

6551/18

I - (6402/2018) 6418 / 2018



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 952618

D 952618

24/09/2018
 07:30 P.M.
 S. 1422786/2018

Konola Robailly

GREEN HILL ESTATE
PARTNER

Visit Commission Case No. 1799/18

1799/18

DEVELOPMENT AGREEMENT

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

Adl. District Sub-Regis:
Bhakti Nagar, Jalpaiguri

27 SEP 2018



Adl.

NO. 20344 Date 6, 9. 2018
PURCHASER Kamala Raval
Full Address P.S. Bhakti Nagar Dist. Jalpaiguri
Total value 5000/-
Stamp Purchased from JPG Treasury on 1

Kamala Raval



2960

Ms
STAMP VENDOR
JAYA RANI DAS
Licence no-1 of 99-2000
Addl. DSR Office, Raigani, Jalpaiguri.

Kamala Raval



2961



GREEN HILL ESTATE

PARTNER

श्यामल बिसौकर्मा
LT धनवीर बिसौकर्मा
जिला जलपाय गौर
पाना मकान नगर
73400:

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

24 SEP 2018

Kamala Rasaily

GREEN HILL ESTATE

Sri Amit Poddar
PARTNER

Page No. 2

**THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE
24TH DAY OF THE MONTH OF SEPTEMBER, 2018.**

BETWEEN

SMT. KAMALA RASAILY ALIAS KAMALA KUMARI RASAILY, wife of Late Nanda Lal Rasaily, Housewife by Occupation, ^{Indian Nationality} Resident of Shastrinagar, S.M.C. Ward No. 41, P.O. Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri, in the State of West Bengal -- hereinafter referred to and called as the **"FIRST PARTY/ LAND OWNER"** (which expression shall mean and include her heirs, executors, administrators, legal representatives and assigns) of the **"ONE PART"**. (PAN : DJXPR7163A).

AND

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

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

Adw



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

24 SEP 2018

Kamala Rasaily

GREEN HILL ESTATE

Kamala Rasaily
PARTNER

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AND WHEREAS the abovenamed Gouri Kanta Das (Roy) thereafter sold and transferred all that piece or parcel of land measuring 10 Katha unto and in favour of Smt. Kamala Kumari Rasaily (the First Party/ Land Owner herein) vide a registered Deed of Sale dated 05.09.1985, being Document No. I-4557 for the year 1985, registered in the Office of the District Sub Registrar Jalpaiguri.

AND WHEREAS the abovenamed Smt. Kamala Rasaily alias Kamala Kumari Rasaily (the First Party/ Land Owner herein) is presently the sole and absolute owner-in-possession of all that piece or parcel of land measuring about 6 Katha 12 Chattak more particularly described in the Schedule given herein below and is in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein.

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

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

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

1. **THAT** the Second Party will promote the below Schedule land of the First Party for construction of a multistoried building complex at its own costs and expenses, as per plans, elevations, designs, drawings and specifications

*Adj.
Adv.*



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

24 SEP 2018

Konala Prabhu

GREEN HILL ESTATE

Konala Prabhu
PARTNER

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approved by the appropriate authority/ies and shall for the identity of the building use appropriate nomenclature of its choice.

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

(b) That the First Party has not entered into any Agreement with respect to the below Schedule land with any person whosoever.

(c) That the First Party also declares that there is no impediment whatsoever, which may prevent the Second Party from construction on her said land.

