

4956/17

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भारतीय गैर न्यायिक WEST BENGAL

C 408501

10/08/2017  
 1152186/2017  
 DIST. SUB-REGISTRAR  
 BHAKTI NAGAR, DIST. JALPAIGURI

कलश रसायन

L.T.J of Ganesk Bishwakarma  
by the pen of



Kailash Rasoaiy

Gopal Rasoaiy  
L.T.J of Ganesk Bishwakarma  
by the pen of



Kailash Rasoaiy

L.T.J of Dilip a Bishwakarma  
by the pen of



Kailash Rasoaiy

L.T.J of Laxmi Bishwakarma  
by the pen of



Kailash Rasoaiy

कलश रसायन

TARJEN BISHWAKARMA

GANESH BISHWAKARMA

GREEN HILL ESTATE

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 09<sup>TH</sup> DAY OF THE MONTH OF AUGUST, 2017.

**BETWEEN**

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

*[Signature]*

Addl. District Sub-Regt.  
Bhakti Nagar, Jalpaiguri

10 AUG 2017

10 AUG 2017

Adm

SL NO. 13055 Date 9.8.2017  
PURCHASER Sri Balabhadra Bishwakarma & others  
Full Address P.S. Bhaktinagar, Dist. Jalpaiguri  
Total value 5000/-  
Stamp Purchased from JPC Treasury on 1

<sup>785</sup>  
**STAMP VENDOR**  
**JAYA RANI DAS**  
Licence no-1 of 99-21000  
Addl DSR Office, Rajgani, Jalpaiguri



Addl. Dist Sub-Registrar  
Jalpaiguri, Dist-Jalpaiguri

10 AUG 2017



LIT of Ganesh Bishwakarma  
 by the per of  
 Kailash Pasaily  
 Gopal Bishwakarma  
 LIT of Jumble Bishwakarma  
 by the per of  
 Kailash Pasaily  
 LIT of Dilmaya Bishwakarma  
 by the per of  
 Kailash Pasaily  
 LIT of Tarajen Bishwakarma  
 by the per of  
 Kailash Pasaily  
 April 29/17

TARAJEN BISHWAKARMA  
 Page No. 2  
 ARJUN BISHWAKARMA

GREEN HILL ESTATE  
 PARTNER

1. **SRI BALABHADRA BISHWAKARMA @ BALBHADRA BISHWAKARMA**, (PAN : COFPB0498Q), son of Late Bhakta Bahadur Bishwakarma @ Sunchiwari,
2. **SRI GANESH BISHWAKARMA**, (PAN : CTAPB9185L), son of Late Bhakta Bahadur Bishwakarma @ Sunchiwari,
3. **SRI GOPAL BISHWAKARMA (BISWAKARMA)**, (PAN : COBPB7718D), son of Late Bhakta Bahadur Bishwakarma @ Sunchiwari,
4. **SRI JUMBE BISHWAKARMA @ MAN BAHADUR BISHWAKARMA**, (PAN : COCPB3500G), son of Late Bhakta Bahadur Bishwakarma @ Sunchiwari,
5. **SMT. DILMAYA BISHWAKARMA (BISWAKARMA)**, (PAN : CLGPB9129J), wife of Late Shibaji Bishwakarma and daughter of Late Bhakta Bahadur Bishwakarma @ Sunchiwari,
6. **SMT. LAXMI BISHWAKARMA @ LAXAMI BISWAKARMA**, wife of Lalbahadur Bishwakarma and daughter of Late Bhakta Bahadur Bishwakarma @ Sunchiwari,
7. **SMT. BINA KHATI**, (PAN EXSPK2739B), wife of Kamal Khati and daughter of Late Bhakta Bahadur Bishwakarma @ Sunchiwari,
8. **SRI TARAJEN BISHWAKARMA**, (PAN : CQVPB1206N), and son of Late Dil Bahadur Bishwakarma and Ayti Maya Bishwakarma and
9. **SRI ARJUN BISHWAKARMA (BISWAKARMA)**, (PAN : AZUPB4154D), son of Late Dil Bahadur Bishwakarma and Ayti Maya Bishwakarma, all are Hindu by Religion, Indian by Nationality, No. 1, 2, 3, 4, 8 & 9 are Business by Occupation and No. 5, 6 & 7 are Housewife by Occupation, Resident of Bankimnagar, S.M.C. Ward No. 41, P.O. Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri, in the State of West Bengal - hereinafter jointly and collectively referred to and called as the **"FIRST PARTY / LANDLORDS"** (which expression shall mean and include their heirs, executors, administrators, legal representatives and assigns) of the **"ONE PART"**.

143



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

10 AUG 2017

ARTI 6029/2017

L.T.S of Ganesh Bishwakarma



Kailash Rasaily

Gopal Bishwakarma

L.T.S of Jumba Bishwakarma



by the pen of  
Kailash Rasaily

L.T.S of Dilwaga Bishwakarma



by the pen of  
Kailash Rasaily

AND



L.T.S of Laxmi Bishwakarma

by the pen of  
Kailash Rasaily

ARTI 6029/2017

TARJEN BISHWAKARMA

Page No. 3

ARGUN BISWAKARMA

GREEN HILL ESTATE

Partner

**GREEN HILL ESTATE**, a Partnership Firm, having its Office at Bankimnagar, S.M.C. Ward No. 41, P.O. Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri, in the State of West Bengal, Represented by one of its **PARTNER SRI AMIT PODDAR**, son of Sri Binay Kumar Poddar, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, P.O. & P.S. Siliguri, District Darjeeling, in the State of West Bengal - hereinafter called the "**SECOND PARTY / DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its partners, executors, successors-in-office, representatives, administrators and assigns) of the "**OTHER PART**". (PAN : AAQFG5882L).

**I. WHEREAS** one Gouri Kanta Das (Roy), son of Late Bhatu Das was the recorded owner of land situated within Mouza Dabgram, comprised in part of R.S. Plot No. 560/1008, recorded in R.S. Khatian No. 716/2, JL. No. 02, R.S. Sheet No. 8, within the jurisdiction of P.S. Bhaktinagar, in the District of Jalpaiguri.

