2680 I - 2263/2019

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL E 615863 E 615863

0/644457

For A B Corp
Partner

Mitali Paul
Anita kumari
Anita Goswami
Parimoyi Mishra
Renu Jha.
Jyoti Sahu
Chaitali Moiti.
Ritu Mishra
Banisha
Sangeetaa Mahesh

DEVELOPMENT AGREEMENT

THIS AGREEMENT MADE THIS the 24 th Day of April 2019

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION. THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

Addl. District Sub-Registrar, Siliguri-II at Bagdogra

24 APR 2019

NON JUDICIAL STAMP

No. 1993 Dt. 23.4.19

Sold to Smt. Mansi Tripathy & Others

of Kolkata - 700025

Value Rs. Nil

S. Roy

(Sudhangshu Saran Roy)
Govt. Stamp Vendor
L. No.173/R.M.
Siliguri Court

Addl. Dist. Sub Registrar

24 APR 2019

Mansi
Mitali Paul
Anita Kumari
Arpita Goswami
Puspanjali Mishra
Renu Jha.
Jyoti Sahu
Chaitali Maiti
Rita Mitra
Barindra K. Mitra
Gayatri Mishra

For A B Corp
Ranjana Agarwal
Partner

BETWEEN

1. **SMT. MANSI TRIPATTY**, (PAN-ASJPT4610N), Wife of Sri Kunal Tripatty, Indian by Nationality, Hindu by religion, Self Employed, resident of 26, Kalighat Road, Bhawanipur, Circus Avenue, Post Office & Police Station Bhawanipur, District South 24 Parganas, Kolkata-700025, West Bengal,
2. **SMT. MITALI PAUL**, (PAN-ACYPP7508E), Wife of Sri Mani Lal Paul, Indian by Nationality, Hindu by religion, Service by occupation, resident of 18, Satijoymati Nagar, Maligaon, Post Office Maligaon Gotanagar, Police Station Jalukbari, District Kamrup, Pin-781033, Assam,
3. **SMT. ANITA KUMARI**, (PAN-CAAPK6556R), Wife of Sri Agendra Kumar, Indian by Nationality, Hindu by religion, Self Employed, resident of Ward No. 11, Near N.C.C. Office, Biharsharif, Post Office & Police Station Biharsharif, District Nalanda, Pin-803101, Bihar,
4. **SMT. ARPITA GOSWAMI**, (PAN-ARFPG5514P), Wife of Sri Sekhar Goswami, Indian by Nationality, Hindu by religion, Self Employed, resident of Lauchapara, Bamanhat, Post Office & Police Station Dinhata, District Coochbehar, Pin-736168, West Bengal,
5. **SMT. PUSPANJALI MISHRA**, (PAN-ANPPM7426E), Wife of Sri Jhadeswar Mishra, Indian by Nationality, Hindu by religion, Self Employed, resident of MIG-17, Housing Board Colony, Phase-II, Chidananda Vihar, Post Office & Police Station Khandagiri, District Khorda, Pin-751030, Orissa,
6. **SMT. RENU JHA**, (PAN-AJFPJ0975P), Wife of Sri Chandrakant Jha, Indian by Nationality, Hindu by religion, Self Employed, resident of Thakur Gangti, Mishra Gangti, Post Office & Police Station Thakur Gangti, District Godda, Pin-813208, Jharkhand,
7. **SMT. JYOTI SAHU**, (PAN-EATPS9362G), Wife of Sri Ranjeet Kumar, Indian by Nationality, Hindu by religion, Self Employed, resident of Gandhi Nagar, Post Office Salugara, Police Station Bhaktinagar, District Jalpaiguri, Pin-734008, West Bengal,
8. **SMT. CHAITALI MAITI**, (PAN-BMQPM2057N), Wife of Sri Asish Kumar Maiti, Indian by Nationality, Hindu by religion, Self Employed, resident of Ram Thakur Mandir Road, Near Children Park, Milanpally, Post Office Siliguri Bazar, Police Station Siliguri, District Darjeeling, Pin-734005, West Bengal,
9. **SMT. RITA MITRA**, (PAN-BBHPM9226M), Wife of Sri Rabi Mitra, Indian by Nationality, Hindu by religion, Self Employed, resident of Hamiltonganj, Dipo Para, Post Office Hamiltonganj, Police Station Kalchini, District Jalpaiguri, Pin-735214, West Bengal,
10. **SRI BARINDRA KUMAR MITRA**, (PAN-AGPPM8040B), Son of Late Jagat Bandhu Mitra, Indian by Nationality, Hindu by religion, Service by occupation,

24 APR 2019

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Sayantanee Ghosh

For A B Corp
Ranjana Agarwal
Partner

resident of Hamiltonganj, Dipo Para, Post Office Hamiltonganj, Police Station Kalchini, District Jalpaiguri, Pin-735214, West Bengal,

11. **SMT. SAYANTANEE GHOSH**, (PAN-AYTPG7607A), Daughter of Sri Santosh Kumar Ghosh, Indian by Nationality, Hindu by religion, Service by occupation, resident of Park Road, New Town, Post Office, Police Station & District Alipurduar, Pin-736122, West Bengal – hereinafter collectively called the "**OWNERS/FIRST PARTY"** (which expression shall mean and include unless excluded by or repugnant to the context their, successors, legal representatives, executors, administrators and assigns) of the **ONE PART.**

A N D

AB CORP (PAN : ABCFA2991H), a Partnership Firm, registered under the Partnership Act, having its Registered Office at Kapil Centre, 1st Floor, Sevoke Road P.O. Sevoke Road, Siliguri, P.S. Bhaktinagar, Dist.Jalpaiguri in the State of West Bengal, represented by one of its Partners, SMT.RANJANA AGARWAL, Wife of Sri Ajay Agarwal, resident of C/O Shanti Warehousing Corporation, 3rd Mile,Sevoke Road, Siliguri, P.O. Salugara-734008, P.S. Bhaktinagar, District - Jalpaiguri in the State of West Bengal, hereinafter referred to as **"The Developer/SECOND PARTY"** (which term and expression shall unless excluded by or otherwise repugnant to the subject or context its directors, heirs, legal representatives, succesors in office, executors, administrators, successors and assigns) of the **OTHER PART**

WHEREAS

THE FIRST PARTY hereof acquired piece and parcel of land measuring 30(Thirty) Kathas or 49.54 Decimals, situated within Mouza **KALAM**, J.L. No. 76, recorded in L.R. Khatian No. 945, appertaining to R.S. Plot No. 108, corresponding to L.R. Plot No. 216/667- area measuring 26 Decimals and R.S. Plot No. 88, corresponding to L.R. Plot No. 212-area measuring 23.54 Decimals, situated within Pargana Patharghata, Touzi No. 91, under Police Station Matigara, Sub-Division Siliguri, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, within the limits of Matigara-I Gram Panchayat area, District Darjeeling, in the state of West Bengal by virtue of Deed of Sale, executed by Radiant Nirman Private Limited, and registered at the office of the Addl. Dist. Sub Registrar, Siliguri – II at Bagdogra and recorded in Book – I, being document No. 7204 for the year 2019.

