office at Siliguri, Dist: Darjeeling.

A N D

WHEREAS one Sri Debendra Nath Basu son of Late Gaya Nath Basu of Hakimpara, Siliguri was the absolute owner in possession of all that piece or parcel of Bastu land measuring 10 Katha or more or less 16 Decimal alongwith dwelling house standing thereon appertaining to and forming part of Plot No. 10474, recorded in Khatian No. 5035 of Dabgram Mouza, Under Gajal Singh Jote, Pargana - Baikunthapur, Police Station - Siliguri, Dist: Darjeeling.

A N D

WHEREAS said Sri Debendra Nath Basu gifted his aforesaid land measuring 10 Katha or more or less 16 Decimal alongwith dwelling house to and in favour of his only daughter SMT. Anjali Ghosh by

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Rabindra Nath Ghosh
Anup Kumar
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virtue of a Deed of Gift being document No. 1532, recorded in Book No. 1, Volume No. 24, pages from 67 to 69 for the year 1974 and which was duly executed and registered on 18.02.1974 in the office of the then Seb Registrar's, Siliguri.

A N D

WHEREAS from the date of such gift abovenamed Smt. Anjalil Ghosh became the absolute owner possession of all that piece or parcel of Bastu land measuring 9 (nine) Katha 2 (two) Chhataks 19 (nineteen) Sq. ft alongwith dwelling house standing thereon and thereafter she mutated her name before B. L. & L. R. O. office Siliguri vide Mutation Case No. 845/IX-II/12-13 appertaining to and forming part of Plot No. 10474, recorded in Khatian No. 5035 Mouza changed from Dabgram to Siliguri, Under Gajal Singh Jote, J.L. No. 110(88), Touzi No. 3(ja), Pargana - Baikunthapur, Police Station - Siliguri, Dist: Darjeeling, which is more described in the schedule herein below. And her aforesaid property also identified as Holding No. 301/367 under Ward No. XVI of Siliguri Municipal Corporation.

A N D

WHEREAS said Smt. Anjali Ghosh, wife of Late Rampada Ghosh gifted her land measuring 9 (nine) Katha 2 (two) Chhataks 19 (nineteen) Sq. ft. on 22.02.2013 to and in favour of Sri Rabindra Nath

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Rabindra Nath Ghosh

Anup Kumar



Shyam Prasad Ghosh

Pradyumn Prasad Ghosh

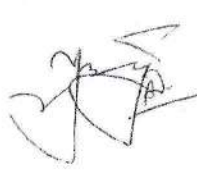
Ghosh (First Party), by virtue of Deed of Gift being no. 00601 for the year 2013, recorded in Book No. I, CD Volume No. 2, Pages from 1732 to 1743 for the year 2013 which was registered before the Additional Registrar of Assurance-III, Kolkata. Now the First Party is the absolute and exclusive owner of land measuring about 9 (nine) Katha 2 (two) Chhataks 19 (nineteen) Sq. ft. and since the date of said gift he is enjoying his land peacefully and without any interruption and/or hindrance, having permanent, heritable and transferable right, title and interest therein.

A N D

WHEREAS the First Party have desires to construct a Multistoried commercial cum residential building on the below schedule "A" land consisting of residential flats/ apartments/shops/garage/ car parking space etc according to the drawing plans and specification to be sanctioned by the Siliguri Municipal Corporation and/or any other authorities according to law.


A N D

WHEREAS due to paucity of necessary funds as well as lack of experience the First Party have approached the Developer/Second Party to develop the said property by constructing a multistoried commercial / residential building.



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Arup Kumar


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WHEREAS the Developer / Second Party is willing to build the said Multistoried G+4 building within a stipulated period in terms of this agreement.

A N D

WHEREAS the Developer has offered to the First Party 01 (one) duplex flat (including super build up area), measuring about 1200 Sq. ft. more or less at **First floor**, along with a garage/ parking space measuring **130** Sq. ft. more or less and amount of Rs.1,16,00,000/- (Rupees Two crore) only out of which Rs. 31,00,000/- (Rupees Thirty One lakh) only at the time of signing of this agreement and thereafter Rs.20,00,000/- (Rupees Twenty lakh) only shall be paid after 6 (six) months from the signing of this agreement and rest amount shall be paid after completion of this proposed building as per value of this land i. e; schedule - "A".