**AND WHEREAS** the abovenamed Gouri Kanta Das (Roy) thereafter sold and transferred his part of land measuring 10 Katha unto and in favour of Sri Bhakta Bahadur Bishwakarma @ Sunchiwari, son of Late Jit Bahadur Sunchiwari vide two registered Deeds of Sale i.e.,

1. Sale Deed 16.04.1974, being Document No. 1- 3636 for the year 1974, registered in the Office of the District Sub Registrar Jalpaiguri, comprising land measuring 6 Katha and
2. Sale Deed 30.11.1981, being Document No. 1- 5123 for the year 1981, registered in the Office of the District Sub Registrar Jalpaiguri, comprising land measuring 4 Katha.



Addl. Dist Sub-Registrar  
Bhaktinagar, Dist-Jalpaiguri

10 AUG 2017







*[Handwritten Signature]*  
Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jainpur

10 AUG 2017



1. T.G. of Ganesh Bishwakarma  
 by the pen of  
 Kailash Rasaily  
 Gopal Bishwakarma  
 L.T.G. of Jumbe Bishwakarma  
 by the pen of  
 Kailash Rasaily  
 Dilmaya Bishwakarma  
 by the pen of  
 Kailash Rasaily  
 Laxmi Bishwakarma  
 by the pen of  
 Kailash Rasaily  
 15-10-2015

TARJEN BISHWAKARMA  
 ARJUN BISHWAKARMA  
 GREEN HILL ESTATE  
 PARTNER  
 15-10-2015

3. Sri Gopal Bishwakarma (Biswakarma)
4. Sri Jumbe Bishwakarma @ Man Bahadur Bishwakarma
5. Smt. Dilmaya Bishwakarma (Biswakarma)
6. Smt. Laxmi Bishwakarma @ Laxami Biswakarma
7. Smt. Bina Khati

8. Sri Tarajen Bishwakarma and  
 9. Sri Arjun Bishwakarma (Biswakarma) became the owners (each of them having respective undivided share) of the total aforesaid land measuring 10 Katha of Late Bhakta Bahadur Bishwakarma @ Sunchiwari, as per the Hindu Succession Act, 1956 having permanent heritable, transferable and marketable right, title and interest therein.

**AND WHEREAS** being such owners, the abovenamed, (1) Sri Balabhadra Bishwakarma @ Balbhadra Biswakarma, (2) Sri Ganesh Bishwakarma, (3) Sri Gopal Bishwakarma (Biswakarma), (4) Sri Jumbe Bishwakarma @ Man Bahadur Bishwakarma, (5) Smt. Dilmaya Bishwakarma (Biswakarma), (6) Smt. Laxmi Bishwakarma @ Laxami Biswakarma, (7) Smt. Bina Khati, (8) Sri Tarajen Bishwakarma and (9) Sri Arjun Bishwakarma (Biswakarma) thereafter transferred their total aforesaid land by virtue of three registered Deeds of Sale i.e.;

1. Sale Deed 15.10.2015, being Document No. I- 7287 for the year 2015, registered in the Office of the Additonal District Sub Registrar Rajganj, District Jalpaiguri, comprising land measuring 3 Katha in favour of Smt. Krishna Mani, wife of Sri Tarun Kumar Mani,
2. Sale Deed 15.10.2015, being Document No. I- 7288 for the year 2015, registered in the Office of the Additonal District Sub Registrar Rajganj, District Jalpaiguri, comprising land measuring 3 Katha 8 Chatak in favour of Sri Tapan Mani, son of Late Bhola Nath Mani and
3. Sale Deed 15.10.2015, being Document No. I- 7289 for the year 2015, registered in the Office of the Additonal District Sub Registrar Rajganj,



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

10 NOV 2017

1929/10/11  
 L.T. 3 of Ganesh Bishwakarma  
 by the pen of  
 Kailash Rasaily  
 Gopal Bishwakarma  
 L.T. 3 of Jumbhe Bishwakarma  
 by the pen of  
 Kailash Rasaily  
 L.T. 3 of Dilmaya Bishwakarma  
 by the pen of  
 Kailash Rasaily  
 L.T. 3 of Lakshmi Bishwakarma  
 by the pen of  
 Kailash Rasaily  
 1929/10/11

TARJEN BISWAKARMA  
 ARJUN BISWAKARMA  
 GREEN HILL ESTATE  
 PARTNER  
 Page No. 6

District Jalpaiguri, comprising land measuring 3 Katha 8 Chatak in favour of Sri Tarun Kumar Mani, son of Late Bhola Nath Mani.

AND WHEREAS at the time of registration of the aforesaid three Sale Deeds the abovenamed, Smt. Krishna Mani, Sri Tapan Mani and Sri Tarun Kumar Mani did not pay their respective consideration amount and agreed to pay the consideration amount after completion of construction of a multistoried building complex and in this connection they mutually agreed to make an agreement between themselves but after crossing the long period, Smt. Krishna Mani, Sri Tapan Mani and Sri Tarun Kumar Mani had surrendered themselves since unable to construct the building complex due to lack of financial capabilities. Therefore, Smt. Krishna Mani, Sri Tapan Mani and Sri Tarun Kumar Mani thereafter finally transferred back the aforesaid total land unto in favour of Sri Balabhadra Bishwakarma, @ Balbhadra Biswakarma and eight others (from whom they purchased the land) vide three registered Deeds of Gift i.e.;

1. Dated 22.02.2017, being Document No. I- 891 for the year 2017, registered in the Office of the Additonal District Sub Registrar Bhaktinagar, District Jalpaiguri, comprising land measuring 3 Katha executed by Smt. Krishna Mani,
2. Dated 22.02.2017, being Document No. I- 905 for the year 2017, registered in the Office of the Additonal District Sub Registrar Bhaktinagar, District Jalpaiguri, comprising land measuring 3 Katha 8 Chatak executed by Sri Tapan Mani and
3. Dated 22.02.2017, being Document No. I- 900 for the year 2017, registered in the Office of the Additonal District Sub Registrar Bhaktinagar, District Jalpaiguri, comprising land measuring 3 Katha 8 Chatak executed by Sri Tarun Kumar Mani.

AND WHEREAS, in this manner, the abovenamed (1) Sri Balabhadra Bishwakarma @ Balbhadra Biswakarma, (2) Sri Ganesh Bishwakarma, (3) Sri Gopal Bishwakarma (Biswakarma), (4) Sri Jumbhe Bishwakarma @ Man Bahadur Bishwakarma, (5) Smt. Dilmaya Bishwakarma (Biswakarma), (6) Smt.