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



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

24 SEP 2018

Kamala Roydy

GREEN HILL ESTATE

Partner

Page No. 5

6. **THAT** the Second Party shall be entitled to into any agreement or deed of amalgamation with the owner or owners of the land adjacent to the below Schedule land at its discretion and on such terms and conditions as the Second Party may deem fit and proper for maximum use and utility of the said land.
7. (a) **THAT** the First Party shall be entitled to a total consideration amount of Rs. 16,50,000/- (Rupees Sixteen Lakh and Fifty Thousand Only) along with total Four Residential Flats, i.e., one Residential Flat measuring 902 Sq.Ft. (including super built up area) at the First Floor, one Residential Flat measuring 902 Sq.Ft. (including super built up area) at the Second Floor, one Residential Flat measuring 902 Sq.Ft. (including super built up area) at the Third Floor and one Residential Flat measuring 902 Sq.Ft. (including super built up area) at the Fourth Floor, in the multistoried building to be constructed on the below mentioned Schedule land (hereinafter referred to as the FIRST PARTY/ LAND OWNER'S ALLOCATION).

(b) That, out of the aforesaid consideration amount, an amount of Rs. 5,00,000/- (Rupees Five Lakh Only) has been paid by the Second Party at the time of execution of this Agreement, the Receipt of which the First Party hereby acknowledges and the balance amount shall be paid within one month after the completion of the said building complex.
8. **THAT** the entire remaining area of the said multistoried building to be constructed on the below mentioned Schedule land (apart from the aforementioned First Party/ Land Owner's Allocation) shall be of the Second Party (hereinafter referred to as the SECOND PARTY/ DEVELOPER'S ALLOCATION).
9. **THAT** the Second Party shall be entitled to realise and receive any advances, sale consideration, premium, rent, lease premium, lease rent or in other form from any intending Party/Purchaser/s or from any bank or any other institutions on their behalf against sale, lease, tenancy, etc., in respect of the Developer's Allocation in the said building complex.

Actd.



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

24 SEP 2018

Kamala Robaidy

GREEN HILL ESTATE

Kamala Robaidy
PARTNER

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10. **THAT** the Second Party shall be at liberty to occupy, sell, gift, mortgage, exchange or let-out, transfer, assign or otherwise alienate and also to enter any Agreement/s for sale, exchange or let-out, lease out or transfer and/or assign the Developer's Allocation in the said building complex wholly or in part/s or in separate unit/s of different specifications to any person or party upon the terms and conditions as per its choice and convenience, in the manner the Second Party likes or prefers at any point of time after execution of this Agreement.
11. **THAT** the First Party shall execute all necessary papers and documents from time to time as may be required by the Second Party for construction of the said building complex and transfer of the title in favour of the intending Purchaser/s.
12. **THAT** the First Party also undertake to execute a registered Power of Attorney in favour of the Second Party for executing any document/s for passing of the L.U.C.C., Building Plan, payment of taxes and all related works and for construction of the said building complex and for occupation, sale, gift, mortgage, let-out, lease-out, exchange or transfer otherwise the Developer's Allocation in the said building complex to be constructed on the below Schedule land.
13. **THAT** all the cost of transfer of title, i.e., stamp duty, registration fee, etc. shall be borne by the intending Purchaser/s or as agreed amongst the Parties thereto.
14. **THAT** the First Party shall handover the possession of the said land to the Second Party for the purpose of construction of the said building complex on execution of these present and the Second Party shall use the said land for the purpose of construction. The Second Party may store the building materials as per requirement, keep the guard/chowkidar or any other staff or may take other security measures.



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

24 SEP 2018

Komalika Bhowmik

GREEN HILL ESTATE
PARTNER

Page No. 7

15. **THAT** all taxes and dues including that of land revenue, payable by the First Party relating to the period prior to the execution of these presents/commencement of the construction of the building shall be payable and borne by the First Party.
16. **THAT** all the Parties hereto shall bear their respective proportionate statutory impositions and/or tax liabilities. The capital gain, wealth tax, income tax, gst and/or any other taxes that may arise due to the development of the property shall be borne by the Parties hereto in proportion to their respective shares in the said building complex.
17. **THAT** articles of display or otherwise shall not be kept by the either Party in any place of common use in the building so as to cause hindrance in any manner in the free movement of users of places of common use in the building.
18. (a) **THAT** the Second Party shall construct the said building complex at its own costs and expenses by engaging direct labourers or through the contractor/s of its choice as per approved plan and the Second Party shall construct the said complex in accordance with the rules and guidelines of the Siliguri Jalpaiguri Development Authority, Siliguri Municipal Corporation and/or any other concerned authority and if any violation is made then the Second Party will be responsible.