A N D

WHEREAS the First Party being satisfied by the said offer made by the Second party have accepted the same and have further agreed that except the flats offer to them the rest of the flats/shops/car parking space etc shall belong to the Second Party to be disposed off as desired by the Second party.



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Prasad Kumar

WHEREAS the First Party further declares that the below scheduled lands are not acquisitioned/requisitioned either by the Central Government or State Government and no part of the same is under alignment or have been vested in the Government and title of the property is remaining free from all encumbrances and the Landlord/First Party have good marketable and indefeasible title to the same.

A N D

WHEREAS to avoid future disputes and ambiguity regarding the meaning of certain words and phrases used in the presents are define as follows :-

- i) Building shall mean the R.C.C. brick built G+4 (four) storied building including ground floor to be constructed on the said plot of land marked as "A" in the below schedule, according to the Drawing plans and specifications approved and signed by the First Party and to be sanctioned by the Siliguri Municipal Corporation and/or any other authority and constructed in conformity therewith.
- ii) Architect/Engineer shall mean person or firm appointed or nominated by the Developer as Architect/Engineer for the supervising of the construction of said G+4 (four) storied building.

Kabir Nath Ghosh

Anup Kumar



Prakash Chandra Ghosh

Prakash Chandra Ghosh

- iii) Building plan shall mean drawing plan and specifications for the construction of the said building on the said plot of lands marked as "A" in the below schedule to be sanctioned by the Siliguri Municipal Corporation and/or any other authority and/or renewal or amendments thereto and/or modification thereof made or caused to be made by the Developer or after approval of the First Party and/or any other Govt. authority.
- iv) Common area and facilities shall mean items mentioned in Section 3(D) of the West Bengal Apartment Ownership Act, 1972.
- v) Common expenses shall mean the proportionate share of all grounds rent, property maintenance charges and dues and outgoing paid by the First Party and other purchasers/owners of other flats. All other common expenses within the meaning of the West Bengal Apartment Ownership Act, 1972 in respect of their flats/apartments/shops/garage as may be determined jointly by the owner and the Developer until an Association of Flat Owners be formed by the First Party and transferees/ purchasers/owners of all other flats in the said building.
- vi) Transfer with its grammatical variations and cognate expressions shall mean transfer by way of Sale of flats and spaces excepting the First party's allocation to be transferred by the Developer for



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Dr. M. S. Wadgaonkar

Dr. M. S. Wadgaonkar

consideration to the intending transferee/transferees /purchasers in the said building.

vii) Transferee/Purchaser shall mean purchasers to whom any flat/apartment/shop/garage in the said building may be transferred or sold for consideration

viii) That the said plot of land shall mean all that piece or parcel of land particularly mentioned in the Schedule-"A" herein below.

NOW THIS AGREEMENT WITNESSETH AND IT IS HERE BY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :-

1. That in pursuance of this agreement the First Party/Landlord hereby grant an exclusive right to the Second party to build G+4 (four) storied building containing self contained flats.
2. That after completion of this building, the Developer agrees to allot and deliver physical possession of 01 (one) duplex flat (including super build up area), measuring about 1200 Sq. ft. more or less at **First floor**, along with a garage/ parking space measuring **130 Sq. ft.** more or less and amount of Rs.1,16,00,000/- (Rupees Two crore) only out of which Rs. 31,00,000/- (Rupees Thirty One lakh) only at the time of signing of this agreement and thereafter Rs.20,00,000/- (Rupees Twenty lakh) only shall be paid after 6 (six) months from the



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signing of this agreement and rest amount i.e; Rs. 65,00,000/- (Rupees Sixty Five Lakh) only shall be paid after completion of this proposed building to be constructed on the schedule - "A" herein below.

3. That the First Party shall grant an exclusive right to the Second party to build up on the said plot of land in accordance with the drawing plan and specification approved by the First Party by affixing signature and to be prepared by the Second party and the same to be sanctioned by the Municipal Corporation and in conformity with the said details of the construction and to sell and transfer the said flats and/or shops and garage (excluding the First Party's allocation) to the intending purchaser and/or purchasers by the Second party and to obtain necessary advance from such purchaser and/or purchasers at his discretion on such terms and conditions as the Second party may think fit and proper provided always any such advance or payment to be obtained by the Second party shall be at their own risk and responsibilities and the First Party shall not in any manner be liable or responsible for the same.