103





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

10 AUG 2017

১০৭৭৭৭৭৭  
 L.T. ১ of  
 Arun Bishwakarma  
 by the pen of  
 Kailash Rasaily  
 Gopal Bishwakarma  
 L.T. ৯ of  
 Jumbo Bishwakarma  
 by the pen of  
 Kailash Rasaily  
 L.T. ৭ of  
 Pirmoga  
 Bishwakarma  
 by the  
 pen of  
 Kailash Rasaily  
 Laxmi Bishwakarma  
 by the pen of  
 Kailash Rasaily  
 ১০৭৭৭৭৭৭

TARJEN BISHWAKARMA  
 ARJUN BISHWAKARMA  
 GREEN HILL ESTATE  
 PARTNER

Laxmi Bishwakarma @ Laxami Biswakarma, (7) Smt. Bina Khati, (8) Sri Tarajen Bishwakarma and (9) Sri Arjun Bishwakarma (Biswakarma) (hereinafter referred to as the "FIRST PARTY") became the OWNERS of the total aforesaid land measuring 10 Katha and ever since they are in exclusive and peaceful possession of the aforesaid land without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein and the said total land is more particularly described in the **Schedule** below.

**AND WHEREAS** the names of the abovenamed First Party in respect of their respective aforesaid land were duly mutated in the records of the concerned B.L. & L.R.O. Rajganj and nine separate L.R. Khatians being No. 58, 60, 57, 59, 136, 137, 138, 139 and 140 were opened in their respective names comprising their respective share of land under the provisions of West Bengal Land Reforms Act, 1955.

**AND WHEREAS** the First Party is interested in constructing a multistoried building complex on their below Schedule land but because of lack of financial resources and experience unable to do so and as such has approached the Second Party who has got adequate funds and experience to construct a multistoried building complex on the below Schedule land and the Second Party has agreed to the offer of the First Party to construct multistoried storied building on the below Schedule land of the First Party on the terms and conditions as set forth in this Agreement.

**AND WHEREAS** in order to avoid future disputes and differences between the Parties it has been thought fit and proper to put into writing the terms and conditions as mutually agreed by and between the Parties hereto.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-**

1. **THAT** the Second Party will promote the below Schedule land of the First Party for construction of a multistoried building complex at its own costs



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

10 AUG 2017



AT THE PLACE  
 L.T.S. of Anand Bishwakarma  
 by the pen  
 Kailash Rasaily  
 Gopal Biswakarma  
 L.T.S. of Jume Bishwakarma  
 by the pen  
 Kailash Rasaily  
 Dilmaya Bishwakarma  
 known by the pen  
 of  
 Kailash Rasaily  
 Laxmi Bishwakarma  
 by the pen of  
 Kailash Rasaily  
 AT THE PLACE  
 29/1/17

TARZEN BISHWAKARMA  
 ARGUN BISHWAKARMA  
 GREEN HILL ESTATE  
 PARTNER

and expenses, as per plans, elevations, designs, drawings and specifications approved by the appropriate authority/ies and shall for the identity of the building use appropriate nomenclature of its choice.

2. **THAT** the Second Party will construct a multistoried building complex the plan prepared for which will be approved and sanctioned by the appropriate authority.
3. **THAT** the Second Party will get the plans, elevations, designs, drawings and specifications approved and sanctioned from the appropriate authority at its own costs and expenses.
4. **THAT** the First Party undertakes to signify their consents to the plans, elevations, designs, drawings, specifications, etc. as proposed by the Second Party and to sign it and all other incidental and necessary papers for approval of the L.U.C.C. and building plan.
5. **THAT** the First Party hereby declares that their below Schedule land is free from all encumbrances, charges, liens, lispendences, acquisition, requisitions, claims and demands whatsoever or howsoever.

That the First Party have not entered into any Agreement with respect to their below Schedule land with any person whosoever.

That the First Party also declare that there is no impediment whatsoever, which may prevent the Second Party from construction on their land.

That in the event the title of the First Party is found to be defective or encumbered in any way, then the First Party shall take all necessary and effective steps to remove such defects and encumbrances at their respective costs and expenses and shall also remove all hurdles in the way of development so as to enable the Second Party to carry on the construction work smoothly.



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

10 AUG 2017

10/12/2019  
 L.T. of Ganesh Bishwakarma by the pen of Kailash Rasaily  
 Gopal Bishwakarma  
 L.T. of Jumba Bishwakarma by pen of Kailash Rasaily  
 L.T. of Dilmoya Bishwakarma by pen of Kailash Rasaily  
 L.T. of Laxmi Bishwakarma by pen of Kailash Rasaily  
 10/12/2019  
 TARJEN BISHWAKARMA  
 ARJUN BISHWAKARMA

GREEN HILL ESTATE  
 PARTNER  
 Kailash Rasaily

6. THAT the Parties hereto shall be entitled to the following share ratio out of the total collection on sale of the flats, parking spaces or other units/premises in the said building complex to be constructed on the below Schedule land given below, i.e.,

- 1) First Party / Landlords - 40 % (Forty Percent)
- 2) Second Party / Developer - 60 % (Sixty Percent)

That the total collection shall not include the reimbursement amount realised by the Second Party on account of electric installation and infrastructure cost, water connection charges, generator and any extra work done in the flats at the cost of the intending Purchaser/s.

7. THAT, on request of the First Party, the Second Party had already paid in advance to the First Party a total amount of Rs. 32,50,000/- (Rupees Thirty Two Lakh and Fifty Thousand Only) to the First Party vide Account Payee Cheques, the Receipt of which the First Party hereby acknowledges.

That the entire said amount shall be at first adjusted with the total collection on sale as per the aforesaid share ratio of the First Party and after the entire aforesaid money is adjusted accordingly thereafter the Second Party shall pay the First Party their shares on the thereafter total sale collection as mentioned herein.

8. THAT the Second Party shall be entitled to realise and receive any advances, sale consideration, premium, rent, lease premium, lease rent or in other form from any intending Party/Purchaser/s or from any bank or any other institutions of their behalf against sale, lease, tenancy, etc., in respect of the said building complex.

