

5369

I-5444



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

₹ 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 091387

3.49
Kanchan Singh
 27/11/19

Q NO. 1784700/19

**DEVELOPMENT AGREEMENT BETWEEN LANDLORDS
 AND THE BUILDER**

THIS DEVELOPMENT AGREEMENT made on this 26th day of November 2019 at
 Alipurdwar;

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

[Signature]
 Addl. Dist. S.P. Registra.
 Alipurdwar

27 NOV 2019

Rajeev Sen Gupta
Sri-Anup Kumar Sen Gupta
Rajdeep Sen Gupta

Contd.P/2

Somya Gm Bajra

P/2

BY AND BETWEEN:

Ranjan Sengupta
S/O - Anup Kumar Sengupta
Rajdeep Sengupta

(1) **SRI RANJAN SENGUPTA**, S/O Late Purna Chandra Sengupta, aged about 55 years, by faith Hindu, by occupation Business residing at Ward No. 19, P.O. Alipurduar Court, P.S. Alipurduar, Dist. Alipurduar, Pin-736122, Aadhaar No. 6646 1600 0672, PAN No. **BHSPS8054A**, (2) **SRI ANUP KUMAR SENGUPTA**, S/O Late Purna Chandra Sengupta, aged about 59 years, by faith Hindu, by occupation Service, residing at Ward No. 19, P.O. Alipurduar Court, P.S. Alipurduar, Dist. Alipurduar, Pin-736122, Aadhaar No. 390629848998, PAN No. CTXPS1740R and (3) **SRI RAJDEEP SENGUPTA**, S/O Sri Ranjan Sengupta, aged about 19 years, by faith Hindu, by occupation student, residing at Ward No. 19, P.O. Alipurduar Court, P.S. Alipurduar, Dist. Alipurduar, Pin-736122, Aadhaar No. 9997 5103 3651, PAN No. MJYPS4012D, hereinafter called "**THE OWNERS**" (which expression shall unless excluded by or repugnant to the context shall be deemed to mean and include their heirs , successors , legal representatives, executors, administrators and assigns) of the **FIRST PART** .

AND

SWASTIK ABASAN, a registered Partnership Firm, duly constituted by virtue of a registered Partnership Deed bearing No. IV-2003-00018/2019 registered on 06.02.2019, having its Principal place of business at Bholardabri (2 No. Assam Gate), P.O. Bholardabri, P.S. Alipurduar, Dist. Alipurduar, Pin 736123, being represented by its Partners (1) **SRI ASHIM SARKAR**, S/O Late Rabindra Nath Sarkar, aged about 55 years, by faith Hindu, by occupation Business, residing at Bholardabri (2 No. Assam Gate), P.O. Bholardabri, P.S. Alipurduar, Dist. Alipurduar, Pin 736123, Aadhaar No. 5557 1043 9226, PAN No. BZWPS9248A and (2) **SRI RANJAN SENGUPTA**, S/O Late Purna Chandra Sengupta, aged about 55 years, by faith Hindu, by occupation Business residing at Court

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P/3

Ranjana Sengupta
S/o Anup Kumar Sengupta
Rajdeep Sengupta.

Para near N.B.S.T.C, Ward No. 19, P.O. Alipurduar Court, P.S. Alipurduar, Dist. Alipurduar, Pin-736122, Aadhaar No. 6646 1600 0672, PAN No. BHSPS8054A, (3) **SRI SUDIP PAUL**, S/o Sri Chinmoy Paul, residing at Santinagar, ward No. 14, P.O. & P.S Alipurduar, Dist. Alipurduar, Aadhaar No. 2712 5091 5323, PAN No. AFIPP8778B, (4) (1) **SRI ASHIT SARKAR**, S/O Late Rabindra Nath Sarkar, aged about 52 years, by faith Hindu, by occupation Business, residing at Bholardabri (2 No. Assam Gate), P.O. Bholardabri, P.S. Alipurduar, Dist. Alipurduar, Pin 736123, Aadhaar No. 3572 0655 7676 PAN No. AXFPS0606Q hereinafter called the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context shall be deemed to mean and include their heirs , successors , legal representatives , executors administrators and assigns) of the **SECOND PART;**

WHEREAS:

- A. The owner no. 1 herein is the recorded owner in respect of 0.13 acres of land at Mouza-Bholardabri, L.R. Khatian No. 5845 and 5898, L.R. Plot No. 1193 within district and Police Station Alipurduar;
- B. The owner no. 2 herein is the recorded owner in respect of 0.07 acres of land at Mouza-Bholardabri, L.R. Khatian No. 5892, L.R. Plot No. 1193 within district and Police Station Alipurduar;
- C. The owner no. 3 herein is the recorded owner in respect of 0.07 acres of land at Mouza-Bholardabri, L.R. Khatian No. 4931, L.R. Plot No. 1193 within district and Police Station Alipurduar;