AND WHEREAS by virtue of the aforesaid Sale Deed, the FIRST PARTY is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT landed property as more fully described in SCHEDULE hereunder written and hereinafter for the sake of brevity referred to as the 'SCHEDULED LAND'

Addl. Municipal Commissioner
Siliguri Municipal Corporation
Siliguri, Darjeeling, West Bengal

24 APR 2019

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Anita Kumari

Arpita Goswami
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Reny Jha.
Jyoti Sahu
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Rita Mitra
Barkha Kr. Mitra
Sanjay Kumar Singh

For A B Corp
Ranjana Agarwal
Partner

and thereafter recorded the said land in their name in L. R. Khatian No. from the Office of the B. L. & L. R. O., Shivmandir.

AND WHEREAS the First Party to get maximum gain and profits out of the said property decided to exploit the landed property commercially by constructing residential building, but due to lack of experience was in look out for a Entity/Developer to develop its scheduled landed property.

AND WHEREAS the Second Party being experienced in construction, erection and completion of multistoried residential buildings and one of the reputed business organization of the region was in search of certain landed property to develop and built residential building.

AND WHEREAS the First Party on satisfying themselves with the competency and reputation of the Second Party hereof agreed to permit the Second Party to develop the aforesaid landed property as more fully described herein below for the consideration and on the terms and conditions hereinafter appearing –

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

ARTICLE I - DEFINITIONS

In this Agreement, unless otherwise specifically mentioned:-

1.1 The Owners shall mean the said –

SMT. MANSI TRIPATTY, (PAN-ASJPT4610N), Wife of Sri Kunal Tripatty, Indian by Nationality, Hindu by religion, Self Employed, resident of 26, Kalighat Road, Bhawanipur, Circus Avenue, Post Office & Police Station Bhawanipur, District South 24 Parganas, Kolkata-700025, West Bengal,
SMT. MITALI PAUL, (PAN-ACYPP7508E), Wife of Sri Mani Lal Paul, Indian by Nationality, Hindu by religion, Service by occupation, resident of 18, Satijoymati Nagar, Maligaon, Post Office Maligaon Gotanagar, Police Station Jalukbari, District Kamrup, Pin-781033, Assam,
SMT. ANITA KUMARI, (PAN-CAAPK6556R), Wife of Sri Agendra Kumar, Indian by Nationality, Hindu by religion, Self Employed, resident of Ward No. 11, Near N.C.C. Office, Biharsharif, Post Office & Police Station Biharsharif, District Nalanda, Pin-803101, Bihar,
SMT. ARPITA GOSWAMI, (PAN-ARFPG5514P), Wife of Sri Sekhar Goswami, Indian by Nationality, Hindu by religion, Self Employed, resident of Lauchapara, Bamanhat, Post Office & Police Station Dinhata, District Coochbehar, Pin-736168, West Bengal,

Addl. Dist. Sub Registrar
Siliguri & Bagdogra, Darjeeling

24 APR 2019

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Jyoti Sahu
Chaitali Maiti
Rita Mitra.
Barindra Kr. Mitra
Sayantanee Ghosh

For A B Corp
Ranjana Agarwal
Partner

SMT. PUSPANJALI MISHRA, (PAN-ANPPM7426E), Wife of Sri Jhadeswar Mishra, Indian by Nationality, Hindu by religion, Self Employed, resident of MIG-17, Housing Board Colony, Phase-II, Chidananda Vihar, Post Office & Police Station Khandagiri, District Khorda, Pin-751030, Orissa,

SMT. RENU JHA, (PAN-AJFPJ0975P), Wife of Sri Chandrakant Jha, Indian by Nationality, Hindu by religion, Self Employed, resident of Thakur Gangti, Mishra Gangti, Post Office & Police Station Thakur Gangti, District Godda, Pin-813208, Jharkhand,

SMT. JYOTI SAHU, (PAN-EATPS9362G), Wife of Sri Ranjeet Kumar, Indian by Nationality, Hindu by religion, Self Employed, resident of Gandhi Nagar, Post Office Salugara, Police Station Bhaktinagar, District Jalpaiguri, Pin-734008, West Bengal,

SMT. CHAITALI MAITI, (PAN-BMQPM2057N), Wife of Sri Asish Kumar Maiti, Indian by Nationality, Hindu by religion, Self Employed, resident of Ram Thakur Mandir Road, Near Children Park, Milanpally, Post Office Siliguri Bazar, Police Station Siliguri, District Darjeeling, Pin-734005, West Bengal,

SMT. RITA MITRA, (PAN-BBHPM9226M), Wife of Sri Rabi Mitra, Indian by Nationality, Hindu by religion, Self Employed, resident of Hamiltonganj, Dipo Para, Post Office Hamiltonganj, Police Station Kalchini, District Jalpaiguri, Pin-735214, West Bengal,

SRI BARINDRA KUMAR MITRA, (PAN-AGPPM8040B), Son of Late Jagat Bandhu Mitra, Indian by Nationality, Hindu by religion, Service by occupation, resident of Hamiltonganj, Dipo Para, Post Office Hamiltonganj, Police Station Kalchini, District Jalpaiguri, Pin-735214, West Bengal,

SMT. SAYANTANEE GHOSH, (PAN-AYTPG7607A), Daughter of Sri Santosh Kumar Ghosh, Indian by Nationality, Hindu by religion, Service by occupation, resident of Park Road, New Town, Post Office, Police Station & District Alipurduar, Pin-736122, West Bengal

1.2 Developer shall mean the said **AB CORP**, and their partners, successor/successors in office, executors and administrators and assigns at all material times.

1.3 Building(s) shall mean the building to be constructed on the Scheduled Land as per the plan or plans sanctioned by the said authorities.

1.4 Unit shall mean the constructed area and/or spaces in the Residential Complex intended to be built and/or constructed, capable of being occupied and enjoyed separately as a distinct entity at the Residential Complex or buildings to be constructed on the said land.

Addl. Sub-Sub Registrar
Nilgiri Hill Regionals, Udaipur

24 APR 2010

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Anita Goswami
Paryali Mishra
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Chaitali Maiti.
Rita Mishra
Basinee Mishra
Bayantani Mahato

For A B Corp
Ranjana Agarwal
Partner

1.5 Built up area shall mean the constructed area of the Residential Flat/Unit incliding the width of all walls, pillars etc..Super built-up area shall mean the total constructed area which will include proportionate area in respect of/pertaining to common pathway, staircases, passageways, water tanks, reservoirs, statutory vacant space together with the width of the walls and such other areas used for accommodating common services to the building to be constructed on the Scheduled Land.