9. THAT the Second Party shall be at liberty to occupy, sell, gift, mortgage, exchange or let-out, transfer, assign or otherwise alienate and also to enter any Agreement/s for sale, exchange or let-out, lease out or transfer and/or assign the said building wholly or in part/s or in separate unit/s of different





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

10 AUG 2017

पत्र क्र. १००/११  
 L.T.S of Ganesh Bishwakarma  
 by the pen of  
 Karlesh Rasaily  
 गोपाळ बिसवाकर्मा  
 L.T.S of Jambhe Bishwakarma by  
 the pen of  
 Karlesh Rasaily  
 L.T.S of Dilnaga  
 Bishwakarma  
 by the pen of  
 Karlesh Rasaily  
 L.T.S of Laxmi  
 Bishwakarma by  
 the pen of  
 Karlesh Rasaily  
 अक्षय

TARDEN BISHWAKARMA  
 ARJUN BISHWAKARMA  
 GREEN HILL ESTATE  
 PARTNER

specifications to any person or party upon the terms and conditions as per its choice and convenience, in the manner the Second Party likes or prefers at any point of time after execution of this Agreement.

10. **THAT** the First Party shall execute all necessary papers and documents from time to time as may be required by the Second Party for construction of the said building complex and transfer of the title of the total constructed area in favour of the intending Purchaser/s.
11. **THAT** the First Party also undertake to execute a registered Power of Attorney in favour of the Second Party for executing any document/s for passing of the L.U.C.C., Building Plan, payment of taxes and all related words and for construction of the said building complex and for occupation, sale, gift, mortgage, let-out, lease-out, exchange or transfer otherwise the said building complex.
12. **THAT** all the cost of transfer of title, i.e., stamp duty, registration fee, etc. shall be borne by the intending Purchaser/s or as agreed amongst the Parties thereto.
13. **THAT** the First Party shall handover the possession of the said land to the Second Party for the purpose of construction of the said building complex on execution of these present and the Second Party shall use the said land for the purpose of construction. The Second Party may store the building materials as per requirement, keep the guard/chowkidar or any other staff or may take other security measures.
14. **THAT** all taxes and dues including that of land revenue, payable by the First Party relating to the period prior to the execution of these presents/commencement of the construction of the building shall be payable by the First Party respectively.
15. **THAT** all the Parties hereto shall bear their respective proportionate statutory impositions and/or tax liabilities. The capital gain, wealth tax,



Advt. Dist Sub-Registrar  
Shakti Nagar, Dist. Jalpaiguri

10 AUG 2017



ARJUN BISWAKARMA

L.T.S. of Arjun Biswakarma  
by the pen of  
Kaishash Basaily



ARJUN BISWAKARMA

L.T.S. of Arjun Biswakarma  
by the pen of  
Kaishash Basaily



L.T.S. of Arjun Biswakarma  
by the pen of  
Kaishash Basaily



L.T.S. of Arjun Biswakarma  
by the pen of  
Kaishash Basaily



ARJUN BISWAKARMA

ARJUN BISWAKARMA

ARJUN BISWAKARMA  
GREEN HILL ESTATE  
PARTNER

income tax and/or any other taxes that may arise due to the development of the property shall be borne by the Parties hereto in proportion to their respective shares in the said building complex.

16. THAT articles of display or otherwise shall not be kept by the either Party in any place of common use in the building so as to cause hindrance in any manner in the free movement of users of places of common use in the building.

17. THAT the Second Party shall construct the said building complex at its own costs and expenses by engaging direct labourers or through the contractor/s of its choice as per approved plan and the Second Party shall construct the said complex in accordance with the rules and guidelines of the Siliguri Jalpaiguri Development Authority, Siliguri Municipal Corporation and/or any other concerned authority and if any violation is made then the Second Party will be solely responsible.

That the Second Party shall complete the construction within three years from the date of commencement of the construction work, provided however in case of delay in the construction due to any act of God or anything beyond the control of the Second Party, then the time shall be further extended as agreed mutually amongst the Parties.

18. THAT the First Party will not object, stop and/or obstruct the construction work. If the construction is stopped/delayed due to the First Party inspite of Second Party eagerness to complete the construction the First Party shall adequately compensate the Second Party as the case may be.

19. THAT the Second Party may advertise in the media and/or publish brochure, etc., for sale of the flats, parking space or other units/premises in the said complex and the cost shall be borne by the Second Party.

20. THAT it is agreed and recorded that the Parties hereto shall mutually indemnify and keep indemnified each other against all actions, losses,



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

10 AUG 2017







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

10 AUG 2017

19/07/2017  
 L.T.S of Ganesh Bishwakarma  
 by the pen of  
 Kailash Rasaily  
 GOPAL Bishwakarma  
 L.T.S of Jambu Bishwakarma  
 by the pen of  
 Kailash Rasaily  
 L.T.S of Pirmaya Bishwakarma  
 by the pen of  
 Kailash Rasaily  
 L.T.S of Laxmi Bishwakarma  
 by the pen of  
 Kailash Rasaily  
 19/07/2017

TARJEN BISHWAKARMA

ARTUN BISHWAKARMA

GREEN HILL ESTATE  
 Partner

performance and all the costs, damages, charges and expenses on account of filing of the suit and damages shall be payable by the First Party to the Second Party as the case may be.

- 27. **THAT** any further matter arising out of this Agreement which has not been specifically clarified shall be mutually dealt with and decided.
- 28. **THAT** in case of any dispute arising out of this Agreement or with respect to the interpretation of any terms and conditions recorded herein or with respect to the working of this Agreement or any other matter, it shall be referred to the Arbitrators under the provisions of the Arbitration and Conciliation Act, 1996 and if the matter is not settled then the Parties hereto may approach the competent Court of Law at Jalpaiguri.