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Ranjit Sengupta
S/o - Anup Kumar Sengupta
Rajdeep Sengupta

- D. Whereas the Owner No. 1 has acquired complete right, title and interest over the said property by virtue of a registered Deed of Gift being No. I-303 dated 28.12.2018 executed by Tapan Kumar Sengupta, S/o Late Srish Chandra Sengupta and by virtue of another registered Deed of Gift being No. I-2921 dated 18.06.2019 executed by Smt. Maya Rani Sengupta, Sri Anup Kumar Sengupta and Smt. Shukla Sarkar (Sengupta);
- E. Whereas the Owner No.2 has acquired complete right, title and interest over the said property by virtue of a registered Deed of Gift being No. I-3049 dated 11th June, 2019 executed by Sri Ranjit Kumar Sengupta, S/o Late Srish Chandra Sengupta;
- F. Whereas the Owner No.3 has acquired complete right, title and interest over the said property by virtue of a registered Deed of Gift being No. I-3897 dated 1st September, 11th June, 2019 executed by Sri Ujjal Kumar Sengupta, S/o Late Srish Chandra Sengupta;
- G. The Owners No. (1), (2) and (3) are jointly and severally possessing and occupying the total abovementioned **27 decimals** of land which have been elaborately detailed in schedule 'A' appended at the foot of this agreement, continuously without any obstruction, hindrance whatsoever and the respective portions of the said land has been duly recorded in name of the owners in separate LR Khatians as referred to hereinabove.

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Ranjana Sengupta

Sri Anup Kumar Sengupta

Rajdeep Sengupta

- H. The owners have declared and assured that the said plot of land is neither excess vacant land under the provisions of law nor the same is adversely hit or affected by the provisions of the West Bengal Land Reforms Act, West Bengal Estates Acquisition Act or of the Urban Land (Ceiling & Regulation) Act in any manner whatsoever and the owners are entitled to deal therewith freely in the manner to be decided by the owners;
- I. The Developer, namely **SWASTIK ABASAN** has made proposals for overall development of a large area of land and for construction of Apartments of various sizes and of different specification therein which is named by the Developer as "**SWASTIK ABASAN**" in the Municipal area of Alipurduar;
- J. The Owner being desirous of having their said plot of land admeasuring more or less 0.27 Acres to be put in and used in the said project namely "**SWASTIK ABASAN**" on the terms, conditions and proposals of the Developer, has agreed to join the Developer and irrevocably put the said plot of land at the disposal of the Developer for commercial exploitation thereof.
- K. The Developer shall be entitled to negotiate with the intending purchaser of the proposed Apartments and for the said purpose to develop all such various plots of land of the separate owners and to amalgamate and/or sub divide such plots of land for the sake of convenience and for bringing up most suitable and commercially viable construction thereon.

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Ranjana Deygupta
Sri Anup Kumar Singh
Rajdeep Singh

- L. The owners have also agreed that the Developer shall be entitled to invite and add further area of adjacent land if it be found suitable and convenient by joining in to the proposed project further adjoining plots of land of such other land owners who may desire to join the proposed project on similar terms and conditions.
- M. The owner has thus and therefore agreed to put in the said plot of land for sale to the intending purchasers of apartments at the "SWASTIK ABASAN" wherein the Developer shall construct or cause to be constructed Apartments/Outhouses by entering into construction agreements with the intending purchaser(s).
- N. It has been agreed by the parties hereto that the Developer shall incur all costs charges and expenses for the negotiation with the intending purchasers as also for the development and completion of the said project and shall generally be responsible for undertaking the said work (hereinafter called the DEVELOPMENT WORK). The owner shall neither be required nor be called upon by the Developer to pay or contribute to the fund requirement of the Developer for the development and/or construction of the said project.
- O. The Developer shall be solely responsible for expeditious and proper execution of the Development work.
- P. The parties hereto are desirous of recording the said mutually agreed terms and conditions.

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Ranjana Singh
Sri. Anur Kumar Singh
Rajdeep Singh

COVENANTS OF THE OWNERS:

4. The owners have deposited with the Developer the original title deed mentioned hereinabove, which shall be securely held and retained by the Developer for the purposes of this agreement without however claiming therein any right of ownership or of a mortgagee in any manner whatsoever.
5. The Owners have agreed and hereby authorizes the Developer to amalgamate/separate/divide the said plot of land mentioned in Schedule "A" hereunder written as the Developer would find convenient and commercially viable for the construction of Apartments/Outhouses thereon as proposed in the scheme framed by the Developer.
6. Under the scheme framed and/or proposals made by the Developer, the Owner hereby authorizes the Developer to sell the said flats or such portion thereof as may be decided by the Developer, upon amalgamation / separation / sub division thereof at any time hereafter.
7. The owner hereby confirms and declares that he shall not transfer, sell, mortgage encumber and/or deal with in any manner with the said plot of land in any manner whatsoever so as to prejudice, affect or hamper the said project.
8. The Owner shall simultaneously herewith or at any time hereafter as and when may be so directed by the Developer, grant a General Power of Attorney to the developer or in favour of its nominee or nominees for the purpose of the development of the said project and shall grant such further powers and authorities as may be required from time to time to enable the developer to proceed and complete the said project.