1.6 Architect shall mean any person or other association of persons, whether incorporated or not, whom the Developer may appoint from time to time as the Architect of the building/s to be constructed on the said land.

1.7 The Plan shall mean the plan or plans, elevation, designs, drawings and specifications of the building or buildings as sanctioned by the Municipality/Local body or Development Authority including modification or variation thereof which may be made from time to time.

1.8 Saleable Area shall mean the space or spaces in the new Residential complex available for independent use and occupation after making due provisions of common facilities and the space required therefore.

1.09 **The Owner's Allocation shall be:-**

1. The Owners/FIRST PARTY shall be entitled to be allocated 12 (TWELVE) Nos. of Residential Units and 12 Nos. of Parking space in the parking area of the proposed Residential building (G + 3) to be constructed on Scheduled Land. It is agreed by the Owners and Developer that the Parking Space in the proposed residential building are back to back i.e. one parking space behind another parking space. The said 12(Twelve) Nos. of Units as allocated to the owners shall be marked and delineated in a copy of building plan/building floor plan and the said copy of the plan shall be signed by both the parties and upon signing the said copy of building plan/building floor plan shall form part of these presents. The details of the said 12 units are as -

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

24 APR 2019

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Renu Jha.

Jyoti Sahu

Chaitali Maiti.

Rita Mitra.
Barindra Kr. Mitra
Sayantanee Ghosh

For A B Corp
Ranjana Agarwal
Partner

Sl	Name	Flat No	Floor	Built-up Area	S.B.Area
1	**SMT. MANSI TRIPATTY**	L H	FIRST THIRD	811 689	1014 861
2	**SMT. MITALI PAUL**	A	FIRST	811	1014
3	**SMT. ANITA KUMARI**	G I	THIRD SECOND	689 811	811 1014
4	**SMT. ARPITA GOSWAMI,**	B	THIRD	737	921
5	**SMT. PUSPANJALI MISHRA**	E	FIRST	746	933
6	**SMT. RENU JHA**	J	SECOND	737	921
7	**SMT. JYOTI SAHU,**	C	THIRD	737	921
8	**SMT. CHAITALI MAITI**	D	SECOND	811	1014
9	**SMT. RITA MITRA**	F	FIRST	746	933
10	**SRI BARINDRA KUMAR MITRA & SMT. SAYANTANEE GHOSH**	K	SECOND	737	921

The owners allocation as stated above is the total consideration payable to the owners for permitting the Developer to develop the Scheduled Land and commercially exploiting the same..

1.10 Transfer within its grammatical variations and cognate expression shall include transfer by delivery of possession and by any other means adopted for effecting what is understood as a transfer of space in a multi-storied building to purchasers thereof although the same may not amount to a transfer in law.

1.11 Transferee shall mean a person, persons, Firm, Limited Company, Association of persons to whom any space and/or unit in the Commercial complex to be constructed at the said premises has been transferred.

1.12 Words importing singular shall include plural and vice versa and shall include all the other genders, i.e. masculine, feminine and neutral genders.

ARTICLE II - COMMENCEMENT

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

Addl. Dist. Sub Registrar
Siliguri-II at Bagdogra, Dist Darjeeling

24 APR 2019

Mani
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Prasoniyali Mishra
Reny Jha.
Jyoti Sahu
Chaitali Maiti.
Rita Mitra
Barina - Mr. Mitra
Bhagabanu Ghosh

For A B Corp
Ranjana Agarwal
Partner

ARTICLE III - OWNERS' RIGHTS & REPRESENTATIONS

3.1 The Owners are absolutely seized and possessed or otherwise well and sufficiently entitled to all that the entirety of Scheduled Land.

3.2 Excepting the Owners, no other person or persons have any claim or interest and/or demand over and in respect of Scheduled Land.

3.3 The Land owned by the Owner is free from all encumbrances, lien, lispendens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.

3.4 There is no vacant land in the land owned by the owner within the meaning of the Urban land (Ceiling & Regulations) Act, 1976.

3.5 There is no bar, legal or otherwise, for the Owners to obtain any certificates, sanctions, consents or permissions that may be required for transferring the proportionate undivided share or interest in the land owned by him to the respective purchasers of Shops/Offices/units in the new building/s to be constructed on the aid land.

3.6 There is no subsisting agreement for sale and/or development of the land owned by the owner with any other party or parties.

ARTICLE IV - DEVELOPER'S RIGHTS

4.1 The Owner hereby grants, subject to the provisions contained herein, exclusive right to the Developer to build upon and to commercially exploit the Scheduled Land in accordance with the plan or plans sanctioned by the Municipality and or any local Authority with or without any modification and/or amendment thereto made or caused to be made by the parties hereto. The Developer shall construct one building on the land referred to scheduled land.

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

24 APR 2019

Mani
Mitali Pandey
Anita Kumari

Anupa Goswami
Pushpanjali Mishra
Renu Jha.
Jyoti Sahu
Chaitali Maiti.
Rita Mitra.
Banwari Lal Mitra
Bhavandeu Mahesh

For A B Corp
Ranjana Agarwal
Partner

ARTICLE V – CONSIDERATION

5.1 In consideration of the owners allowing the Developer to develop the said premises the Developer shall allocate owner's area as mentioned in "Definitions" part hereinabove.

ARTICLE VI – PROCEDURE

6.1 The Land Owner's shall grant a Power of Attorney in favour of any person nominated by the Developer above named for execution of Deed of conveyance and admit the execution thereof and present the same before any registering authority and also for obtaining necessary permissions and/or sanctions from different authorities in connection with the development of the new building/s at the said land and also for pursuing and following up the matter with the Municipality and /or any local body/Development authority and other statutory authorities and for all other matters concerning or related to the project or development which shall remain in force until completion and sale/transfer of the project finally.

ARTICLE VII - SPACE ALLOCATION

7.1 The Developer shall on completion of the new Residential complex, put the Owners in undisputed possession of the Owners' allocation together with all rights in the common portions and common facilities. The Owners shall be entitled to use, occupy, lease, letout, gift, exchange, sell or otherwise transfer the units/flats and parking spaces hereby allotted.

7.2 Subject as aforesaid, the common portion of the said Residential complex and open spaces shall belong to the Owners and Developer in proportion to their sharing ratio of the constructed space of the entire building to be constructed on Scheduled Land.

7.3 The Owner shall be entitled to own, enjoy, possess, transfer or otherwise deal with the Owners' allocation in the new building/s at his will, subject to the conditions laid down elsewhere in this agreement.