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Addl. Dist Sub-Registrar  
Etah, Nepal, 07130100007

10 AUG 2017



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 L.T. of Ganesha  
 Bishwakarma by  
 pen of  
 Kailash Rasaily  
 Gopesh Bishwakarma  
 L.T. of Jumble  
 Bishwakarma by pen of  
 Kailash Rasaily  
 L.T. of Dilwaga Bishwakarma  
 by pen of  
 Kailash Rasaily  
 L.T. of Laxmi Bishwakarma  
 by pen of  
 Kailash Rasaily  
 ১০৫৬৩ ১০১১১১১১  
 ARJUN BISHWAKARMA

**SCHEDULE**

All that piece or parcel of **VACANT BASTU LAND** total measuring **10 KATHA**, situated within **MOUZA DABGRAM**, appertaining to and forming part of R.S. Plot No. 560/1008 (R.S.) corresponding to its L.R. Plot No. 42, Recorded in Khatian No. 2029 (old), 716/2 (R.S.) corresponding to new L.R. Khatian Nos. 58, 60, 57, 59, 136, 137, 138, 139 and 140, J.L. No. 02, R.S. Sheet No. 8 corresponding to its L.R. Sheet No. 40, Pargana Baikunthapur, within the limits of Ward No. 41 of Siliguri Municipal Corporation, under Police Station Bhaktinagar, District Jalpaiguri, in the State of West Bengal.

The said land is bounded and butted as follows :-

- By North :- Land & House of Smt. Manju Deka & Bina Thapa,
- By South :- Land & House of Smt. Kamala Rasaily & Others,
- By East :- Land of Miss Nancy Agarwal and then 25 feet (approx.) wide Metal Road,
- By West :- 20 feet (approx.) wide Metal Road.

That the photographs and the fingerprints of all the Parties hereto are duly affixed upon separate sheets which shall always form PART of these presents.

Contd..to next page



Addl. Dist. Sub-Registrar  
Bhaktinagar Dist. Hall

10 AUG 2017

IN WITNESSES WHEREOF the Parties hereto in good health and conscious mind have set and subscribed their respective hands on this **DEVELOPMENT AGREEMENT** on the day, month and year first above written.

WITNESSES:-

1. Kailash Rasaily  
S/o late Ran Bahadur Rasaily  
Sastrinagar ward no 41  
Po Senoke Road  
Dist Galpaiguri  
Pin 734001

2. Arjun Biswakarma  
S/o. Jumba Biswakarma  
Add. Bankimnagar  
Ward No. 41. S.M.C  
P.O. Senoke Road  
Dist. Galpaiguri  
Pin. 734001

The contents of this document have been gone through & understood personally by the Parties hereof.

गणेश बिश्वाकर्मा  
L.T.S of Ganesha Biswakarma  
by the pen of  
Kailash Rasaily

Gopal Biswakarma

L.T.S of Jumba Biswakarma  
by the pen of  
Kailash Rasaily

L.T.S of Dilmaya Biswakarma  
by the pen of  
Kailash Rasaily

L.T.S of Laxmi Biswakarma  
by the pen of  
Kailash Rasaily

विजय खत्री

ARJUN BISWAKARMA

ARJUN BISWAKARMA

**FIRST PARTY**





Addl. Dist Sub-Registrar  
Bhaktinagar, East Jharkhand

10 AUG 2017

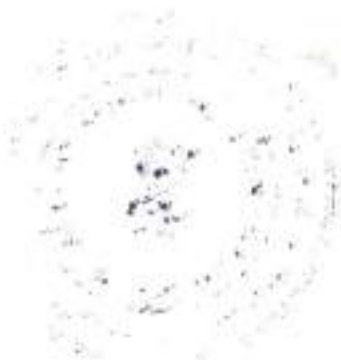
GREEN HILL ESTATE

*[Handwritten Signature]*  
PARTNER

---

**SECOND PARTY**

Drafted as per instructions, read over & explained by me to the Parties & printed in my office.



*[Handwritten Signature]*

---

**NIKUNJ SARAF**












**Advocate :: Siliguri**

**Enrol. No. F/1164/927/2008.**



Adml. Dist Sub-Registrar  
State

10 AUG 2017

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

बलराम पित्रावराव











बलराम पित्रावराव

SIGNATURE





Addl. Dist Sub-Registrar  
Jalpaiguri Dist. Jalpaiguri.  
10 AUG 2017

		<b>THUMB</b>	<b>FORE FINGER</b>	<b>MIDDLE FINGER</b>	<b>RING FINGER</b>	<b>LITTLE FINGER</b>
	<b>LEFT HAND</b>					
	<b>RIGHT HAND</b>					













SIGNATURE

L.T.S of Ganesh Bishwakarma  
 by pen of  
 Karish Rosaily



Artdl. Dir. Sub-Registrar  
Bangalore, Karnataka  
10 AUG 2017

Gopal Bivalkar

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












Gopal Bivalkar  
SIGNATURE





Addl. Dist Sub-Registrar  
Jaipur

10 AUG 2017

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





SIGNATURE

L.T.I of Jumba Bishwakarma  
 by pen of  
 Kailash Rasaily



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

10 AUG 2017

		<b>THUMB</b>	<b>FORE FINGER</b>	<b>MIDDLE FINGER</b>	<b>RING FINGER</b>	<b>LITTLE FINGER</b>
	<b>LEFT HAND</b>					
	<b>RIGHT HAND</b>					



SIGNATURE

L.T.I of Dilmaya Bishakar  
 by pen of  
 Kailash Rasaily
















Handwritten signature

Addl. Dist Sub-Registrar  
Bhaktinagar, Dist. Bhaktinagar

10 AUG 2017

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

SIGNATURE

L.T.I of Laxmi Bishwakarma












by pen of  
Kailash Rasaily



Addl. Dist. Sub-Registrar  
পূর্ণিয়ার উপ-রেজিষ্টার

10 AUG 2017

विना स्वामी  
विना स्वामी

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

विना स्वामी

SIGNATURE






Handwritten signature of the Addl. Dist Sub-Registrar, Jalpaiguri.

10 AUG 2017

TARJEN BISHWAKARMA

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

TARJEN BISHWAKARMA

SIGNATURE













Addl. Diet Sub-Registrar  
Ph...