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Sri Anand Kumar Singh
Rajdeep Singh

P/9

9. The owner declares that he has examined and verified the Scheme framed and proposals made by the Developer for the development of the said project and he is fully satisfied with the same including the provisions made with regard thereto by the Developer as also with the responsibilities of the parties mentioned and described therein.
10. Land cannot be sold only the flats/apartments (except owner's share and the share thereof can be sold.

COVENANTS OF THE DEVELOPER:

10. The Developer shall take all steps for the overall development and construction of the said project at its own costs by deploying its men and material.
11. The Developer/its nominee(s) shall enter into construction agreement with the intending purchasers and shall construct and/or shall cause to be constructed thereon the apartments / outhouses in terms of the agreement to be entered into by the Developer/its nominee with the intending buyer(s).

CONSIDERATION:

12. In consideration of this agreement the Owners have agreed and shall therefore be entitled to receive from the Developer 30% of the total super built area comprising of the project "SWASTIK ABASAN" and the same is hereinafter referred to as the "Owner's Consideration".
13. That the said 30% super built area as shall be allocated in favour of the owners, shall be mutually divided and demarcated by the owners at their own convenience and the Developer shall have no objection in connection therewith.

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P/10

Ranjana Singh
Sri-Anand Kumar Singh
Rajdeep Singh

14. For the purposes of mitigating the hardship of the owners, the Developer shall pay a consolidated amount of Rs. 2,00,000/- (Rs. Two Lakhs) jointly to the owners upon execution of this Agreement.
14. Further, the Developer shall make necessary arrangements for arranging rental accommodation for the Owners during the period of construction by paying the monthly rent and electricity charges only.
15. Apart from receiving payment of the owner's consideration and other consideration as mentioned at Clauses 12, 13, and 14 hereinabove, in the manner mentioned hereinabove, the Owner shall not be entitled to any other or further share in the project on any account whatsoever.
16. The Developer shall not claim any sum of money from the Owner in lieu of any cost incurred by it for the development and construction of the said project.

ENTITLEMENTS OF THE DEVELOPER:

17. For the purpose of development of the said project, the Developer shall be entitled to enter into agreements for transfer by way of sale, lease and/or otherwise with intending buyers and to receive the earnest and/or consideration money in respect thereof without any interference by or on behalf of the owners.

Contd.P/11



P/11

Ranjana Singh
Sri-Anur Kumar Singh
Pudup Singh,

18. The Developer shall be entitled to transfer by way of sale, lease and/or otherwise dispose only Developer's Share of flats, to intending buyers and the owner shall, either himself or through the Developer as his constituted attorney, convey the right title and interest in the said flats being sold either in part by way of separation or in full in favour of the persons acquiring for construction in terms of the scheme framed by the Developer, in terms of directions of the Developer and the owner shall for the said purpose grant and execute a general power of attorney in favour of the developer.
19. The Developer shall be entitled to raise finances from Banks, Financial Institutions, Housing Finance Companies etc. for the purpose of construction of the said Project and for such purpose to mortgage and charge the said flats and to enter into, sign and execute all requisite agreements, contracts, deeds, documents, papers, declarations, affidavits for such purpose without seeking to obtain any further consent of the owner, provided however that the developer shall not attach any liability to the owners on account of its borrowings in any manner whatsoever.
20. The owner shall execute and deliver such further and other papers, deeds and documents including a formal development agreement, as and when desired by the Developer in such form and manner as may be decided and notified by the Developer, from time to time.

MISCELLANEOUS CLAUSES:

21. The Developer shall get prepared the necessary agreements, deeds, documents and other papers as may be required in connection with the project and/or transfer of the project land therein to intending buyers.

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P/12

Rajiv Singh
Sri Anup Kumar Singh

Rajiv Singh

22. The owner states, declares and confirms that all acts and deeds done, executed and performed by the developer in pursuance hereof or in pursuance of the formal development agreement to be executed by the parties hereto, in connection with the development of the housing project shall be binding at all times hereafter on the owner and the owner covenants to ratify the same as and when called upon to do so.
23. It is also mutually agreed that this agreement has been or is being entered into irrevocably and that the owner shall not be entitled in any manner to rescind or cancel this agreement or any of its provisions. Provided However that in case the Developer decides to abandon the said project then the owner shall be entitled to claim back and receive possession of the said plot of land, free from all encumbrances, charges, claims, demands, liens etc., upon refund of the amounts which may have by then been paid by the Developer to the owner.

