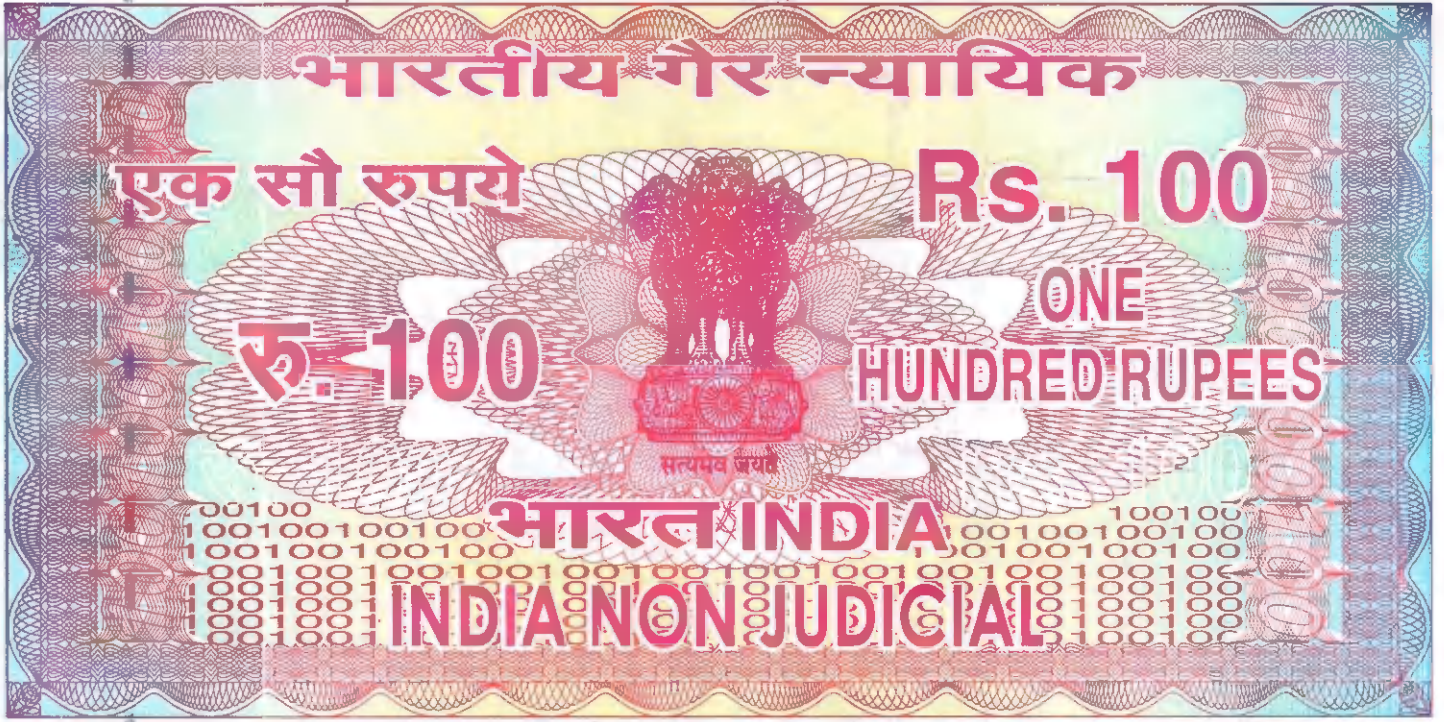


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Prithvi Ranjan Das

Hyspace Constructions Pvt. Ltd.
Premlata Agarwala
Director

DEVELOPMENT/CONSTRUCTION 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-Registrar
Bhakti Nagar, Jalpaiguri

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27 OCT 2021

08 OCT 2021

Sl. No. 2490 Date _____ Rs. 100/-
Name Hyspace Constructions Pvt Ltd
Vill _____
P.S. _____ Siliguri
Dist _____

Jharna Biswas
Stamp Vender, Isampur Court



Advt. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

27 OCT 2021

সি. নং ২৪৯০ তারিখ _____ টাকা ১০০/-
নাম হিস্পেস কনস্ট্রাকশন প্রাইভেট লিমিটেড
গ্রাম _____
প.স. _____ সিলিগুরি
জিলা _____

জর্নাল নং _____
ফাইল নং _____

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Chitta Ranjan Das

Hyspace Constructions Pvt. Ltd.