10 AUG 2017



ARJUN BISWAKARMA

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











ARJUN BISWAKARMA  
SIGNATURE





Addl. Dist Sub-Registrar  
Bhaktinagar, Dist. Jalpaiguri

10 AUG 2017

		<b>THUMB</b>	<b>FORE FINGER</b>	<b>MIDDLE FINGER</b>	<b>RING FINGER</b>	<b>LITTLE FINGER</b>
	<b>LEFT HAND</b>					
	<b>RIGHT HAND</b>					

*Goel*

GREEN HILL ESTATE

*Goel* PARTNER  
 \_\_\_\_\_  
 SIGNATURE





Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist. Tehri Garhwal

10 AUG 2017

आयकर विभाग

INCOME TAX DEPARTMENT

BALBHADRA BISWAKARMA

BISWAKARMA BAHADUR BHAKTA

01/01/1948

Permanent Account Number

COPB0498Q

Balabhadr  
Prakash  
Signature



भारत सरकार

GOVT. OF INDIA



15112016



बलभद्र विश्वाकर्मा

Handwritten signature and stamp



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

10 AUG 2017



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

CTAPB9185L

नाम / Name  
GANESH BISHWAKARMA

पिता का नाम / Father's Name  
BHAKTA BISHWAKARMA

जन्म तिथि / Date of Birth  
01/01/1967

हस्ताक्षर / Signature

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

इस कार्ड के खोने/प्राप्त होने की सूचना सूचित करें/सीएसए:  
आयकर सेवा संयुक्त एल.टी.टी.एस.यू.  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. देहली,  
नई मुंबई-400 614.



L. T. I of Ganesh Bishwakarma

10/01/2018



Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist. Jalpaiguri  
10 AUG 2017

आयकर विभाग  
INCOME TAX DEPARTMENT  
GOPAL BISWAKARMA  
BHAKTA BAHADUR BISWAKARMA  
05/10/1965  
Permanent Account Number  
COBPE7718D  
Signature  
08/11/2016



Gopal Biswakarma



COBPE7718D  
10 AUG 2016



Addl. Dist Sub-Registrar  
Baktinagar, Dist. Jalpaiguri

10 AUG 2017

आयकर विभाग  
INCOME TAX DEPARTMENT  
JUMBE BISHWAKARMA

भारत सरकार  
GOVT. OF INDIA

BHAKTA BAHADUR BISHWAKARMA

01/01/1966  
Permanent Account Number  
COCPB3500G

Signature



0117016



L.T.I of Jumble Bishwakarma.



10 AUG 2015





Adtl. Dist Sub-Registrar  
Dakshin Kannada Dist. Mangaluru

10 AUG 2017

आयकर विभाग

INCOME TAX DEPARTMENT

DILMAYA BISWAKARMA

BHAKTA BHADUR BISWAKARMA

10/08/1963

Permanent Account Number

CLGPB9129J

Signature



भारत सरकार

GOVT. OF INDIA



*In case this card is lost / found, kindly inform / return to:*  
Income Tax PAN Services Unit, UTIITSU,  
Plot No. 3, Sector 11, CBD Helipad,  
New Mumbai - 400 614.

इस कार्ड के खोने/पैने पर कृपया सूचित करें/वापस करें :  
आयकर पैन सेवा यूनिट, UTIITSU,  
प्लॉट नं. 3, सेक्टर 11, सीडीबी हेलिपैड,  
नयी मुंबई - 400 614.



L.T. 29 Dilmaya Biswakarma.



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

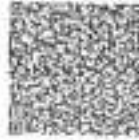
10 AUG 2017



भारत सरकार  
Government of India

लक्ष्मी बिस्वाकर्मा  
LAXMI BISWAKARMA

जन्म वर्ष / Year of Birth 1950  
महिला / Female



9713 5835 9371

- आम आदमी का अधिकार

भारतीय विशिष्टता प्राधिकरण

Unique Identification Authority of India

पता W/O लाल बहादुर बिस्वाकर्मा, Address W/O Lal Bahadur Biswakarma,  
दुमरी गाँव, कालिम्पोंग, डिब्रुगढ़ जिला, असम, HIMALIGAON, KALIMPONG CHBD  
ब्रह्मपुत्र नदी, कालिम्पोंग, JALPAIGURI, KALIMPONG I, KALIMPONG  
दार्जिलिंग, पश्चिम बंग, 734301 Durgooing West Bengal 734301

9713 5835 9371

1947  
1800-200 1347

help@uidai.gov.in

www.uidai.gov.in

L.T. 9 of Laxmi Biswakarma







Handwritten arrow pointing to the stamp above.

Addl. Dist Sub-Registrar  
Bhaktinagar, District Bhaktinagar  
10 AUG 2017

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA




स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
CQVPB1206N



नाम / Name  
TARAJEN BISHWAKARMA

पिता का नाम / Father's Name  
DIL BAHADUR BISHWAKARMA

जन्म की तिथि / Date of Birth  
01.01.1976

  
हस्ताक्षर / Signature



TARJEN BISHWAKARMA



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

10 AUG 2017

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

ARJUN BISWAKARMA

DIL BAHADUR BISWAKARMA

15/08/1977

Permanent Account Number  
AZUPB4154D

ARJUN BISWAKARMA

Signature



20050810

यह कार्ड के लिये / यह एक प्रसार सूची है / लॉन्ग  
आयकर वेब सेवा प्रदाता, 04 एन डी एन  
लैंग्वी मॉड्यूल, सफायर क्लम्बर्स,  
नियुक्त टेलिफोन रिचार्जिंग,  
बासंत, पुणे - 411 045.

*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 Haver Telephone Exchange,  
Basant, Pune - 411 045.

Tel: 91-20-2721 8980, Fax: 91-20-2721 8081  
e-mail: [pan@nsdl.co.in](mailto:pan@nsdl.co.in)

ARJUN BISWAKARMA



ADDL. DIST SUB-REGISTRAR  
BHAKTI NAGAR, DIST-JALPAIGURI

10 AUG 2017



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAQFG5882L

नाम / Name  
GREEN HILL ESTATE



निगमन/गठन की तारीख  
Date of Incorporation / Formation  
10/01/2017

16022017

GREEN HILL ESTATE

  
PARTNER

इस कार्ड को खोने / खोने पर कृपया सूचित करें, 9 तारीख  
आयकर पैन सेवा इकाई, एन एस डी  
5 वीं मंजिल, मन्दि स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to:*

Income Tax PAN Services Unit, NSDI,  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