INDEMNITY:

24. The parties hereto shall indemnify and/or keep each other saved, harmless and indemnified against all losses, claims demands costs, damages proceedings, charges and expenses which any of the parties hereto may suffer in respect of any acts, deeds, matters or thing done or any omission made by the other party and/or anything arising in connection therewith.
25. The Owner shall sign execute and deliver all such deeds, documents papers and do all such acts deeds and things as may be required from time to time and co-operate with the Developer for the purpose of the said project.

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Sign

P/13

Ranjan Singh
Sri Anup Kumar Singh
Pradeep Singh

NOTICE AND DISPUTE RESOLUTION:

26. All disputes and differences by and/or between the parties hereto in any way relating to or connected with this agreement and/or anything arising in pursuance hereof shall be referred to arbitration by the sole arbitrator SRI BIKRAMADITYA GHOSH, Advocate, High Court at Calcutta to be adjudicated in accordance with the arbitration and Conciliation Act, 1996 and the award made by such arbitrator shall be final and binding on both the Parties.
27. Any substantial/important communication in between the parties shall be made through written mode only. Notices to be served at the addresses hereinabove first mentioned.

TERMINATION:

28. This agreement is intended to be executed by both the parties with utmost sincerity and co-operation. However, in case of any extraneous circumstances and/or act of god and/or vis major, if the parties deem it fit to terminate this agreement the same shall be done in equitable terms and consideration as agreed by and between the parties, taking into account the hardship of both the parties and investments made by the Developer.

THE SCHEDULE "A" ABOVE REFERRED TO

All that piece and parcel of land measuring a total area of 0.27 Acres, situated under Mouza – Bholardabri, J.L. No. 56 , L.R Plot No. 1193, L.R. Khatian Nos. 5845, 5898, 5892 and 4931, recorded in the name of Owner Nos. 1, 2 & 3 within the jurisdiction Alipurduar Police Station in the District of Alipurduar butted and bounded by the North: P.M. Chouhan, East: Vacant land of Pranab Sur, South: Municipality Road , West: Ashit Chanda.

Contd.P/14

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P/14

IN WITNESS WHEREOF the parties hereto have put and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the DEVELOPER at Alipurduar
in the presence of:

1. *Shrin Sarkar*
2. *Ranjana Sengupta*
3. *Sudip Paul*
4. *Ashut Sarkar*

SIGNED SEALED AND DELIVERED

by the OWNER at Alipurduar

1. *Ranjana Sengupta*
2. *Shri Anup Kumar Sengupta*
3. *Rajdeep Sengupta*

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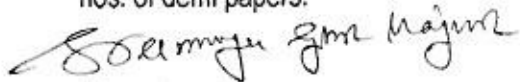
Sgn

Ranjana Singh
Sh. Anup Kumar Singh
Paydeep Singh

in the presence of :

1. Summachip Sen.
S/O. Sunil Sen.
Nil . Uttara marich bari
P.O. Kocha bari, Pin- 736121
P.S. Dist - Cooch Behar
2. Bibek Show
S/O - Nikhil Show
Alipur Duar Court

Drafted, read over and explained
to the executants and certified
that the document contains....
nos. of Non Judicial Stamps and.....
nos. of demi papers.














Advocate
Alipurduar Court
Dist. Alipurduar
Member of West Bengal Bar Council, Kolkata
Enrollment No. F.153/179... 2000

FINGER-PRINT SHEET

No.












ed No.

Year - 20

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Rajan Sengupta

Signature of the presentant with date

| | | | | | | |
|---|---------------|--|--|---|--|--|
|  | Left hand |  |  |  |  |  |
| | Right hand |  |  |  |  |  |












Sri Anup Kumar Sengupta

Signature with date

| | | | | | | |
|--|---------|---|---|--|---|---|
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Rajdeep Sengupta

Signature with date

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|--|-----------|---|---|--|---|---|
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| | ght nd |  |  |  |  |  |

Ashwin Sarkar












Signature with date

Signature of R.O.

FINGER-PRINT SHEET










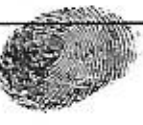

No. _____

Year - 20__

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Sudip Paul

Signature of the presentant with date

| | | | | | | |
|---|------------|--|--|---|--|--|
|  | Left hand |  |  |  |  |  |
| | Right hand |  |  |  |  |  |

Ashit Sarkar

Signature with date

| | | | | | | |
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| PHOTO | Left hand | | | | | |
| | Right hand | | | | | |

Signature with date

| | | | | | | |
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| PHOTO | Left hand | | | | | |
| | Right hand | | | | | |

Signature of R.O.