Premalata Agarwala
Director

DEVELOPMENT AGREEMENT

THIS AGREEMENT TO DEVELOP/PROMOTE MADE THIS THE 27th DAY
OF OCTOBER, 2021 AT SILIGURI

DESCRIPTION OF LAND WHICH WILL BE DEVELOPED :

<u>LAND MEASURING</u>	:	19 Decimal
<u>PLOT NO.</u>	:	RS 306/678, LR 2
<u>KHATIAN NO.</u>	:	RS 602, LR 243
<u>SHEET NO.</u>	:	RS 9, LR 59
<u>J L No.</u>	:	02
<u>MOUZA</u>	:	DABGRAM
<u>PARGANA</u>	:	BAIKUNTHPUR
<u>POLICE STATION</u>	:	BHAKTINAGAR
<u>GRAM PANCHAYAT</u>	:	DABGRAM -II
<u>DISTRICT</u>	:	JALPAIGURI

BETWEEN

SRI CHITTA RANJAN DAS having P.A.No. ADFPD8772Q, (AADHAAR No. 9211-8586-3754, son of late Anil Chandra Das, Hindu by faith, Business by occupation, Nationality by Indian, resident of 11 Anil Bhawan, Jagadish Chandra Bhattacharjee Sarani, Hakimpara, P.O. & P.S. Siliguri-734001, District Darjeeling, hereinafter called the "LAND OWNER/FIRST PARTY" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the "**FIRST PART**".

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Bhakti Nagar, Jalpaiguri

27 OCT 2021

Chitta Ranjan Das.

Hyspace Constructions Pvt. Ltd.

Premlata Agarwala.
Director

AND

HYSPLACE CONSTRUCTIONS PRIVATE LIMITED having **PAN AAFCH3623L**, a private Limited Company registered under the Companies Act, 2013 having its registered office at 277 HILL Cart Road, Siliguri-734001, District Darjeeling herein represented by its director **SMT PREMLATA AGARWALA (Aadhaar No. 8382-5321-6184)**, wife of Sri Gajanand Agarwala, resident of Pranami Mandir Road, P.O. Sevoke Road & P.S. Bhaktinagar, Siliguri-734001, District Jalpaiguri And (Hereinafter referred to as **DEVELOPER/'THE BUILDERS/ SECOND PARTY'** which expression shall unless repugnant to the context or meaning thereof, be deemed to include its directors, successors, legal representatives, executors or administrators of the last survivor of the **SECOND PART**.

WHEREAS one Dhanabati Devi Agarwal wife of Lila Dhar Agarwal was the absolute owner & in possession of all that piece or parcel of land measuring 26 Decimal, appertaining to R. S. Plot No. 306/678, recorded in R.S. Khatian No. 602/2, J. L. No. 2, situated at Mouza-Dabgram, Pargana-Baikunthapur, under R.S. Sheet No. 9, Police Station Bhaktinagar, District Jalpaiguri, by virtue of Deed of Sale, being Document No. 1350, for the year 1984, registered at Jalpaiguri Sadar Additional Dist. Sub-Registry Office Jalpaiguri, executed by **Sri Krishna Pada Ghosh** of Siliguri and since then the said Dhanabati Devi Agarwal had been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule herein below.

AND WHEREAS the said **Dhanabati Devi Agarwal** wife of Lila Dhar Agarwala out of the said total land measuring 26 decimal, transferred land measuring 19 decimal to Sri Chittaranjan Das, the landowner hereof by virtue of Deed of Sale, being Document No. I-1681, for the year 1991, registered at Additional Dist. Sub-Registry Office Jalpaiguri, free from all encumbrance and charges whatsoever.

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27 OCT 2021

Chitta Ranjan Das

Hyspace Constructions Pvt. Ltd.