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

GREEN HILL ESTATE

PARTNER



↖  
Addl. Dist. Sub-Registrar  
Shaha Nagar, Dist. Jalpaiguri

10 AUG 2017

12  
W:

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVERNMENT OF INDIA

AMIT PODDAR  
VINAY KUMAR PODDAR

13/04/1983

AJSPP9907C



1005 DUA 0 T

GREEN HILL ESTATE  
*Goolalal*  
PARTNER



Add. Dist Sub-Registrar  
Bhaktinagar, Dist. Jalpaiguri

10 AUG 2017

QUEEN HILL ESTATE  
PARTNER

### Major Information of the Deed




Deed No :	I-0711-04860/2017	Date of Registration	10/08/2017
Query No / Year	0711-0001151186/2017	Office where deed is registered	
Query Date	09/08/2017 12:30:34 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	N Saraf Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832076733, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4306] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 32,50,000/-]		
Set Forth value	Market Value		
	Rs. 80,99,438/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 32,521/- (Article:E, E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



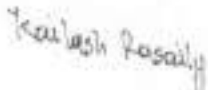


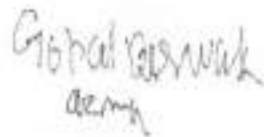


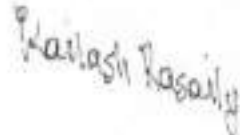


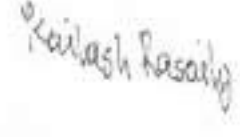
District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Mouza: Dabgram Sheet No - 8

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-560/1008	RS-716/2	Bastu	Bastu	10 Katha		80,99,438/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
<b>Grand Total :</b>					<b>16.5Dec</b>	<b>0 /-</b>	<b>80,99,438 /-</b>	

#### Land Lord Details :



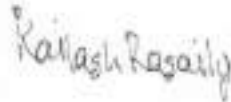
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Shri Balabhadra Bishwakarma, (Alias: Shri Balbhadra Biswakarma) (Presentant)</b> Son of Late Bhakta Bahadur Bishwakarma Executed by: Self, Date of Execution: 09/08/2017 , Admitted by: Self, Date of Admission: 10/08/2017 ,Place : Office			
		10/08/2017	LRI 10/08/2017	10/08/2017
Bankimnagar,, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: COFPB0498Q, Status :Individual, Executed by: Self, Date of Execution: 09/08/2017 , Admitted by: Self, Date of Admission: 10/08/2017 ,Place : Office				





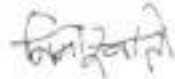
2	Name	Photo	Fingerprint	Signature
	<b>Shri Ganesh Bishwakarma</b> Son of Late Bhakta Bahadur Bishwakarma Executed by: Self, Date of Execution: 09/08/2017 , Admitted by: Self, Date of Admission: 10/08/2017 ,Place : Office	 10/08/2017	 LTI 10/08/2017	 10/08/2017
Bankimnagar,, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CTAPB9185L, Status :Individual, Executed by: Self, Date of Execution: 09/08/2017 , Admitted by: Self, Date of Admission: 10/08/2017 ,Place : Office				
3	Name	Photo	Fingerprint	Signature
	<b>Shri Gopal Bishwakarma, (Alias: Shri Gopal Biswakarma)</b> Son of Late Bhakta Bahadur Bishwakarma Executed by: Self, Date of Execution: 09/08/2017 , Admitted by: Self, Date of Admission: 10/08/2017 ,Place : Office	 10/08/2017	 LTI 10/08/2017	 10/08/2017
Bankimnagar,, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: COBPB7718D, Status :Individual, Executed by: Self, Date of Execution: 09/08/2017 , Admitted by: Self, Date of Admission: 10/08/2017 ,Place : Office				
4	Name	Photo	Fingerprint	Signature
	<b>Shri Jumbe Bishwakarma, (Alias: Shri Man Bahadur Bishwakarma)</b> Son of Late Bhakta Bahadur Bishwakarma Executed by: Self, Date of Execution: 09/08/2017 , Admitted by: Self, Date of Admission: 10/08/2017 ,Place : Office	 10/08/2017	 LTI 10/08/2017	 10/08/2017
Bankimnagar,, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: COCPB3500G, Status :Individual, Executed by: Self, Date of Execution: 09/08/2017 , Admitted by: Self, Date of Admission: 10/08/2017 ,Place : Office				
5	Name	Photo	Fingerprint	Signature
	<b>Smt Dilmaya Bishwakarma, (Alias: Smt Dilmaya Biswakarma)</b> Daughter of Late Bhakta Bahadur Bishwakarma Executed by: Self, Date of Execution: 09/08/2017 , Admitted by: Self, Date of Admission: 10/08/2017 ,Place : Office	 10/08/2017	 LTI 10/08/2017	 10/08/2017





Bankimnagar,, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CLGPB9129J, Status :Individual, Executed by: Self, Date of Execution: 09/08/2017 , Admitted by: Self, Date of Admission: 10/08/2017 ,Place : Office

6	Name	Photo	Fingerprint	Signature
	<b>Smt Laxmi Bishwakarma,</b> <b>(Alias: Smt Laxami Biswakarma)</b> Daugther of Late Bhakta Bahadur Bishwakarma Executed by: Self, Date of Execution: 09/08/2017 , Admitted by: Self, Date of Admission: 10/08/2017 ,Place : Office			
		10/08/2017	LTI 10/08/2017	10/08/2017




Bankimnagar,, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60, Status :Individual, Executed by: Self, Date of Execution: 09/08/2017 , Admitted by: Self, Date of Admission: 10/08/2017 ,Place : Office

7	Name	Photo	Fingerprint	Signature
	<b>Smt Bina Khati</b> Daugther of Late Bhakta Bahadur Bishwakarma Executed by: Self, Date of Execution: 09/08/2017 , Admitted by: Self, Date of Admission: 10/08/2017 ,Place : Office			
		10/08/2017	LTI 10/08/2017	10/08/2017

Bankimnagar,, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EXSPK2739B, Status :Individual, Executed by: Self, Date of Execution: 09/08/2017 , Admitted by: Self, Date of Admission: 10/08/2017 ,Place : Office

8	Name	Photo	Fingerprint	Signature
	<b>Shri Tarajen Bishwakarma</b> Son of Late Dil Bahadur Bishwakarma Executed by: Self, Date of Execution: 09/08/2017 , Admitted by: Self, Date of Admission: 10/08/2017 ,Place : Office			
		10/08/2017	LTI 10/08/2017	10/08/2017










Bankimnagar,, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CQVPB1206N, Status :Individual, Executed by: Self, Date of Execution: 09/08/2017 , Admitted by: Self, Date of Admission: 10/08/2017 ,Place : Office