4. That the Second party shall bear and pay all such charges like extension of floors plan on the existing sanctioned plan as shall be required, all applications and other necessary specification in

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Kabindra Nath Ghosh

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connection with the construction of the said building shall be signed by the First Party and submitted by the Second party in the name of the First Party but at the costs and expenses in all respects of the Second party who shall bear all fees, charges and expenses to be paid or deposited.

5. That the First Party shall execute and register one or more conveyance in favour of the prospective allottees or nominees of the Second party in respect of the proportionate share in the land of the said premises as and when required by the Second party after completion of the building and also authorise the Second party through General Power of Attorney to execute and register the same lawfully.

6. That the First Party shall not assign or transfer the project construction to any other person, Contractor or person without the consent of the Second party and such assignments or transfer shall amount to the cancellation of the present agreement.

7. That the First Party shall obtain if necessary, permission and/or certificate from the concerned authorities including certificate under Section 230A(1) of the Income Tax Act, 1961 for registration of the Conveyance in respect of proportionate share pertaining to the land share of the premises.



Shri. N. K. Ghosh

Anup Kumar

~~Shri. N. K. Ghosh~~

Shri. N. K. Ghosh

Shri. N. K. Ghosh

8. That the Second party may in the name of the First Party and at his own cost and expenses in so far as may be necessary to apply for and obtain quotas entitlements, allocations of Cement and Steel, Iron solely for the purpose and for the construction of the said building provided always that the Second party shall be the custodian of such allocated goods and shall be answerable to the proper authority for all such allocations as similarly it may apply for and obtain temporary and/or permanent connection of water, electricity and telephone to the said building and other imputes and facilities required for the construction for which purpose the First Party shall execute in favour of the Developer, General Power of Attorney and other authorities as may be required by the Developer and shall also sign all such applications and other documents which shall be required for the purpose of and in connection with the construction of the said building, provided always that all costs and expenses shall be borne and payable by the Second party and the First Party shall not be liable for the same.

9. That after the completion of the construction of the building on the said plot of land in all respect in accordance with the sanctioned plan and also in conformity with the details of construction and certified by the Engineer/ Architect that the building

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has been so constructed by the Developer shall deliver to the First Party's allocation which will absolutely belong to his and the First Party shall not have any right, title, interest, claim or demand whatsoever to the remaining portions of the actual built up area thereof.

10. That the common areas, facilities, stair ways, stair case, landings, terraces or ultimate roofs and corridors to be constructed in the said building shall be for the common use of the First Party or their assigns and/or transferees and other transferees of the other flats for ingress to and egress from their respective flats to the main road and for beneficial use and enjoyment of the flats/apartment.

11. That the First Party shall clear up ground rent, Municipal Tax and other out goings payable in respect of the said plot of land up to the date of these presents. During the continuance of the agreement the owner shall not in any way cause any impediment of the said building by the Second party but the owner shall with or without their Engineer/Architects have full right to enter into the said building and to inspect the construction work carried on there by the Second party.

12. That the First Party shall convey at the cost of the Second party or Purchaser or purchasers the proportionate share of the said plot of land to the purchaser of other flats i.e. excluding the First

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Party's allocation of the building and receipt of cash as mentioned in the Schedule - "B" herein below.

13. That the First Party shall be a member of any Association for flat owners that may be found consisting of all flat owners and shall abide by all bye laws, rules and regulations adopted by such Association.

14. That the First Party hereby declared that they have good right and full power and absolute authority to enter into this agreement with the Second party and the owner hereby undertake to indemnify and keep indemnified the Second party from and against any and all third party claims, actions and demands whatsoever in respect of the schedule - "A" land. The plot of land whereon the construction will be made by the Second party under this Agreement. The First Party declares that the land described in the Schedule - "A" is free from all encumbrances, liens, lispences, charges whatsoever and the said land is not affected by Urban Land (Ceiling and Regulations) Act, 1976 and the First Party undertakes not to create any encumbrances or charges on the said plot of land deal with the same otherwise in the manner stated herein above.

15. That the Second party shall pay all out goings from the date of these presents, to engage, appoint or nominate at their sole risk,

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Anup Kumar



Prakash Pr. Pallicka
Pr. Pallicka

responsibility and cost of Architect, Contractors, Sub-Contractor or labour for carrying out and proceed with the construction of the said building and other common spaces according to the approved drawing plan and specifications and in conformity with the said details of construction and for that purpose to purchase, procure and arrange building materials, articles, tools, and other implements and to hires and engage suppliers, labourers and to pay and meet with their remuneration, fees and salaries.