Premlata Agarwala
Director

AND WHEREAS thereafter the said **Chitta Ranjan Das** also recorded the aforesaid land in his name in the record or rights at the office of the B.L. & L.R.O., Rajganj being Khatian No. 243 and the same was framed in the name of **Chitaranjan Das**, as per provision of W.B.L.R. Act. 1955.

AND WHEREAS by virtue of the aforesaid Deed of Sale, Record of Rights the said **Chitta Ranjan Das** has become the sole, absolute and exclusive owner of the aforesaid land total measuring 19 Decimal, more particularly described in the Schedule hereunder having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS in the manner aforesaid, the above named First Party became the sole, absolute and exclusive owner of land measuring 19 Decimal and ever since then the First Party is in exclusive, khas and peaceful possession of the aforesaid land without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein and free from all encumbrances whatsoever.

AND WHEREAS the 'Landowner' hereof for the purpose of an integrated development of his/their said land, has decided to develop the same but not having sufficient and adequate funds, resources and expertise in the sphere of construction, the Landowner have agreed to develop the said land by constructing a multi storied commercial cum residential building thereon.

AND WHEREAS the directors of the 'Developer' Company hereof on coming to know of the intention of the 'Landowner', have agreed to develop the below Schedule mentioned land of the Landowner by constructing multi storied commercial cum residential building thereon as per the building plan to be sanctioned by the Siliguri Municipal Corporation and/or other appropriate authority.

AND WHEREAS the 'Landowner' has accepted the said proposal and agreed to grant an exclusive right of development of his/their said landed property more fully and particularly described in the Schedule below in favour of the Developer hereof for the consideration and on the terms and conditions stated hereinafter.

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Chitra Ranjan Das.

Hyspace Constructions Pvt. Ltd.

Premalata Agarwala.
Director

AND WHEREAS : in pursuance of said agreement, settlement and relinquishment, the parties herein agree and accept the following articles to avoid future disputes and dissension amongst them.

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

DEFINITIONS:

In this Agreement, unless otherwise specifically mentioned;

1. **Landowner** - shall mean the said First Party or any person claiming under, through or in trust for the First Party may have had or has as Executor, Legatee, Trustee, Beneficiary or otherwise in respect of the Premises described in the Schedule hereunder written including their successors, legal representatives, agents, executors and assigns.
2. **Developer** - shall mean the said **HYPSPACE CONSTRUCTIONS PRIVATE LIMITED** and the directors or director for the time being of the Company, the survivors or survivor of them and the heirs, executors and administrators of the last surviving director/s and their; his or her assigns at all materials times.
3. **Premises** - shall mean ALL THAT the entirety of the land measuring 19 Decimal more fully and particularly described in the Schedule hereunder written.
4. **Building** - shall mean the Multistoried building complex to be constructed at the said premises with the maximum Floor Area Ratio (FAR) available or permissible under the Rules and Regulations of the S.M.C. and as per the plan or plans to be sanctioned by the SJDA/Siliguri Municipal Corporation/Gram Panchayat.
5. **Unit** - shall mean the constructed area and/or spaces in the building intended to be built and/or constructed capable of being occupied and enjoyed separately as a distinct entity in the building to be constructed at the said premises.

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Bhakti Nagar, Jalpaiguri

27 OCT 2021

Chitthe Ranjan Das.

Hyspace Constructions Pvt. Ltd.