Signature with date



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1215/13254/00549

To
রজন সেনগুপ্ত
Ranjan Sengupta
COURTPARA NEAR N B S T C
ALIPURDUAR COURT
Alipurduar - I
Alipurduar Court
Alipurduar - I Jalpaiguri
West Bengal 736122

13/07/2013
26992172



MN269921724FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6646 1600 0672

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India
রজন সেনগুপ্ত
Ranjan Sengupta
পিতা : পূর্নচন্দ্র সেনগুপ্ত
Father : LATE PURNYA CHANDRA SENGUPTA
জন্ম সাল / Year of Birth : 1965
পুরুষ / Male



6646 1600 0672

আধার - সাধারণ মানুষের অধিকার

Ranjan Sengupta



भारत सरकार
GOVERNMENT OF INDIA



অনুপ সেনগুপ্ত
Anup Sengupta
জন্মতারিখ/ DOB: 02/01/1960
পুরুষ / MALE



3906 2984 8998

আধার-সাধারণ মানুষের অধিকার



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

কোটপাড়া নিয়ার এন বি এস
টি সি, আলিপুরদুয়ার কোর্ট,
আলিপুরদুয়ার (এম),
জলপাইগুড়ি,
পশ্চিম বঙ্গ - 736121

Address:

COURTPARA NEAR N B S T C,
ALIPURDUAR COURT, Alipurduar
(M), Jalpaiguri,
West Bengal - 736121

3906 2984 8998

Aadhaar-Aam Admi ka Adhikar

স্বা. অনুপ কুমার সেনগুপ্ত



सत्यमेव जयते



आधार

भारतीय विशिष्ट परिचय प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

ভালিকাত্তির আই ডি / Enrollment No.: 1215/13254/00548

To
রাজদীপ সেনগুপ্ত
Rajdeep Sengupta
COURTPARA NEAR N B S.T.C
ALIPURDUAR COURT
Alipurduar - I
Alipurduar Court
Alipurduar - I Jalpaiguri
West Bengal 736122

15/10/2013

53106069



MN531060691FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9997 5103 3651

আধার - সাধারণ মানুষের অধিকার

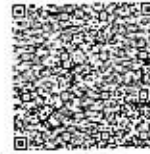


ভারত সরকার

Government of India



রাজদীপ সেনগুপ্ত
Rajdeep Sengupta
পিতা : রজন সেনগুপ্ত
Father: RANJAN SENGUPTA
জন্মতারিখ / DOB: 30/03/2000
পুরুষ / Male



9997 5103 3651

আধার - সাধারণ মানুষের অধিকার

Rajdeep Sengupta



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ
ভারত সরকার
 Unique Identification Authority of India
Government of India

তালিকাভুক্তি আই ডি / Enrollment No. : 1215/70984/05428

To
ASIM SARKAR
 অসিম সরকার
BHOLARDABRI
 Alipurdwar - I
 Bholardabri Jalpaiguri
 West Bengal - 736123
 9832046931

13/02/2014



KL747723938FT

74772393



আপনার আধার সংখ্যা / Your Aadhaar No. :

5957 1043 9226

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

অসিম সরকার

ASIM SARKAR

পিতা রবীন্দ্র নাথ সরকার

Father RABINDRA NATH SARKAR



জন্ম তারিখ / DOB 02/11/1964

লিঙ্গ / Male

5957 1043 9226



আধার - সাধারণ মানুষের অধিকার

Asim Sarkar



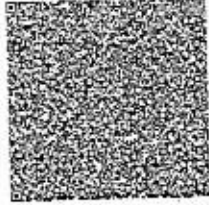
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 2189/68576/97483

To
সুদীপ পাল
Sudip Paul
S/O Chinmoy Paul
Ward No 14
Santinagar
Alipurdwar (M)
Alipurdwar
Jalpaiguri West Bengal - 736121
9332002402

Download Date: 20/01/2018
Generation Date: 18/06/2018

Signature valid



QR Code with Photograph

আপনার আধার সংখ্যা / Your Aadhaar No. :

2712 5091 5323
VID : 9167 2665 8369 6080

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সুদীপ পাল
Sudip Paul
জন্মতারিখ/DOB: 20/01/1968
পুরুষ/ MALE

2712 5091 5323
VID : 9167 2665 8369 6080

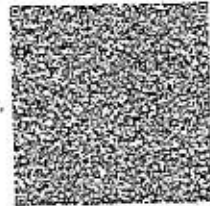
আমার আধার, আমার পরিচয়



কেন্দ্রীয়, নির্দিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
স/ও চিনময় পাল, ওয়ার্ড নং 14, শান্তিনগর,
আলিপুরদুয়ার (মে), জলপাইগুড়ি,
পশ্চিম বঙ্গ - 736121

Address:
S/O Chinmoy Paul, Ward No 14, Santinagar,
Alipurdwar (M), Jalpaiguri,
West Bengal - 736121



QR Code with Photograph

2712 5091 5323
VID : 9167 2665 8369 6080

- তথ্য
- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
 - পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ রুজন
 - এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Sudip Paul