16. That the First Party is not liable for any accident of any worker or any suit or claim or to construct and complete the said building as per Indian Standard Specifications and with best available materials and in accordance with the drawings plan and specifications signed and approved by the First Party and duly sanctioned by the Siliguri Municipal Corporation and in conformity with the said details of construction.

17. That the Second party shall complete the work of construction in accordance with the Building Plan duly approved by the Siliguri Municipal Corporation.

18. That the construction work shall be at the sole risk and responsibility of the Second party and it is mutually agreed and clearly understood that the First Party shall not be responsible for any



Richard Nath Shook
Anup Kumar
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S. B. B.

technical and/or for engineering defect in construction for which the Second party shall be solely responsible and directly answerable to the concerned authorities and to the First Party.

19. That if for any reason any losses are incurred and damages cause or suffered on account of negligence of the Second party or its sub-contractors, agents, Engineers, Architects, Labour etc in connection with the construction of said building except super structure the Second party shall be solely responsible therefore and shall keep the First Party indemnified foregoing any such losses or damages.

20. That the Second party shall start the construction of the said multistoried building according to the drawing plan and specification and in conformity with the details of constructions only after approval of the building plan by the Siliguri Municipal Corporation. The Second Party shall complete the construction within 30 (thirty) months from the date of starting the construction.

21. That the Second party shall abide all laws, bye-laws, rules and regulations and sanctioned plan for the construction of the said G+4 (four) storied building, which shall be constructed by the Second party strictly except super structure in accordance with the sanctioned plan.

Richard W. North & Co.

Group from



James (James) W. North

James W. North

However the Second party reserves their rights to make any minor change excluding the First Party's allocation provided such change is consented by the Purchaser or Purchasers.

22. That the Second party undertakes to keep the owner indemnified from and against all third party claims and actions arising out of any act or omission of the part of the Second party in or relating to the construction of the said building.

23. That from time to time to enable the construction of the said building by the Second party various acts, deeds and matters, things not herein specifically referred to may be legally required to be done by the Developer for which it may require the authority of the First Party and various applications and other documents may be necessary to be signed or made by them for and in connection with the construction of the said building for which no specific provisions has been made therein. The First Party undertake to sign and execute all such legally required for those purpose.

24. That the First Party and the Second party have entered into this agreement purely on a principal to principals and nothing stated herein shall be deemed to be construed as partnership between the Second party and the First Party or as joint venture between them the



Handwritten signatures and notes at the top of the page. From left to right: a signature that appears to read "Kishore Nath Ghosh", a signature that appears to read "Anup Kumar", and a signature that appears to read "Dinesh Prasad" with the note "in view of the above" written above it.

Second party shall not be entitled to assign this agreement to any other person or company.

25. That the First Party shall be liable to demolish the previous construction/ structure on the below Schedule - "A" land and after demolition whatsoever the broken articles/materials are available the Second party shall be entitled to take the same and shall have every right to dispose off the said materials.

26. That if the Second party fails to complete the construction of the said building within the stipulated period due to breach of contract of the Agreement by the First Party, due to sufficient reasons including natural calamity, restraint by the Court Order, Stoppage of the supply of the building materials by the Suppliers or by other sufficient reasons. The First Party shall extend the time for construction as per requirement of the Second party.

27. That in case of death of any of the parties to this Agreement, the terms and conditions of this Agreement shall not be changed or any addition, modification or deletion as provided by law.

SCHEDULE OF THE LAND "A"

ALL THAT piece or parcel of homestead land measuring 9 (nine) Katha 2 (two) Chhataks 19 (nineteen) Sq. ft to and forming part of Plot

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Robindra Nath Ghosh
Anup Kumar
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No. 10474, recorded in Khatian No. 5035 Mouza changed from Dabgram to Siliguri, Under Gajal Singh Jote, J.L. No. 110(88), Touzi No. 3(ja), Pargana - Baikunthapur, Police Station - Siliguri, Dist: Darjeeling. The property also identified as Holding No. 301/367 under Ward No. XVI of Siliguri Municipal Corporation.