7.4 The Developer shall subject to the provisions herein contained, be exclusively entitled to the Developer's Allocation in the new building/s with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest whatsoever therein of the Owner and the Owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

Addl. Sub-Registrar
Nilganj at Bagnagar
Tehsil Charkhi Dadri

24 APR 2019

Manisha
Mitali Paul
Anita Kumari
Anupita Goswami
Reny Jha.
Pushpanjali Mishra
Jyoti Sahu
Chaitali Maiti.
Rita Mitra.
Barindra Nr. Mitra
Gangadhar Mahesh

For A B Corp
Ranjana Agarwal
Partner

7.5 The Land Owner shall execute the Deed(s) of Conveyance in respect of the proportionate undivided share or interest in the land belonging to him/them which is attributable to the Developer's Allocation/ portions in favour of the Developer or its nominee or nominees in such part or parts as shall be required by the Developer from time to time.

ARTICLE VIII - BUILDING

8.1 The Developer shall at its own costs, construct erect and complete the Residential complex on the Scheduled land as described in schedule hereto in accordance with the plan with good and standard materials as may be specified by the Architects. The new building/s shall be a Residential complex having elevation and features permissible under the rules and regulation applicable to the said premises as may be approved by the Municipality and or Local Body/Development Authority.

8.2 Subject as aforesaid, the decision of the Developer regarding the quality of the materials and the specification shall be final and binding upon the parties hereto.

8.3 The Developer shall install and erect in the said new building/s, at its own costs, pumps, tube-well, water storage tanks, and other facilities as are required to be provided in a Residential complex having self-contained units for sale of constructed areas therein on ownership basis and as mutually agreed to.

8.4 The Developer shall be authorised in the name of the Owners so far as is necessary, to apply for and obtain allocation of building/s materials allocable to the Owners for the construction for the building/s and to similarly apply for and obtain temporary and permanent connections of water, electricity power, drainage, sewerage to the new building/s and other inputs and facilities required for the construction and enjoyment of the Commercial complex for which purpose the Owners shall execute in favour of the nominee of the Developer, Power(s) of Attorney and other authorities as shall be required by the Developer. All costs charges and expenses therefore shall be borne and met by the Developer.

ARTICLE IX - COMMON FACILITIES

9.1 The Developer shall pay and bear all Local/Development Authority charges, Municipal Taxes, and other statutory outgoing as would be levied by the Government or any statutory authorities in respect of the said premises accruing as and from the date of handing over of vacant possession of the land by the Owners to the Developer, till the date of the Owners receiving the Owners' Allocation as stated

Addl. Dist. Sub Registrar
Siliguri-II at Bagdogra, Uttar Dinajpur

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Bhyandaw Ghosh

For A B Corp
Ranjana Agarwal
Partner

herein in the new building/s and thereafter the Developer and/or it's nominee or transferees shall bear such taxes, fees, etc, in respect of the Developer's Allocation only.

9.2 The Developer shall complete the Construction of the proposed building within Such time as may be allowed by Municipalty/Local/Development authority and as soon as the complex is/are completed, the Developer shall give notice to the Owners requiring the Owners to take possession of the Owners' Allocation in the building/s and after 15(Fifteen) days from the date of service of such a notice and at all times thereafter, the Owners shall be exclusively responsible for payment of all municipal and property taxes, rates, duties, dues and other public outgoing and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said Rates") with effect from the date of delivery of possession of the said Owners' Allocation, payable in respect of the said Owners' Allocation, the said Rates to be apportioned pro-rata with reference to the saleable space in the Residential complex if they are levied on the building/s as a whole.

9.3 The Owners and the Developer shall punctually and regularly pay for their respective allocations of the said Rates to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and the Developer and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be, consequent upon a default by the Owners or the Developer in this behalf.

9.4 As and from the date of service of notice of possession, the Owners shall also be responsible to pay and bear and shall forthwith pay on demand to the Developer the proportionate service charges in respect of the new building/s which will be fixed and/or determined mutually from time to time for the common facilities in the new building/s payable in respect of the Owners' Allocation. The said charges include proportionate share of water, fire and scavenging charges and taxes, light, sanitation, maintenance, operation, renovation, replacement, repair and renewal charges and management of the common facilities, renovation, replacement, repair and maintenance charge and expenses for the building/s and of all common wiring pipes, electrical and mechanical equipment switch-gear, transformers, generators, pumps, motors and other electrical and mechanical installations, appliances, and equipment, stairways, corridors, halls, passageways, pathways and other common facilities whatsoever as may be mutually agreed upon from time to time PROVIDED THAT if any additional maintenance or repair is required for the Owners' Allocation by virtue thereof, the Owners shall be exclusively liable to pay and bear the additional maintenance or repair charges, as the case may be.

Addl. Dist-Sub Registrar
Siliguri-II at Naxalbari, Dist Darjeeling

24 APR 2019

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Anita Kumari

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Renu Jha.
Jyoti Sahu
Chaitali Maiti.
Rita Mitra.
Bharati - Kr. Mitra
Bayabani Mukherji

For A B Corp
Ranjana Agarwal
Partner

9.5 Any transfer of any part of the Owners' Allocation in the new building/s shall be subject to the other provisions hereof and the Owners shall thereafter be responsible in respect of the space transferred, to pay only in the event the Owners' Transferees do not pay the said Rates and service charges for the common facilities. It is made clear that the Owners shall be responsible for payment of all municipal and property taxes and other outgoing and impositions in respect of the portions allocated to the Owners to the authorities concerned only.

9.6 The Owners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said Residential complex at the said premises.

ARTICLE X - COMMON RESTRICTIONS

10.1 The Owners' Allocation in the new building constructed on the Scheduled land shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the Residential complex intended for the common benefits of all occupiers of the Residential complex which shall include the following.

10.2 The Owners/Developer shall not use or permit to use the Owners' Allocation/Developer's Allocation in the Residential complex or any portion thereof of for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupiers of the Residential complex.

10.3 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent of the other in writing in this behalf.

10.4 Neither party shall transfer or permit transfer of their respective allocations or any portion thereof unless:

a) Such party shall have observed and performed all terms and conditions on their respect/part to be observed and/or performed, and

b) The proposed Transferees have given a written undertaking to be bound by the terms and conditions hereof and to duly and promptly pay all and whatsoever which shall be payable in relation to the area in his possession.

10.5 Both the parties shall abide by all Laws, Bye-Laws, Rules and Regulations of the Government, Local Bodies as the case may be and shall attend to answer and

24 APR 2019

Mousumi
Nilofali Paul
Anita Kumari

Anupita Goswami
Bhupanjali Mishra
Renu Jha.
Jyoti Jha
Chaitali Maiti
Rita Mitra
Benazir M. Mitra
Bayandane Mahesh

For A B Corp
Ranjana Agarwal
Partner

be responsible for any deviation, violation and/or breach of any of the said Laws, Bye-Laws, Rules and Regulations.

10.6 The respective Allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc, in each of their respective allocations in the residential complex in good working condition and repair and in particular so as not to cause any damage to the complex or any other space or accommodation therein and shall keep other occupiers of the complex indemnified from and against the consequences of any breach.

10.7 The parties hereto shall not do or cause or permit to be done any act or things which may render void or voidable any insurance of the new building or buildings or any part thereof and shall keep each other and other occupiers of the said building/s harmless and indemnified from and against the consequences of any breach.