Government of India

Ashit Sarkar

Family Name: Rabindra Nath Sarkar



Gender: Male



3572 0655 7676

আধার - সাধারণ মানুষের অধিকার



Unique Identification Authority of India

Address: Bholardabri, Jalpaiguri, West Bengal - 736123

Address: Bholardabri, Jalpaiguri, West Bengal - 736123

3572 0655 7676

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Ashit Sarkar

Major Information of the Deed






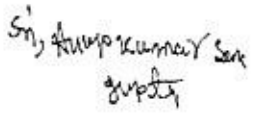


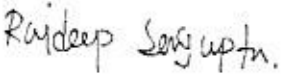
| | | | |
|--|---|---|------------|
| Deed No : | 1-2003-05444/2019 | Date of Registration | 27/11/2019 |
| Query No / Year | 2003-0001784700/2019 | Office where deed is registered | |
| Query Date | 20/11/2019 10:38:32 PM | A.D.S.R. ALIPURDUAR, District: Alipurduar | |
| Applicant Name, Address & Other Details | Ranjan Sengupta Thana : Alipurduar, District : Alipurduar, WEST BENGAL, Mobile No. : 9593550801, Status : Seller/Executant | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4324] Other than Immovable Property, Settlement other than religious or charitable purpose [Amount for Family Members : 2,00,000/-] | | |
| Set Forth value | Market Value | | |
| | Rs. 94,50,000/- | | |
| Stampduty Paid(SD) : | Registration Fee Paid | | |
| Rs. 20,010/- (Article:48(g)) | Rs. 2,014/- (Article:E, E, A(1)) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: Alipurduar, P.S:- Alipurduar, Municipality: ALIPUDUAR, Mouza: Bholar Dabari, JI No: 56, Pin Code : 736123

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------------|-------------------|---------|--------------|-------------------------|-----------------------|---|
| L1 | LR-1193 | LR-5845 | Bastu | Bastu | 0.07 Acre | | 24,50,000/- | Property is on Road Adjacent to Metal Road, |
| L2 | LR-1193 | LR-5898 | Bastu | Bastu | 0.06 Acre | | 21,00,000/- | Property is on Road Adjacent to Metal Road, |
| L3 | LR-1193 | LR-5892 | Bastu | Bastu | 0.07 Acre | | 24,50,000/- | Property is on Road Adjacent to Metal Road, |
| L4 | LR-1193 | LR-4931 | Bastu | Bastu | 0.07 Acre | | 24,50,000/- | Property is on Road Adjacent to Metal Road, |
| | | TOTAL : | | | | 27Dec | 0 /- | 94,50,000 /- |
| | | Grand Total : | | | | 27Dec | 0 /- | 94,50,000 /- |



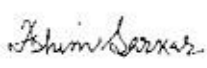


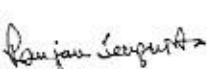


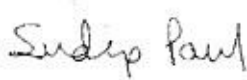
Land Lord Details :



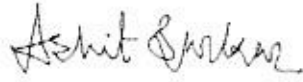
| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr Ranjan Sengupta (Presentant) Son of Late Purna Chandra Sengupta Executed by: Self, Date of Execution: 27/11/2019 , Admitted by: Self, Date of Admission: 27/11/2019 ,Place : Office |  27/11/2019 |  LTI 27/11/2019 |  27/11/2019 |
| Ward Number 19, P.O:- Alipurduar Court, P.S:- Alipurduar, District:-Alipurduar, West Bengal, India, PIN - 736122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHSPS8054A, Aadhaar No: 66xxxxxxxx0672, Status :Individual, Executed by: Self, Date of Execution: 27/11/2019 , Admitted by: Self, Date of Admission: 27/11/2019 ,Place : Office | | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Mr Anup Kumar Sengupta Son of Late Purna Chandra Sengupta Executed by: Self, Date of Execution: 27/11/2019 , Admitted by: Self, Date of Admission: 27/11/2019 ,Place : Office |  27/11/2019 |  LTI 27/11/2019 |  27/11/2019 |
| Ward Number 19, P.O:- Alipurduar Court, P.S:- Alipurduar, District:-Alipurduar, West Bengal, India, PIN - 736122 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CTXPS1740R, Aadhaar No: 39xxxxxxxx8998, Status :Individual, Executed by: Self, Date of Execution: 27/11/2019 , Admitted by: Self, Date of Admission: 27/11/2019 ,Place : Office | | | | |
| 3 | Name | Photo | Finger Print | Signature |
| | Mr Rajdeep Sengupta Son of Mr Ranjan Sengupta Executed by: Self, Date of Execution: 27/11/2019 , Admitted by: Self, Date of Admission: 27/11/2019 ,Place : Office |  27/11/2019 |  LTI 27/11/2019 |  27/11/2019 |
| Ward Number 19, P.O:- Alipurduar Court, P.S:- Alipurduar, District:-Alipurduar, West Bengal, India, PIN - 736122 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: MJYPS4012D, Aadhaar No: 99xxxxxxxx3651, Status :Individual, Executed by: Self, Date of Execution: 27/11/2019 , Admitted by: Self, Date of Admission: 27/11/2019 ,Place : Office | | | | |