The aforesaid land is butted and bounded as follows:-

- On the North : Residential Flat;
- On the South : 25'-0" S. M. C. Road;
- On the East : Land and building of Roma Roy;
- On the West : Land and building of Phanibhushan Paul;

SCHEDULE - "B"

(ALLOCATION OF THE FIRST PARTY)

01 (one) duplex flat (including super build up area), measuring about 1200 Sq. ft. more or less at **First floor**, along with a garage/ parking space measuring **130** Sq. ft. more or less and amount of Rs.1,16,00,000/- (Rupees Two crore) only out of which Rs. 31,00,000/- (Rupees Thirty One lakh) only at the time of signing of this agreement and thereafter Rs.20,00,000/- (Rupees Twenty lakh) only shall be paid after 6 (six) months from the signing of this agreement and rest amount i.e; Rs. 65,00,000/- (Rupees Sixty Five

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Anup Kumar
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Lakh) only shall be paid after completion of this proposed building as per value of this land i. e; schedule - "A".

SCHEDULE - "C"

(WORKS SPECIFICATIONS)

- a) All floor of the First Party's allocated area shall be made of tiles, bathroom & Kitchen will be marble and walls of toilet will be fitted with Glazed tiles upto 5(five) feet and Kitchen wall will be upto 2(two) feet from Kitchen Slab.
- b) DOORS & WINDOWS :
All window shall be made with steel and fitted with glass and all doors shall be commercial flush door and main door frame will be made with wood (5"x2.5") and other door frame will be made with wood (4"x2.5").
- c) PLUMBING WORKS :
All water pipe lines inside of the Toilet & Kitchen will be concealed and all fittings will be ISI standard and all external pipe lines will be P.V.C.
- d) ELECTRICAL WORKS :
All electrical lines inside the building will be concealed with Havels wire and modular switches excluding fittings together

Kabindra Nath Ghosh

Anup Kumar

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with one Telephone point and one T.V. point excluding wires. The Electrical main line will be installed in a common space of the proposed building and all co-owners will get their separate line for the said common spaces.

e) NUMBER OF POINTS :

- i) BED ROOM: One fan point, one tube point, one bracket point, one socket point.
- ii) DRAWING/DINING : One Fan point, Two tube points, one bracket point, One Freeze point.
- iii) KITCHEN : One light point, one Exhaust Fan point.
- iv) TOILET : One light point, one Exhaust Fan point.
- v) COLOUR : All interior walls and ceiling of the flat will be finished with lime punning only and exterior walls will be finished with wall putty.
- vi) SANITARY : Pan Orrisa type white coloured pan (Hindusthan make) with P.V. C. flush will be provided.

OTHER FACILITIES : 3000 (three thousand) ltrs. P.V.C. Water Tank will be installed in a common manner for the entire flat together with one Water Pump.



IN WITNESS WHEREOF the Parties to this Agreement, do Sets and subscribed their respective hand on the day, month Year first above written.

WITNESSES ;

1. Saikat Bose
 S/O Lt. Dipak Ch. Bose
 East Vivekananda Pally
 Sanghati More
 P.O. - Rabindra Sarani
 Dist - Jalpaiguri
 Siliguri - 734006

Rabindra Nath Ghosh
Signatures of the First Party

Anup Kumar

[Signature]
 K. Anup Kumar
 P.O. Siliguri

Signature of the Second Party

2. Subrata Bhattacharya
 Lt. Enmeshwaran Ch. Bhattacharya
 No - 1, SSKH Josa Rd.
 P.O. Siliguri Bazar
 JALPAIGURI

Drafted, read over & explained by me and Printed in my Chamber.

[Signature]
 (Tapes Chandra Bhattacharya)
 Advocate, Siliguri.
 (Regd. No. WB/123/1987)

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Right Hand					

Rabindra Nath Ghosh
Signature

Finger Prints of _____



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

[Signature]
Signature

Finger Prints of _____



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

Anup Kumar
Signature

Finger Prints of _____



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

Handwritten signature in Devanagari script

Signature

Finger Prints of _____



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

Handwritten signature in Devanagari script

Signature



Government of West Bengal

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



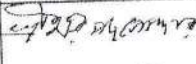

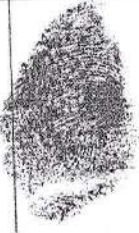
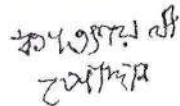
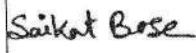
OFFICE OF THE A.D.S.R. SILIGURI, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04020001633488/2017