9	Name	Photo	Fingerprint	Signature
	<b>Shri Arjun Bishwakarma,</b> <b>(Alias: Shri Arjun Biswakarma)</b> Son of Late Dil Bahadur Bishwakarma Executed by: Self, Date of Execution: 09/08/2017 , Admitted by: Self, Date of Admission: 10/08/2017 ,Place : Office			
		10/08/2017	LTI 10/08/2017	10/08/2017
Bankimnagar,, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZUPB4154D, Status :Individual, Executed by: Self, Date of Execution: 09/08/2017 , Admitted by: Self, Date of Admission: 10/08/2017 ,Place : Office				


**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Green Hill Estate</b> Bankimnagar,, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 , PAN No.:: AAQFG5882L, 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>Shri Amit Poddar</b>            Son of Shri Binay Kumar Poddar            Date of Execution - 09/08/2017,, Admitted by: Self, Date of Admission: 10/08/2017, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Aug 10 2017 1:27PM</td> <td>LTI 13/08/2017</td> <td>10/08/2017</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Shri Amit Poddar</b> Son of Shri Binay Kumar Poddar Date of Execution - 09/08/2017,, Admitted by: Self, Date of Admission: 10/08/2017, Place of Admission of Execution: Office					Aug 10 2017 1:27PM	LTI 13/08/2017	10/08/2017
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<b>Shri Amit Poddar</b> Son of Shri Binay Kumar Poddar Date of Execution - 09/08/2017,, Admitted by: Self, Date of Admission: 10/08/2017, Place of Admission of Execution: Office													
	Aug 10 2017 1:27PM	LTI 13/08/2017	10/08/2017										
Sevoke Road,, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Green Hill Estate (as Partner)													

**Identifier Details :**

Name & address	
Shri Kailash Rasaily Son of Ran Bahadur Rasaily Shastri Nagar, Word No.41,, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri Balabhadra Bishwakarma, Shri Ganesh Bishwakarma, Shri Gopal Bishwakarma, Shri Jumbe Bishwakarma, Smt Dilmaya Bishwakarma, Smt Laxmi Bishwakarma, Smt Bina Khati, Shri Tarajen Bishwakarma, Shri Arjun Bishwakarma, Shri Amit Poddar	
	10/08/2017



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Balabhadra Bishwakarma	Green Hill Estate-2.0625 Dec
2	Shri Ganesh Bishwakarma	Green Hill Estate-2.0625 Dec
3	Shri Gopal Bishwakarma	Green Hill Estate-2.0625 Dec
4	Shri Jumble Bishwakarma	Green Hill Estate-2.0625 Dec
5	Smt Dilmaya Bishwakarma	Green Hill Estate-2.0625 Dec
6	Smt Laxmi Bishwakarma	Green Hill Estate-2.0625 Dec
7	Smt Bina Khafi	Green Hill Estate-2.0625 Dec
8	Shri Tarajen Bishwakarma	Green Hill Estate-1.03125 Dec
9	Shri Arjun Bishwakarma	Green Hill Estate-1.03125 Dec

**Endorsement For Deed Number : I - 071104860 / 2017**

**On 09-08-2017**

**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 80,99,438/-



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

**On 10-08-2017**

**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 : 46 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:59 hrs on 10-08-2017, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Balabhadra Bishwakarma Alias Shri Balbhadra Biswakarma, one of the Executants.

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

Execution is admitted on 10/08/2017 by 1. Shri Balabhadra Bishwakarma, Alias Shri Balbhadra Biswakarma, Son of Late Bhakta Bahadur Bishwakarma, Bankimnagar,, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business; 2. Shri Ganesh Bishwakarma, Son of Late Bhakta Bahadur Bishwakarma, Bankimnagar,, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business; 3. Shri Gopal Bishwakarma, Alias Shri Gopal Biswakarma, Son of Late Bhakta Bahadur Bishwakarma, Bankimnagar,, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business; 4. Shri Jumble Bishwakarma, Alias Shri Man Bahadur Bishwakarma, Son of Late Bhakta Bahadur Bishwakarma, Bankimnagar,, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business; 5. Smt Dilmaya Bishwakarma, Alias Smt Dilmaya Biswakarma, Daughter of Late Bhakta Bahadur Bishwakarma, Bankimnagar,, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife; 6. Smt Laxmi Bishwakarma, Alias Smt Laxmi Biswakarma, Daughter of Late Bhakta Bahadur Bishwakarma, Bankimnagar,, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife; 7. Smt Bina Khati, Daughter of Late Bhakta Bahadur Bishwakarma, Bankimnagar,, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife; 8. Shri Tarajen Bishwakarma, Son of Late Dil Bahadur Bishwakarma, Bankimnagar,, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business; 9. Shri Arjun Bishwakarma, Alias Shri Arjun Biswakarma, Son of Late Dil Bahadur Bishwakarma, Bankimnagar,, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Identified by Shri Kailash Rasaily, , Son of Ran Bahadur Rasaily, Shastri Nagar, Word No.41,, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

Execution is admitted on 10-08-2017 by Shri Amit Poddar, Partner, Green Hill Estate (Partnership Firm), Bankimnagar,, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001

Identified by Shri Kailash Rasaily, , Son of Ran Bahadur Rasaily, Shastri Nagar, Word No.41,, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 32,521/- ( B = Rs 32,500/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 32,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 09/08/2017 7:40PM with Govt. Ref. No: 192017180054920151 on 09-08-2017, Amount Rs: 32,521/-, Bank: Bank of Boroda ( BARB0INDIAE ), Ref. No. 71317812 on 09-08-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 5,021/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 13055, Amount: Rs.5,000/-, Date of Purchase: 09/08/2017, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 09/08/2017 7:40PM with Govt. Ref. No: 192017180054920151 on 09-08-2017, Amount Rs: 5,021/-, Bank: Bank of Boroda ( BARB0INDIAE ), Ref. No. 71317812 on 09-08-2017, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2017, Page from 105997 to 106040  
being No 071104860 for the year 2017.



*Tapash Kanti Ghosh*

Digitally signed by TAPASH KANTI  
GHOSH  
Date: 2017.08.10 14:31:20 +05:30  
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 10-08-2017 14:31:19  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)