Developer Details :



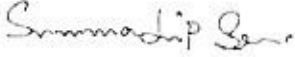
| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Swastik Abasan Bholardabri, 2 Number Assam Gate, P.O:- Bholardabri, P.S:- Alipurduar, District:-Alipurduar, West Bengal, India, PIN - 736123 , PAN No.:: ADWFS4499Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|---|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr Ashim Sarkar Son of Late Rabindra Nath Sarkar Date of Execution - 27/11/2019, , Admitted by: Self, Date of Admission: 27/11/2019, Place of Admission of Execution: Office |  Nov 27 2019 2:16PM |  LTI 27/11/2019 |  27/11/2019 |
| | Bholardabri, 2 Number Assam Gate, P.O:- Bholardabri, P.S:- Alipurduar, District:-Alipurduar, West Bengal, India, PIN - 736123, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BZWPS9248A, Aadhaar No: 55xxxxxxxx9226 Status : Representative, Representative of : Swastik Abasan (as Partner) | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Mr Ranjan Sengupta Son of Late Purna Chandra Sengupta Date of Execution - 27/11/2019, , Admitted by: Self, Date of Admission: 27/11/2019, Place of Admission of Execution: Office |  Nov 27 2019 2:18PM |  LTI 27/11/2019 |  27/11/2019 |
| | Court Para Near N. B. S. T. C. Ward Number 19, P.O:- Alipurduar Court, P.S:- Alipurduar, District:-Alipurduar, West Bengal, India, PIN - 736122, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BHSPS8054A, Aadhaar No: 66xxxxxxxx0672 Status : Representative, Representative of : Swastik Abasan (as Partner) | | | |
| 3 | Name | Photo | Finger Print | Signature |
| | Mr Sudip Paul Son of Mr Chinmoy Paul Date of Execution - 27/11/2019, , Admitted by: Self, Date of Admission: 27/11/2019, Place of Admission of Execution: Office |  Nov 27 2019 2:19PM |  LTI 27/11/2019 |  27/11/2019 |
| | Shantinagar Ward Number 14, P.O:- Alipurduar, P.S:- Alipurduar, District:-Alipurduar, West Bengal, India, PIN - 736121, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFIPP8778B, Aadhaar No: 27xxxxxxxx5323 Status : Representative, Representative of : Swastik Abasan (as Partner) | | | |

| 4 | Name | Photo | Finger Print | Signature |
|--|---|--|--|---|
| | Mr Ashit Sarkar Son of Late Rabindra Nath Sarkar Date of Execution - 27/11/2019, , Admitted by: Self, Date of Admission: 27/11/2019, Place of Admission of Execution: Office |  Nov 27 2019 2:17PM |  LTI 27/11/2019 |  27/11/2019 |
| Bholardabri, 2 Number Assam Gate, P.O:- Bholardabri, P.S:- Alipurduar, District:-Alipurduar, West Bengal, India, PIN - 736123, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXFPS0606Q, Aadhaar No: 35xxxxxxx7676 Status : Representative, Representative of : Swastik Abasan (as Partner) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|--|
| Mr Soumayadip Sen Son of Mr Sunil Sen Uttar Marichbari, P.O:- Khochabari, P.S:- Coochbehar, District:-Coochbehar, West Bengal, India, PIN - 736121 |  27/11/2019 |  27/11/2019 |  27/11/2019 |
| Identifier Of Mr Ranjan Sengupta, Mr Anup Kumar Sengupta, Mr Rajdeep Sengupta, Mr Ashim Sarkar, Mr Ranjan Sengupta, Mr Sudip Paul, Mr Ashit Sarkar | | | |

| Transfer of property for L1 | | |
|-----------------------------|------------------------|---------------------------|
| SI.No | From | To. with area (Name-Area) |
| 1 | Mr Ranjan Sengupta | Swastik Abasan-7 Dec |
| Transfer of property for L2 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Mr Ranjan Sengupta | Swastik Abasan-6 Dec |
| Transfer of property for L3 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Mr Anup Kumar Sengupta | Swastik Abasan-7 Dec |
| Transfer of property for L4 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Mr Rajdeep Sengupta | Swastik Abasan-7 Dec |

Land Details as per Land Record

District: Alipurduar, P.S:- Alipurduar, Municipality: ALIPUDUAR, Mouza: Bholar Dabari, JI No: 56, Pin Code : 736123