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	Shri Rabindra Nath Ghosh Hakimpara, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	Land Lord			<i>Rabindra Nath Ghosh</i> 29.11.2017
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri Anup Karua East Vivekanandapally, P.O:- Rabindra Sarani, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734006	Representative of Developer [Ms A P Construction]			<i>Anup Karua</i> 29.11.2017
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri Pankaj Poddar East Vivekanandapally, P.O:- Rabindra Sarani, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734006	Representative of Developer [Ms A P Construction]			<i>Pankaj Poddar</i> 29.11.2017


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	Shri Haripada Poddar East Vivekanandapally, P.O:- Rabindra Sarani, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734006	Representative of Developer [Ms A P Construction]			 29.11.2017
5	Smt Katawani Poddar East Vivekanandapally, P.O:- Rabindra Sarani, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734006	Representative of Developer [Ms A P Construction]			 29.11.2017
SI No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr Saikat Bose Son of Late Dipak Chandra Bose Purba Vivekananda Pally, Rabindra Sarani, P.O:- Rabindra Sarani, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734006	Shri Rabindra Nath Ghosh, Shri Anup Karua, Shri Pankaj Poddar, Shri Haripada Poddar, Smt Katawani Poddar		 29.11.2017	

(Amitabha Acharya)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SILIGURI
Darjeeling, West Bengal

आयकर विभाग
RABINDRA NATH GHOSH
RAMPADA GHOSH
01/01/1957
Permanent Account Number
BHCPG4366H
Signature

भारत सरकार
GOVT. OF INDIA



Rabindra Nath Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PANKAJ PODDAR

HARIPADA PODDAR

31/12/1979
Permanent Account Number
AKZPP9896A

Signature



08/07/2011

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANUP KARUA
MURLI KARUA

18/07/1978

Permanent Account Number

BBHPK5837Q

Anup Karua

Signature



Anup Karua

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UITI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटार
आपका पैन सेवा यूनिट, यूआईटी
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई - 400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HARIPADA PODDAR

GANENDRANATH PODDAR

01/01/1934

Permanent Account Number
CALPP0788H

Haripada Poddar

Signature



12082012

Haripada Poddar

यदि कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एच डी एल
तीसरी मंजिल, सफावर चेंबर,
बानेर टेलिफोन एक्चेंज के नजदीक,
बानेर, पुना - 411 046.

*If this card is lost / someone's lost card is found,
please inform / return to -*
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: unitinfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KATYAYANI PODDAR
JADAB CHANDA PODDAR



01/01/1944
Permanent Account Number
CALPP0789G



काठ्याणी पोदर

Signature

काठ्याणी पोदर



ভারতীয় বিদ্যুৎ পরিচালনা প্রাধিকারণ

ভারত সরকার

Unique Identification Authority of India

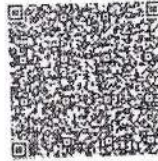
ভালিফিকেশন আইডি / Enrollment No. : 1215/91286/78579

23-04-2014

To
RABINDRA NATH GHOSH
রবীন্দ্র নাথ ঘোষ
70
BALAIDAS CHATTERJEE ROAD
HAKIM PARA
WORD NO 16
Siliguri (M. Corp)
Siliguri, Darjeeling
West Bengal - 734001



KL881028428FT
88102842



আপনার আধার সংখ্যা / Your Aadhaar No. :

3869 4798 7913

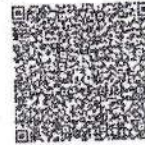
আধার - সাধারণ মানুষের অধিকার



রবীন্দ্র নাথ ঘোষ
RABINDRA NATH GHOSH
পিতা : শ্রীরামপদ ঘোষ
Father : SHRIRAMPAD GHOSH

জন্মতারিখ / DOB: 05/01/1955
পুরুষ / Male

3869 4798 7913



আধার - সাধারণ মানুষের অধিকার

Rabindra Nath Ghosh




 ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ಕರ್ನಾಟಕ ಸರ್ಕಾರ


 ಹೆಸರು
Anup Karus
 DOB: 18-07-1978
 Gender: Male

8406 6356 4676

ಅಧಿಕಾರ - ಜನನ ಸಾಧನಗಳ ಪ್ರತಿಷ್ಠೆ

Anup Karus



 ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ಕರ್ನಾಟಕ ಸರ್ಕಾರ

Address:
 66, Raja Ramanna Ray Road,
 Hariharpur, Hanumanpur, South
 Twenty Four Parganas, West
 Bengal, 700002