10.8 No goods or other items/materials shall be kept by the Owners or by the Developer for display or otherwise in the corridors or other places for the common use in the complex and no hindrance shall be caused in any manner in the free movement in the corridors and other places for common use in the new building/s and in case any such hindrance is caused, the Developer or the Owners, as the case may be, shall be entitled to remove the same at the risk and cost of the other.

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

ARTICLE XI - OWNER'S OBLIGATIONS

11.1 The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the new building at the said premises by the Developer.

11.2 The Owners hereby agree and covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, and/or disposing of any part of the Developer's Allocation in the new building.

11.3 The Owners hereby agree and covenant with the Developer not to let out, mortgage, and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction.

Addl. Dist. Sub Registrar
Siliguri Sub Registrar Darjeeling

24 APR 2019

Mousumi
Mitali Paul
Anita Kumari

Anupita Goswami
Parbati Mishra
Renu Jha.
Jyoti Sahu
Chaitali Maiti
Rita Mitra
Bawinder Kr. Mitra
Bayadanu Nyhesh

For A B Corp
Ranjana Agarwal
Partner

ARTICLE XII - DEVELOPER'S OBLIGATIONS

12.1 The Developer hereby agrees and covenants with the Owners to complete the construction of the new building/s at the said premises in terms of the sanctioned plan/s within Such time as be allowed by Municipality/any other authority .

12.2 The Developer hereby agrees and covenants with the Owners not to do any act deed or thing whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of any of the Owners' Allocation in the Commercial complex at the said premises, subject to the terms and conditions herein contained.

12.3 The Developer shall be solely responsible for any liability civil or criminal arising out of any accident/incident that may happen in course of construction of the proposed building and the owners will have no responsibility in this regard.

12.4 The Developer shall comply with all Laws, Rules/Regulations of construction of the proposed building and the owner will not be liable for any violation of any law, Rules/regulation by the Developer.

12.5 The Developer shall complete the construction of the building within 3(Three) years from the date of commencement of actual construction work.

ARTICLE XIII - OWNERS' INDEMNITY

13.1 The Owners hereby undertake that the Developer shall be entitled to the Developr's allocation in said construction and shall enjoy its allocated space without any interference and/or disturbance provided the Developer performs and fulfills all the terms and conditions herein contained and on its part to be observed and performed.

13.2 The Owners hereby undertake to keep the Developer indemnified against all third party claims and actions against the said premises in respect of the Owners' allocation and Developer's Allocation at the said premises.

ARTICLE XIV - DEVELOPER'S INDEMNITY

14.1 The Developer hereby undertake to keep the Owners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relating to or arising out of the construction of the said building/s at the said premises.

24 APR 2019

Manisha
Nitali Paul
Anita Kumari
Anjita Goswami
Pushpanjali Mishra
Renu Jha.
Jyoti Sahay
Chaitali Maiti
Rita Mishra
Barinder Kr Mishra
Bayadanand Upadhyay

For A B Corp
Partner

14.2 The Developer hereby undertakes to keep the Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises.

ARTICLE XV - MISCELLANEOUS

15.1 The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as a Partnership between the Developer and the Owners or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an Association of Persons.

15.2 It is understood that from time to time to facilitate the construction of the new building/s at the said premises by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein and the Owners hereby undertakes to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the Owners shall execute any such additional Power(s) of Attorney and/or authority as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all such additional applications and other documents as the case may be, provided that all such acts, deeds, matters and things do not in any way infringe the right of the Owners and/or go against the spirit of this Agreement.

15.3 The Developer shall at the time of his choice frame Scheme for the management and administration of the said building at the said premises and/or common part thereof. The Developer and the Owners hereby agree to abide by all the Rules and Regulations of such Management/Society/Association/ Holding Organization and hereby give their consent to abide by the same.

15.4 As and from the date of completion of the new building, the Developer and/or its transferees and the Owner and/or his transferees shall each be liable to pay and bear proportionate charges on account of all taxes payable in respect of their allocations.

15.5 The Developer shall decide the name of the new building.

24 APR 2019

Mani
Nitoli Paul
Anita Kumari
Anupita Goswami
Puspanjali Mishra
Reny Jha.
Jyoti Sahu
Chaitali Maiti.
Rita Mitra.
Barnins - Kr. Mitra
Sayandeep Mukherjee

For A B Corp
Ranjana Agarwal
Partner

ARTICLE XVI - FORCE MAJURE

16.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of the Force Majeure and shall be suspended from the obligation during the duration of the Force Majeure.

16.2 Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion and/or any other act or commission beyond the control of the parties hereto.

ARTICLE XVII - ARBITRATION

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

ARTICLE XVIII - JURISDICTION

18 Courts at Siliguri alone shall have jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

ARTICLE XVIX - SPECIFICATIONS

Structure	: **G + 3,** Earthquake Resistant RCC Frame structure with brick walls
Elevation	: Skilled & quality craftsmanship.
Wall Finish	
Internal	: Wall putty of reputed brand.
External	: Painted in combination .
Windows	: Aluminum windows with Glass Panel.
Doors Frames	: Wooden Frames MADE OF GOOD QUALITY WOOD.
Shutters	: Flush door.
Kitchen	

Addl. Pro-Sub-Registrar
Siliguri-II at Bagdogra, Darjeeling

2 4 APR 2019

For A B Corp
Partner

Counter	: Marble top with Stainless Steel Sink.
Walls	: Ceramic Tiles upto 2 feet above counter.
Toilets Walls	: Glazed Ceramic Tiles upto 5 feet height.
Fittings	: C.P. Fittings of reputed brand with hot & cold line.
Sanitary	: White Vitrified sanitaryware & E.W.C. of reputed brand.
Flooring	
Bed Room, Drawing, Dinning & Balcony	: Vitrified Tiles
Toilets & Kitchen	: Anti – Skid Ceramic Tiles
Elevators	: Standard brand lift.

Electricals : Concealed wiring with fire resistant ISI grade copper conductors having provision for adequate points, TV & Telephone sockets in drawing / dining & master bed rooms. A.C. points in master bed room. Protective M.C.B's & elegant modular switches.

Power Back-up : Power Back-up will be provided.

THE SCHEDULES ABOVE REFERRED

TO

DESCRIPTION OF THE LAND BELONGING TO OWNERS HEREOF

ALL THAT PIECE AND PARCEL of vacant land measuring 30(Thirty) Kathas or 49.54 Decimals, situated within Mouza **KALAM**, J.L. No. 76, recorded in L.R. Khatian No. 945, appertaining to R.S. Plot No. 108, corresponding to L.R. Plot No. 216/667-area measuring 26 Decimals and R.S. Plot No. 88, corresponding to L.R. Plot No. 212-area measuring 23.54 Decimals, situated within Pargana Patharghata, Touzi No. 91, under Police Station Matigara, Sub-Division Siliguri, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, within the limits of Matigara-I Gram Panchayat area, District Darjeeling, in the state of West Bengal.