(b) That the Second Party shall complete the construction within three years from the date of commencement of the construction work, provided however in case of delay in the construction due to any act of God or anything beyond the control of the Second Party, then the time shall be further extended as agreed mutually amongst the Parties.
19. **THAT** the First Party will not object, stop and/or obstruct the construction work. If the construction is stopped/delayed due to the First Party inspite of Second Party eagerness to complete the construction the First Party shall adequately compensate the Second Party as the case may be.



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

24 SEP 2018

Komoda Roubily

GREEN HILL ESTATE

J. M. Roubily
PARTNER

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20. **THAT** the Second Party may advertise in the media and/or publish brochure, etc., for sale of the flats, parking space or other units/premises of Developer's Allocation in the said building complex and the cost shall be borne by the Second Party.
21. **THAT** it is agreed and recorded that the Parties hereto shall mutually indemnify and keep indemnified each other against all actions, losses, claims, damages, that will be incurred or suffered by the Parties hereto on account of or arising out of any breach of any of the terms or any law, rules and regulations or otherwise howsoever.
22. **THAT** the First Party further agrees that neither the powers and authorities as given hereinabove to the Second Party nor the Power of Attorney executed in favour of the Second Party can be rescinded or cancelled during the pendency or continuance and till the time this Agreement is in force until and unless the Second Party acts against the interest of the First Party or if the Second Party defies the contents of this Agreement.
23. **THAT** in case of death of the First Party, then in that event their respective successors/heirs will remain bound to execute the Sale Deed/s in favour of prospective Purchaser/s to be selected by the Second Party in respect of Developer's Allocation and also remain bound to execute an irrevocable Power of Attorney authorising the same power in favour of the Second Party.
24. **THAT** the Parties hereby declare that they have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as a Partnership between them or as a Joint Venture in any manner nor shall the Parties hereto constitute an Association of persons.
25. **THAT** in case of any changes in Government policies, rules, laws effecting the construction work the effect shall be borne by all the Parties.



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

24 SEP 2018

Kamola Ravalby

GREEN HILL ESTATE

Kamola Ravalby
PARTNER

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26. **THAT** any notice required to be given by either of the Parties to the other of them shall without prejudice to any other mode of service available be deemed to have been served if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due to the last known or recorded address of the Party concerned.
27. **THAT** if the First Party fails to execute any documents as required by the Second Party, then the Second Party shall be entitled to file suit for specific performance and all the costs, damages, charges and expenses on account of filing of the suit and damages shall be payable by the First Party to the Second Party as the case may be.
28. **THAT** any further matter arising out of this Agreement which has not been specifically clarified shall be mutually dealt with and decided.
29. **THAT** in case of any dispute arising out of this Agreement or with respect to the interpretation of any terms and conditions recorded herein or with respect to the working of this Agreement or any other matter, it shall be referred to the Arbitrators under the provisions of the Arbitration and Conciliation Act, 1996 and if the matter is not settled then the Parties hereto may approach the competent Court of Law at Jalpaiguri.

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Adl. Dist Sub-Registrar
Shakti Nagar, Dist-Jabalpur

24 SEP 2018

Kamala Palouidy

GREEN HILL ESTATE

Kamala Palouidy
PARTNER

Page No. 10

SCHEDULE
(DESCRIPTION OF THE LAND)

All that piece or parcel of **VACANT BASTU LAND** measuring about **6 KATHA 12 CHATTAK**, situated within **MOUZA DABGRAM**, appertaining to and forming part of **R.S. Plot No. 560/1008** corresponding to its **L.R. Plot No. 43**, Recorded in **R.S. Khatian No. 716/2**, **L.R. Khatian No. 23** and **75**, J.L. No. 02, **R.S. Sheet No. 8** corresponding to its **L.R. Sheet No. 40**, Pargana Baikunthapur, situated at Parasmani Pradhan Road, within the limits of **Ward No. 41** of Siliguri Municipal Corporation bearing Holding No. 156/1864, under Police Station Bhaktinagar, District Jalpaiguri, in the State of West Bengal.