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|---|--|
| L1 | LR Plot No:- 1193, LR Khatian No:- 5845 | Owner:রজন সেনগুপ্ত, Gurdian:মৃত. পূর্ণ চন্দ সেনগুপ্ত, Address:নিজ, Classification:বাস্ত, Area:0.07000000 Acre, | Mr Ranjan Sengupta |
| L2 | LR Plot No:- 1193, LR Khatian No:- 5898 | Owner:রজন সেনগুপ্ত, Gurdian:পূর্ণচন্দ সেনগুপ্ত, Address:নিজ, Classification:বাস্ত, Area:0.06000000 Acre, | Mr Ranjan Sengupta |
| L3 | LR Plot No:- 1193, LR Khatian No:- 5892 | Owner:অনুপ কুমার সেনগুপ্ত, Gurdian:পূর্ণচন্দ সেনগুপ্ত, Address:নিজ, Classification:বাস্ত, Area:0.07000000 Acre, | Mr Anup Kumar Sengupta |
| L4 | LR Plot No:- 1193, LR Khatian No:- 4931 | Owner:রাজদীপ সেনগুপ্ত, Gurdian:রজন সেনগুপ্ত, Address:নিজ, Classification:বাস্ত, Area:0.07000000 Acre, | Mr Rajdeep Sengupta |

Endorsement For Deed Number : I - 200305444 / 2019

On 22-11-2019

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 94,50,000/-

Rinchen Dolma Sherpa

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

On 27-11-2019

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 14:08 hrs on 27-11-2019, at the Office of the A.D.S.R. ALIPURDUAR by Mr Ranjan Sengupta, one of the Executants.

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

Execution is admitted on 27/11/2019 by 1. Mr Ranjan Sengupta, Son of Late Purna Chandra Sengupta, Ward Number 19, P.O: Alipurduar Court, Thana: Alipurduar, , Alipurduar, WEST BENGAL, India, PIN - 736122, by caste Hindu, by Profession Business, 2. Mr Anup Kumar Sengupta, Son of Late Purna Chandra Sengupta, Ward Number 19, P.O: Alipurduar Court, Thana: Alipurduar, , Alipurduar, WEST BENGAL, India, PIN - 736122, by caste Hindu, by Profession Service, 3. Mr Rajdeep Sengupta, Son of Mr Ranjan Sengupta, Ward Number 19, P.O: Alipurduar Court, Thana: Alipurduar, , Alipurduar, WEST BENGAL, India, PIN - 736122, by caste Hindu, by Profession Student

Indetified by Mr Soumayadip Sen, , Son of Mr Sunil Sen, Uttar Marichbari, P.O: Khochabari, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by profession Others

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

Execution is admitted on 27-11-2019 by Mr Ashim Sarkar, Partner, Swastik Abasan (Partnership Firm), Bholardabri, 2 Number Assam Gate, P.O:- Bholardabri, P.S:- Alipurduar, District:-Alipurduar, West Bengal, India, PIN - 736123

Indetified by Mr Soumayadip Sen, , Son of Mr Sunil Sen, Uttar Marichbari, P.O: Khochabari, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by profession Others

Execution is admitted on 27-11-2019 by Mr Ranjan Sengupta, Partner, Swastik Abasan (Partnership Firm), Bholardabri, 2 Number Assam Gate, P.O:- Bholardabri, P.S:- Alipurduar, District:-Alipurduar, West Bengal, India, PIN - 736123

Indetified by Mr Soumayadip Sen, , Son of Mr Sunil Sen, Uttar Marichbari, P.O: Khochabari, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by profession Others

Execution is admitted on 27-11-2019 by Mr Sudip Paul, Partner, Swastik Abasan (Partnership Firm), Bholardabri, 2 Number Assam Gate, P.O:- Bholardabri, P.S:- Alipurduar, District:-Alipurduar, West Bengal, India, PIN - 736123

Indetified by Mr Soumayadip Sen, , Son of Mr Sunil Sen, Uttar Marichbari, P.O: Khochabari, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by profession Others

Execution is admitted on 27-11-2019 by Mr Ashit Sarkar, Partner, Swastik Abasan (Partnership Firm), Bholardabri, 2 Number Assam Gate, P.O:- Bholardabri, P.S:- Alipurduar, District:-Alipurduar, West Bengal, India, PIN - 736123

Indetified by Mr Soumayadip Sen, , Son of Mr Sunil Sen, Uttar Marichbari, P.O: Khochabari, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,014/- (A(1) = Rs 2,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/11/2019 12:31PM with Govt. Ref. No: 192019200099362281 on 27-11-2019, Amount Rs: 2,014/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 194548685 on 27-11-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2563, Amount: Rs.5,000/-, Date of Purchase: 26/11/2019, Vendor name: Tanmoy Biswas

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/11/2019 12:31PM with Govt. Ref. No: 192019200099362281 on 27-11-2019, Amount Rs: 15,010/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 194548685 on 27-11-2019, Head of Account 0030-02-103-003-02

Rinchen Dolma Sherpa

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2003-2019, Page from 86386 to 86416

being No 200305444 for the year 2019.



Rinchen Dolma Sherpa

Digitally signed by RINCHEN DOLMA
SHERPA

Date: 2019.11.27 14:45:19 +05:30

Reason: Digital Signing of Deed.

(Rinchen Dolma Sherpa) 27-11-2019 14:45:13

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)