<u>The said land is butted and bounded as follows:-</u>

North	: Land of Ranatosh Saha & Manju Mallick;
South	: 12 ft. wide Kutcha Road adjacent to the land of Vendor;
East	: 18 ft. wide Kutcha Road;
West	: 19 ft. wide Kutcha Road.

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

24 APR 2019

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe their respective hands and seals to these presents on the day month and year first above written.

WITNESSES:

1 Tripurari Kr Das
Tripurari Kumar Das,
S/O Rajendra Lal Das
Ujanu Shib Nagar.
P.O. & P.S. Pradhan Nagar-734003.
Siliguri. Dist. Darjeeling.

2 Paban Kr Sharma
Paban Kumar Sharma
S/O Niranjan Sharma
Milapally, P.O. Siliguri
Dist. Darjeeling.

Mansi
Mitali Paul
Anita kumari
Supita Goswami
Pushpanjali Mishra
Renu Jha
Jyoti Sahy
Chaitali Maiti.
Rita Mitra.
Barindra Kr Mitra
Sayantani Ghosh
OWNERS

For A B Corp
Ranjana Agarwal
Partner
DEVELOPER

Drafted by me and typed in my Chamber.

Himadri mohanta
(HIMADRI MOHANTA)
ADVOCATE
ENR.No. W/B-1034/2002

24 APR 2019

EXECUTANT SHEET

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

Signature of R.O.

Signature with date

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

Mitali Paul

Signature of R.O.

Mitali Paul
Signature with date

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

Signature of R.O.

Anita Kumari
Signature with date

24 APR 2019

EXECUTANT SHEET

Anupita Goswami

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Left Hand					
Right Hand					

Anupita Goswami

Signature of R.O.

Signature with date

Pushpanjali Mishra

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Left Hand					
Right Hand					

Pushpanjali Mishra

Signature of R.O.

Signature with date

Renu Jha.

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

Renu Jha.

Signature of R.O.

Signature with date

Addl. Sub-Registrar
Siliguri-II at Darjeeling

24 APR 2010

EXECUTANT SHEET

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

Jyoti Saha

Signature of R.O.

Signature with date

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

Chaitali Maiti

Signature of R.O.

Signature with date

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

Rita Mitra

Signature of R.O.

Signature with date

Addl. Dist. Sub Registrar
Siliguri-II at Kurseong, Darjeeling

24 APR 2019

EXECUTANT SHEET

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Left Hand					
Right Hand					

Barindra Kr. Mitra

Signature of R.O.

Signature with date

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

Sayantani Ghosh

Signature of R.O.

Signature with date

Addl. Dist. Sub Registrar
Siliguri-II at Bagdogra, West Darjeeling

24 APR 2019

CLAIMANT SHEET

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Left Hand					
Right Hand					

For A B Corp

Ranjana Agarwal

----------Partner

Signature of R.O.

Signature with date

Addl. Dist. Sub Registrar
Siliguri at Bagdogra, Dist Darjeeling

24 APR 2019


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
MANSI TRIPATTY
RAM PRATAP DIXIT
28/04/1985
Permanent Account Number
ASJPT4810N
Signature

Mansi

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

ANITA KUMARI

RAM NANDAN PRASAD

06/09/1985

Permanent Account Number

CAAPK6556R

Anita kumari

Signature

12042011

Anita kumari

Arpita Goswami


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
PADAMAKER CHOUDHARY
Permanent Account Number
AJFP1097SP

Renu Jha.


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
JYOTI SAHU
VINOD KUMAR SAHU
01/05/1989
Permanent Account Number
EATPS9362G

Jyoti Sahu


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RITA MITRA
RABI MITRA
10/02/1975
Permanent Account Number
BBHPM9226M
Signature

Rita Mitra

Barindra Kr. Mitra


आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
SAYANTANEE GHOSH
SANTOSH KUMAR GHOSH
30/01/1989
Permanent Account Number
AYTPG7607A
Signature

Sayantanee Ghosh

Chaitali Maiti.

Puspanjali Mishra

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACYPP7508E

नाम /NAME

MITALI PAUL

पिता का नाम /FATHER'S NAME

RANGULAL DEB

जन्म तिथि /DATE OF BIRTH

10-01-1962

हस्ताक्षर /SIGNATURE

Mitali Paul

आयकर आयुक्त(सिस्टम्स), शिलांग

COMMISSIONER OF INCOME-TAX(SYSTEMS), SHILLONG

Mitali Paul

For A B Corp
Ranjana Agarwal
Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RANJANA AGARWAL

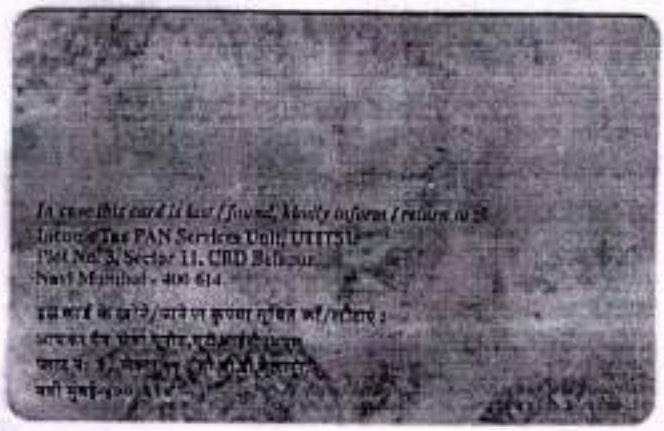
JAI PRAKASH AGARWAL

20/06/1976

Permanent Account Number

ALSPA4933B

Signature



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

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा यूनिट, यूटीआईटीएसएल
प्लाट नं. 3, सेक्टर 11, सीबीडी बेलापुर
नवी मुंबई-400 614.

For A B Corp

Ranjana Agarwal

Partner

[redacted]

শ্রীপুরারী কুমার দাস
Tri Purari Kumar Das
পিতা : রাজেন্দ্রলাল দাস
Father : Rajendralal Das

জন্মতারিখ / DOB : 21/02/1972
পুরুষ / Male

6011 1343 0111

আধার – সাধারণ মানুষের অধিকার

[redacted]

আধার

[redacted] of India

উজানু, শিবনগর, প্রধান নগর
সিলিগুড়ি (পৌরনিগম), প্রধান নগর
দার্জিলিং, পশ্চিম বঙ্গ

Address: UJANU
SHIBNAGAR, PRADHAN
NAGAR, Siliguri (M. Corp),
Darjeeling, Pradhan Nagar,
West Bengal, 734003

6011 1343 0111

1947
1800-300-1947

help@uidai.gov.in

www.uidai.gov.in

Tripurari K.r Das

EXECUTANT SHEET

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

Signature of R.O.