Premalata Agarwala
Director

6. **Super built-up area**- shall mean the total constructed area which will include corridors, staircases, passageways, water tanks, reservoirs, together with the width of the walls and such other areas used for accommodating common services to the building to be constructed at the said premises.
7. **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 to be constructed at the said premises.
8. **The plan** - shall mean the plan or plans, elevation, designs, drawings and specifications of the building including modification or variation thereof, which may be made from time to time, as the SJDA/Siliguri Municipal Corporation shall sanction.
9. **Saleable Area** - shall mean the space or spaces in the new building available for independent use and occupation after making due provisions of common facilities and the space required thereon.
10. **Old Building** - shall mean the building or portion thereof and the structures existing at the said premises.
11. **Landowner's Allocation** - shall be 45% (Forty-five percent) area on each floor comprising of residential flats, shops and garage/parking spaces, etc. as per the sanctioned plan, more fully mentioned below, including the common facilities, together with all amenities to be allocated to the Landowner as part consideration for permitting the Developer to develop the said premises and commercially exploit the same.
12. **Developer's Allocation** - shall mean the remaining 55% (Fifty five percent) area on each floor comprising of residential flats, shops and garage/parking spaces, etc. as per the plan or plans to be sanctioned by the SJDA/Siliguri Municipal Corporation/Gram Panchayat for the proposed building to be constructed at the said premises including the common facilities which shall absolutely belong to the Developer after providing for the Owner's Allocation as aforesaid under this agreement, it being expressly agreed that this will not prevent the Developer from entering into any agreement for sale and transfer in respect of the Developer's Allocation.

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Chitta Ranjan Das.

Hyspace Constructions Pvt. Ltd.

Premkanta Agarwala.
Director

It is to be noted here that total Shops and Residential Flats shall be distributed uniformly so that both the parties, that i.e the Landowner and the Developer, get equal benefit as per allocation area herein mentioned.

13. **Transfer** - with 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.

14. **Transferee** - shall mean a person, persons to whom any space and/or unit in the building to be constructed at the said premises has been transferred.

15. Words importing singular shall include plural and vice versa.

16. Words importing any gender shall include all the other genders, i.e., masculine, feminine and neuter genders.

ARTICLE :: I :: OWNERS ALLOCATION :

The first party/Landowner shall get 45% of built-up area (including super-built up area) as herein below described.

1.1 **Owners Allocation [SRI CHITTA RANJAN DAS (FIRST PARTY)]** shall be allotted 45% built up area of owners allocation (including super built area) more or less to be constructed at the said premises by the Developer as per plan or plans to be sanctioned by the SJDA/Siliguri Municipal Corporation/Gram Panchayat or any other sanctioning authorities as consideration for permitting the Developer to develop the said premises and commercially exploit the same. The allocation made herein may be altered/changed with consent of both parties herein stated.

1.2 That the marking of Owners Allocation shall be finalized at the time of final sanction of plan passed by the concerned authorities and an allocation agreement shall be executed between both the parties herein stated and while marking the owners allocation, the First Party choice shall be given priority.

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Handwritten signature in green ink.

Add. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

27 OCT 2021

Chitra Ranjan Das,

Hyspace Constructions Pvt. Ltd.
Priemlata Agarwal
 Director

ARTICLE :: II :: COMMENCEMENT

1. This Agreement shall be deemed to have commenced on and with effect from the day, month and year first above written and shall remain in full force until such time all the terms and conditions contained herein are fulfilled by both the parties.

ARTICLE :: III :: EXPLOITATION RIGHTS

The 'Landowner' hereunder grant an exclusive right and possession to the 'Developer' to build up Multi Storied commercial cum residential building, in accordance with the building plan to be sanctioned by the SJDA/Siliguri Municipal Corporation/Gram Panchayat and/or other appropriate authority on the below schedule land consisting of several flats on different Floors and shops, parking spaces and other areas on the Ground Floor of 'the building' in accordance with the proposed sanctioned building plan and to sell the flats, shops, servant quarters and parking spaces along with other common areas/facilities of Developer's allocation to the prospective buyer/s of the Developer's choice AND the 'Developer' shall be entitled to obtain necessary advances from the prospective buyer/s on terms and conditions as the 'Developer' shall in its absolute discretion deem fit and proper without any liability whatsoever of the 'Landowner' to such Payees.

ARTICLE ::IV :: POSSESSION

1. WITH effect from the date the date hereof, Developer shall be in permissive possession of the said land at the said Premises and entitled to hold the same for all purposes connected to development and construction and shall be entitled to post its security guards there at for protecting / defending the said Land.