The said land is bounded and butted as follows :-

- By North :- Land of Bal Bahadur Biswakarma and others,
By South :- Land of Chandra Bishwakarma and Others,
By East :- 24 feet wide Road,
By West :- Land of Rosie Yankee and another.

That the photographs and the fingerprints of the First Party and the authorized signatory of the Second Party herein are duly affixed upon sheet/s which shall always form PART of these presents.

Contd..to next page

Ky
Adw

Kamala Palouidy



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Ad.Jl. Dist Sub-Registrar
Shakti Nagar, Dist-Jalpaiguri

24 SEP 2018

IN WITNESSES WHEREOF the First Party and the authorized signatory of the Second Party herein in good health and conscious mind have set and subscribed their respective seal and signatures on this **DEVELOPMENT AGREEMENT** on the day, month and year first above written.

WITNESSES:-

1. स्यास किसोकर्म

जिला जयपूर गौरी सासन नगर
PN 734001 थाना मकान नगर

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

Kanaka Rasaily

FIRST PARTY

GREEN HILL ESTATE


PARTNER

SECOND PARTY

2. Kailash Rasaily
S/o 1st Ranbahadur Rasaily
Shastri Nagar
Serok Road
Dist Jalpaiguri

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



NIKUNJ SARAF

Advocate :: Siliguri





Reg. No. WB/1287/2008.



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

24 SEP 2018

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Kamala Raju</i>	LEFT HAND					
	RIGHT HAND					

Kamala Raju












SIGNATURE



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

24 SEP 2018

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

GREEN HILL ESTATE

Holden
PARTNER

SIGNATURE



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Ac.Jl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

24 SEP 2018

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
DJXPR7163A

आयकर संख्या
 PAN: DJXPR7163A

नाम (Name)
KAMALA RASAIY

पिता का नाम (Father's Name)
WORA SINGH KHATI

जन्म तिथि (Date of Birth)
01/01/1938

हस्ताक्षर (Signature)



Kamala Rasaiy

If this card is lost/ found, kindly inform nearest
 Income Tax PAN Service Unit, TITSI,
 Plot No. 3, Sector 11, G.D. Colony,
 New Market - 400 004.

यदि इस कार्ड खोया/ पाया जाय तो कृपया सूचित करें
 आयकर सेवा इकाई, TITSI,
 प्लॉट नं. 3, सेक्टर 11, ग.डी. कॉलोनी,
 नया बाजार - 400 004.



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

24 SEP 2018

आयकर विभाग
INCOME TAX DEPARTMENT

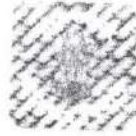


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAQFG5882L



नाम / Name
GREEN HILL ESTATE

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

16022017

GREEN HILL ESTATE


PARTNER





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

24 SEP 2018

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMIT PODDAR
VINAY KUMAR PODDAR

13/04/1983
Permanent Account Number

AJSPP9907C

Amit Poddar
Signature



22/10/2012



GREEN HILL ESTATE

Amit Poddar
PARTNER

8708 932 1 5



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

24 SEP 2018



Government of West Bengal

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

OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07110001422786/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.





SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Kamala Rasaily Alias Smt Kamala Kumari Rasaily Shastri Nagar,, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734001	Land Lord			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri Amit Poddar Sevoke Road,, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001	Represent ative of Developer [Green Hill Estate]			 GREEN HILL ESTATE PARTNER
SI No.	Name and Address of identifier	Identifier of			Signature with date
1	Shri Shyam Biswakarma Son of Late Dhanbir Biswakarma Shastri Nagar, Ward No. 41,, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001	Smt Kamala Rasaily, Shri Amit Poddar			

(Tapash Kanti Ghosh)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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

Jalpaiguri, West Bengal

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

24 SEP 2018

~~24 AUG 2018~~

Major Information of the Deed

Deed No :	I-0711-06418/2018	Date of Registration	28/09/2018
Query No / Year	0711-0001422786/2018	Office where deed is registered	
Query Date	06/09/2018 12:45:44 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	N Saraf Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832076733, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 16,50,000/-]		
Set Forth value	Market Value		
	Rs. 94,50,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 16,521/- (Article:E, E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-560/1008	RS-716/2	Bastu	Bastu	6 Katha 12 Chatak		94,50,002/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
Grand Total :					11.1375Dec	0 /-	94,50,002 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Kamala Rasaily, (Alias: Smt Kamala Kumari Rasaily) (Presentant) Wife of Late Nanda Lal Rasaily Shastri Nagar,, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DJXPR7163A, Status :Individual, Executed by: Self, Date of Execution: 24/09/2018 , Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/09/2018 , Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-0711-06418/2018-28/09/2018

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Green Hill Estate Bankimnagar, Ward No. 41,, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 , PAN No.:: AAQFG5882L, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Amit Poddar Son of Late Binay Kumar Poddar Sevoke Road,, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Green Hill Estate (as Partner)

Identifier Details :

Name & address	
Shri Shyam Biswakarma Son of Late Dhanbir Biswakarma Shastri Nagar, Ward No. 41,, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Smt Kamala Rasaily, Shri Amit Poddar	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Kamala Rasaily	Green Hill Estate-11.1375 Dec

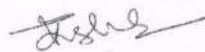
Endorsement For Deed Number : I - 071106418 / 2018

Major Information of the Deed :- I-0711-06418/2018-28/09/2018

On 06-09-2018

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 94,50,002/-



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

On 24-09-2018

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

Presented for registration at 19:30 hrs on 24-09-2018, at the Private residence by Smt Kamala Rasaily Alias Smt Kamala Kumari Rasaily, Executant.

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

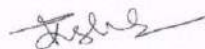
Execution is admitted on 24/09/2018 by Smt Kamala Rasaily, Alias Smt Kamala Kumari Rasaily, Wife of Late Nanda Lal Rasaily, Shastri Nagar,, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife

Indetified by Shri Shyam Biswakarma, , , Son of Late Dhanbir Biswakarma, Shastri Nagar, Ward No. 41,, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

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

Execution is admitted on 24-09-2018 by Shri Amit Poddar, Partner, Green Hill Estate (Partnership Firm), Bankimnagar, Ward No. 41,, P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001

Indetified by Shri Shyam Biswakarma, , , Son of Late Dhanbir Biswakarma, Shastri Nagar, Ward No. 41,, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others



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

Major Information of the Deed :- I-0711-06418/2018-28/09/2018

On 25-09-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 16,521/- (B = Rs 16,500/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 16,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2018 11:53AM with Govt. Ref. No: 192018190283650071 on 07-09-2018, Amount Rs: 16,521/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKH0211395 on 07-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

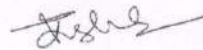
Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,021/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 20344, Amount: Rs.5,000/-, Date of Purchase: 06/09/2018, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2018 11:53AM with Govt. Ref. No: 192018190283650071 on 07-09-2018, Amount Rs: 5,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKH0211395 on 07-09-2018, Head of Account 0030-02-103-003-02

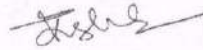


Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 28-09-2018

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.



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

Major Information of the Deed :- I-0711-06418/2018-28/09/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 151058 to 151080

being No 071106418 for the year 2018.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH
Date: 2018.09.28 14:55:34 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 28-09-2018 14:54:56
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)