Signature with date

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

Signature of R.O.

Signature with date

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

Signature of R.O.

Signature with date

Addl. Dist. Sub Registrar

24 APR 2019

EXECUTANT SHEET

Anita Goswami

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

Anita Goswami

Signature of R.O. Signature with date

Puspanjali Mishra

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

Puspanjali Mishra

Signature of R.O. Signature with date

Renu Jha

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

Renu Jha.

Signature of R.O. Signature with date

A.D.R. Post-Sub Registrar
Siliguri-First Division, Darjeeling

24 APR 2019

EXECUTANT SHEET

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

Jyoti Saha

Signature of R.O.

Jyoti Saha

Signature with date

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

Chaitali Maiti

Signature of R.O.

Chaitali Maiti

Signature with date

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

Signature of R.O.

Rita Mitra

Signature with date

24 APR 2019

EXECUTANT SHEET

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

Barindra Kr. Mitra

Signature of R.O.

Signature with date

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

Sayantane Ghosh

Signature of R.O.

Signature with date

Addl. District Registrar
Siliguri at Darjeeling, Kalimpong

24 APR 2019

CLAIMANT SHEET

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

For A B Corp

Ranjana Agarwal

Partner

Signature of R.O.

Signature with date

Addl. Joint-Sub Registrar
Siliguri-II at Bagdogra, West Darjeeling

24 APR 2019

Major Information of the Deed

Deed No :	**I-0403-02263/2019**	**Date of Registration**	**24/04/2019**
Query No / Year	**0403-0000644457/2019**	**Office where deed is registered**	
Query Date	**23/04/2019 11:19:07 AM**	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	P K Sinhal Sevoke Road,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832062039, Status :Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
		Rs. 1,69,10,727/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,020/- (Article:48(g))		Rs. 21/- (Article:E, E, E)	
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Kalam Pin Code : 734010

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-216/667	LR-945	Bastu	Bastu	26 Dec		88,75,230/-	Width of Approach Road: 19 Ft.,
L2	LR-212	LR-945	Bastu	Bastu	23.54 Dec		80,35,497/-	Width of Approach Road: 19 Ft.,
		TOTAL :			**49.54Dec**	**0 /-**	**169,10,727 /-**	
	Grand Total :				**49.54Dec**	**0 /-**	**169,10,727 /-**	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Smt Mansi Tripatty (Presentant) Wife of Shri Kunal Tripatty Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office	 24/04/2019	 LTI 24/04/2019	24/04/2019
	Bhawanipur, P.O:- Bhawanipur, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASJPT4610N, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office			

2	Name	Photo	Finger Print	Signature
	Smt Mitali Paul Wife of Shri Mani Lal Paul Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office	 24/04/2019	 LTI 24/04/2019	Mitali Paul 24/04/2019

Maligaon, P.O:- Maligaon, P.S:- JALUKBARI, District:-Kamrup, Assam, India, PIN - 781033 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACYPP7508E, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019
, Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Smt Anita Kumari Wife of Shri Agendra Kumar Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office	 24/04/2019	 LTI 24/04/2019	Anita Kumari 24/04/2019

Biharsharif, P.O:- Biharsharif, P.S:- NALANDA, District:-Nalanda, Bihar, India, PIN - 803101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CAAPK6556R, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019
, Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Smt Arpita Goswami Wife of Shri Sekhar Goswami Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office	 24/04/2019	 LTI 24/04/2019	Arpita Goswami 24/04/2019

Bamanhat, P.O:- Dinhata, P.S:- Dinhata, District:-Coochbehar, West Bengal, India, PIN - 736168 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ARFPG5514P, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019
, Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office

5	Name	Photo	Finger Print	Signature
	Smt Puspanjali Mishra Wife of Shri Jhadeswar Mishra Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office	 24/04/2019	 LTI 24/04/2019	Puspanjali Mishra 24/04/2019

Housing Bord Colony, P.O:- Khandagiri, P.S:- KHANDAGIRI, District:-Khordha, Orissa, India, PIN - 751030 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ANPPM7426E, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019
, Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office

Major Information of the Deed :- I-0403-02263/2019-24/04/2019

6	Name	Photo	Finger Print	Signature
	Smt Renu Jha Wife of Shri Chandrakant Jha Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office	 24/04/2019	 LTI 24/04/2019	Renu Jha. 24/04/2019

Thakur Gangti, P.O:- Thakur Gangti, P.S:- THAKUR GANGHI, District:-Godda, Jharkhand, India, PIN - 813208 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJFPJ0975P, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019
, Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office

7	Name	Photo	Finger Print	Signature
	Smt Jyoti Sahu Wife of Shri Ranjeet Kumar Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office	 24/04/2019	 LTI 24/04/2019	Jyoti Sahu 24/04/2019

Gandhi Nagar, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: EATPS9362G, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019
, Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office

8	Name	Photo	Finger Print	Signature
	Smt Chaitali Maiti Wife of Shri Asish Kumar Maiti Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office	 24/04/2019	 LTI 24/04/2019	Chaitali Maiti. 24/04/2019

Milanpally, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BMQPM2057N, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019
, Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office

9	Name	Photo	Finger Print	Signature
	Smt Rita Mitra Wife of Shri Rabi Mitra Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office	 24/04/2019	 LTI 24/04/2019	Rita Mitra 24/04/2019

Hamiltonganj, P.O:- Hamiltonganj, P.S:- Kalchini, District:-Jalpaiguri, West Bengal, India, PIN - 735214 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BBHPM9226M, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019
, Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office

10	Name	Photo	Finger Print	Signature
	Shri Barindra Kumar Mitra Son of Late Jagat Bandhu Mitra Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office	 24/04/2019	 LTI 24/04/2019	Barindra Kr. Mitra 24/04/2019
	Hamiltonganj, P.O:- Hamiltonganj, P.S:- Kalchini, District:-Jalpaiguri, West Bengal, India, PIN - 735214 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGPPM8040B, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office			

11	Name	Photo	Finger Print	Signature
	Smt Sayantanee Ghosh Daugther of Shri Santosh Kumar Ghosh Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office	 24/04/2019	 LTI 24/04/2019	Sayantanee Ghosh 24/04/2019
	Park Road New Town, P.O:- Alipurduar, P.S:- Alipurduar, Alipurduar, District:-Alipurduar, West Bengal, India, PIN - 736122 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AYTPG7607A, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**AB CORP** KAPIL CENTRE, SEVOKE ROAD, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 , PAN No.:: ABCFA2991H, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Smt Ranjana Agarwal Wife of Shri Ajay Agarwal Date of Execution - 24/04/2019, , Admitted by: Self, Date of Admission: 24/04/2019, Place of Admission of Execution: Office	 Apr 24 2019 3:07PM	 LTI 24/04/2019	Ranjana Agarwal 24/04/2019
	3Rd Mile Sevoke Road, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : AB CORP (as Partners)			