ভারত সরকার
Government of India



পঙ্কজ পোদার
Pankaj Poddar
জন্মতারিখ/ DOB: 31/12/1979
পুরুষ / MALE



2002 7971 5224

আমার আধার, আমার পরিচয়

A. Poddar



ভারতীয় পরিচয় পরিষদ
Unique Identification Authority of India

ঠিকানা:
202, নাজরুল সরানি, রবীন্দ্র সরানি,
ওয়ার্ড নং 39, শিগুরি (ম.কর্প.),
জলপাইগুড়ি,
পশ্চিম বঙ্গ - 734006

Address:
202, NAJRUL SARANI,
RABINDRA SARANI, WARD NO
39, Shiguri (M.Corp.), Jalpaiguri,
West Bengal - 734006

2002 7971 5224

1047



help@uidai.gov.in



www.uidai.gov.in



भारत सरकार
Unique Identification Authority of India
Government of India

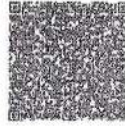
Enrolment No.: 2189/71418/16519

To
Haripada Poddar
S/O: Ganendra Nath Poddar
202
NAZRUL SARANI
EAST VIVEKANANDA PALLY
NEAR SANGHATI MORE
Siliguri (M. Corp.)
Rabindra Sarani
Jaipalguri West Bengal - 734006
9832066537

Download Date: 06/12/2017

Generation Date: 21/09/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

5373 9088 1946

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Haripada Poddar
Date of Birth/DOB: 27/03/1934
Male/ MALE

5373 9088 1946

मेरा आधार, मेरी पहचान

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

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

S/O: Ganendra Nath Poddar, 202,
NAZRUL SARANI, NEAR SANGHATI
MORE, EAST VIVEKANANDA
PALLY, Siliguri (M. Corp.), Jaipalguri,
West Bengal - 734006

5373 9088 1946



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Handwritten signature



ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB/03/021/171242



Elector's Name : Poddar Katyayani
নির্বাচকের নাম : পোদার কাভায়ানী

Father's/Mother's/
Husband's Name : Haripada
পিতা/মাতা/স্বামীর নাম : হরিপদ

Sex : Female
লিঙ্গ : স্ত্রী

Age as on 1-1-95 : 51
১-১-৯৫ তার বয়স : ৫১

অপেক্ষিত (কোথায়)

Address :
Haydar Para (Western Part)
Dabgram
Bhaktinagar

ঠিকানা
হায়দার পাড়া (পশ্চিমাংশে)
ডাবগ্রাম
ভক্তিনগর



Facsimile Signature of
Electoral Registration Officer
নির্বাচক-নিবন্ধন অফিসারিক

For Rajganj Assembly Constituency
রাজগঞ্জ বিধানসভা নির্বাচন কেন্দ্রে

Place : Sadar, Jaipalguri
স্থান : সদর, জালপাইগুড়ি

Date : 27-3-95
তারিখ : ২৭-৩-৯৫

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card

ABJFA9452A

A > CONSTRUCTION

दिनांक : 18/05/2016
Date of Incorporation/Formation
18/05/2016

410001

[Handwritten signature]

Anup Kumar

To,
The A.D.S.R. Siliguri,
Siliguri.

Date:- 08th December, 2017

Sub:- Prayer for rectification of address of identifier in the Query no. 0402-0001633488/2017, Deed No. 2587/2017 Registered on 29.11.2017.

Sir,

I Sri Pankaj Poddar, Son of Sri Haripada Poddar, partners of A. P. Construction registered a Deed of Agreement on 29.11.2017, Deed No. 2587/2017. In the abovementioned Query the address of the identifier Mr. Saikat Bose has come out as

Purba Vivekananda Pally,
Rabindra Sarani,
PO:- Rabindra Sarani,
PS: Bhaktinagar,
District - Jalpaiguri.

However the actual address which should be and which has been put down by the identifier in the deed is

East Vivekananda Pally,
Sanghati More
PO: Rabindra Sarani,
Dist - Jalpaiguri

Therefore sir I hereby request you to kindly rectify the address in the Query Form & in the attached endorsement of the deed.

Thanking you.

Yours faithfully,

A P Construction



Partner
Pankaj Poddar