Major Information of the Deed :- I-0403-02263/2019-24/04/2019

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Tripurari Kumar Das Son of Rajendra Lal Das Pradhan Nagar, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734003			Tripurari Kr-Das
	24/04/2019	24/04/2019	24/04/2019

Identifier Of Smt Mansi Tripatty, Smt Mitali Paul, Smt Anita Kumari, Smt Arpita Goswami, Smt Puspanjali Mishra, Smt Renu Jha, Smt Jyoti Sahu, Smt Chaitali Maiti, Smt Rita Mitra, Shri Barindra Kumar Mitra, Smt Sayantanee Ghosh, Smt Ranjana Agarwal

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Smt Mansi Tripatty	AB CORP-2.36364 Dec
2	Smt Mitali Paul	AB CORP-2.36364 Dec
3	Smt Anita Kumari	AB CORP-2.36364 Dec
4	Smt Arpita Goswami	AB CORP-2.36364 Dec
5	Smt Puspanjali Mishra	AB CORP-2.36364 Dec
6	Smt Renu Jha	AB CORP-2.36364 Dec
7	Smt Jyoti Sahu	AB CORP-2.36364 Dec
8	Smt Chaitali Maiti	AB CORP-2.36364 Dec
9	Smt Rita Mitra	AB CORP-2.36364 Dec
10	Shri Barindra Kumar Mitra	AB CORP-2.36364 Dec
11	Smt Sayantanee Ghosh	AB CORP-2.36364 Dec

Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Smt Mansi Tripatty	AB CORP-2.14 Dec
2	Smt Mitali Paul	AB CORP-2.14 Dec
3	Smt Anita Kumari	AB CORP-2.14 Dec
4	Smt Arpita Goswami	AB CORP-2.14 Dec
5	Smt Puspanjali Mishra	AB CORP-2.14 Dec
6	Smt Renu Jha	AB CORP-2.14 Dec
7	Smt Jyoti Sahu	AB CORP-2.14 Dec
8	Smt Chaitali Maiti	AB CORP-2.14 Dec
9	Smt Rita Mitra	AB CORP-2.14 Dec
10	Shri Barindra Kumar Mitra	AB CORP-2.14 Dec
11	Smt Sayantanee Ghosh	AB CORP-2.14 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Kalam Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 216/667, LR Khatian No:- 945	Owner:রেডিয়েন্ট নির্মান প্রাইভেট লিঃ পক্ষে, Gurdian:ডাইরেক্টর , Address:সেভক রোড , শিলিগুড়ি , Classification:null, Area:0.10120000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 212, LR Khatian No:- 945	Owner:রেডিয়েন্ট নির্মান প্রাইভেট লিঃ পক্ষে, Gurdian:ডাইরেক্টর , Address:সেভক রোড , শিলিগুড়ি , Classification:রুপনী, Area:0.18880000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 040302263 / 2019

On 23-04-2019

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 1,69,10,727/-

Suraj Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

On 24-04-2019

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:55 hrs on 24-04-2019, at the Office of the A.D.S.R. BAGDOGRA by Smt Mansi Tripatty , one of the Executants.

Major Information of the Deed :- I-0403-02263/2019-24/04/2019

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

Execution is admitted on 24/04/2019 by 1. Smt Mansi Tripatty, Wife of Shri Kunal Tripatty, Bhawanipur, P.O: Bhawanipur, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business, 2. Smt Mitali Paul, Wife of Shri Mani Lal Paul, Maligaon, P.O: Maligaon, Thana: JALUKBARI, , Kamrup, ASSAM, India, PIN - 781033, by caste Hindu, by Profession Service, 3. Smt Anita Kumari, Wife of Shri Agendra Kumar, Biharsharif, P.O: Biharsharif, Thana: NALANDA, , Nalanda, BIHAR, India, PIN - 803101, by caste Hindu, by Profession Others, 4. Smt Arpita Goswami, Wife of Shri Sekhar Goswami, Bamanhat, P.O: Dinhata, Thana: Dinhata, , Coochbehar, WEST BENGAL, India, PIN - 736168, by caste Hindu, by Profession Others, 5. Smt Puspanjali Mishra, Wife of Shri Jhadeswar Mishra, Housing Bord Colony, P.O: Khandagiri, Thana: KHANDAGIRI, , Khordha, ORISSA, India, PIN - 751030, by caste Hindu, by Profession Others, 6. Smt Renu Jha, Wife of Shri Chandrakant Jha, Thakur Gangti, P.O: Thakur Gangti, Thana: THAKUR GANGHI, , Godda, JHARKHAND, India, PIN - 813208, by caste Hindu, by Profession Others, 7. Smt Jyoti Sahu, Wife of Shri Ranjeet Kumar, Gandhi Nagar, P.O: Salugara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by Profession Others, 8. Smt Chaitali Maiti, Wife of Shri Asish Kumar Maiti, Milanpally, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Others, 9. Smt Rita Mitra, Wife of Shri Rabi Mitra, Hamiltonganj, P.O: Hamiltonganj, Thana: Kalchini, , Jalpaiguri,,WEST BENGAL, India, PIN - 735214, by caste Hindu, by Profession Others, 10. Shri Barindra Kumar Mitra, Son of Late Jagat Bandhu Mitra, Hamiltonganj, P.O: Hamiltonganj, Thana: Kalchini, , Jalpaiguri, WEST BENGAL, India, PIN - 735214, by caste Hindu, by Profession Service, 11. Smt Sayantanee Ghosh, Daughter of Shri Santosh Kumar Ghosh, Park Road New Town, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736122, by caste Hindu, by Profession Service

Indetified by Shri Tripurari Kumar Das, , , Son of Rajendra Lal Das, Pradhan Nagar, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Business

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

Execution is admitted on 24-04-2019 by Smt Ranjana Agarwal, Partners, AB CORP (Partnership Firm), KAPIL CENTRE, SEVOKE ROAD, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001

Indetified by Shri Tripurari Kumar Das, , , Son of Rajendra Lal Das, Pradhan Nagar, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/04/2019 11:03AM with Govt. Ref. No: 192019200008232771 on 24-04-2019, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 782880882 on 24-04-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,020/-
Description of Stamp
1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 1993, Amount: Rs.5,000/-, Date of Purchase: 23/04/2019, Vendor name: S S Roy
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/04/2019 11:03AM with Govt. Ref. No: 192019200008232771 on 24-04-2019, Amount Rs: 35,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 782880882 on 24-04-2019, Head of Account 0030-02-103-003-02

Suraj Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Major Information of the Deed :- I-0403-02263/2019-24/04/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume/number 0403-2019, Page from 49655 to 49714

being No 040302263 for the year 2019.

Seal of the Additional District Sub Registrar of Siliguri-II at Bagdogra, District Darjeeling

Digitally signed by SURAJ LEPCHA
Date: 2019.04.25 13:47:18 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 25/04/2019 13:46:10
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)