2. The Developer shall commence construction of the commercial/residential complex immediately after Building Plan being duly sanctioned by the Municipal Corporation and other Authorities. The Developer agrees to complete the construction of the commercial / residential complex in all respects as per the specifications fully mentioned hereinbelow and as per the agreed timelines. All costs, charges and expenses for constructing and completing the proposed commercial/residential complex (including permission of all requisite clearances, permissions, sanctions etc. shall be borne and paid by the Developer.

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Chitra Ranjan Das.

Hyspace Constructions Pvt. Ltd.

Prinmlata Agarwala.
Director

3. During such period of construction, the Owner shall not prevent the Developer or in any way interfere with the construction of project at the Said land, except in such circumstances when the Owner has reasons to believe that the Developer is not carrying out its function in terms of this Agreement.

ARTICLE :: V :: BUILDING

- 1) The 'Developer' shall at its own cost and expenses construct 'the building' on the below Schedule mentioned land of the 'Landowner' according to the building plan to be sanctioned by the Siliguri Municipal Corporation and/or other appropriate authority with such modifications or alterations required to be made thereof from time to time.
- 2) The 'Developer' shall prepare building plan in the name of the Landowner for construction of multi storied commercial cum residential building on 'the said premises' at its own cost and expenses and shall submit the said plan duly signed by the 'Landowner' or his/their duly constituted attorney/attorneys, to the Siliguri Municipal Corporation and/or other appropriate authority, for sanction thereof at its own cost. The 'Developer' shall appoint Architect, Mason, workers, Durban/Chowkidar etc. and shall pay their wages, salary and the 'Landowner' shall not be liable to any such person/s for any dues on account of the services rendered by them.
- 3) The Landowner shall hand over possession of his/their land more fully described in the Schedule below for the purpose of development and construction of the building thereon, in favour of the Developer hereof in terms of the agreement.
- 4) The 'Developer' is hereby authorized and empowered in relation to the construction, so far as may be necessary, to apply and obtain temporary and/or permanent connection of water, electricity to the building and other inputs and facilities, required for which purpose the 'Landowner' do hereby agree to execute in favour of the directors of the 'Developer' Company such power of attorney and other authorities as may be required by the 'Developer' and the 'Landowner' shall also sign all such applications and other documents as may be required for the purpose of or otherwise for or in connection with the construction of 'the building' from time to time.

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Bhakti Nagar, Jalpaiguri

27 OCT 2021

Aritha Ranjan Ds.

Hyspace Constructions Pvt. Ltd.

Premlata Agarwala
Director

5) All dealings by the 'Developer' in respect of the construction of 'the building' shall be in the name of the 'Landowner' but Landowner shall not be liable in any manner whatsoever to the 'Developer' or to any third party for any such dealings of the 'Developer'.

ARTICLE :: VI :: BUILDING ALLOCATION

1. Immediately upon the construction of 'the building', on its completion or on completion of any part of the same except the flats, commercial space and parking spaces and other areas in Landowner's allocation, all other flats, commercial space and parking spaces and other areas shall belong to the 'Developer' and the 'Landowner' shall not have any right, title, interest, claim and demand whatsoever in respect thereof.

2. On completion of the building and on delivery of possession of the portions of construction in the Landowner's allocation (completed in all respect as per specification of "Flats" mentioned hereafter, but without electric connection. Electric connection in respect of the flat and other area of Landowner's allocation shall have to be obtained by him at his/her own cost) in the conditions herein before contained to the Landowner, the 'Landowner' shall himself or through his/her constituted attorney/s transfer and convey at the request of the 'Developer' and at the cost of the Transferee or Transferees the undivided proportionate share of 'the said premises' underneath together with each of the flats, shops, garages, parking spaces etc. of Developer's allocation by executing relevant Deeds of Sale in favour of the would be purchaser/s or such other person/s who may be nominated by the 'Developer' in this regard.

ARTICLE :: VII :: COMMON FACILITIES

1. The 'Landowner' shall pay GST, Income Tax or any other tax and shall also pay proportionate Municipal Tax for his/her portions/premises as fully mentioned below, to the Siliguri Municipal Corporation from the date of getting possession. The 'Landowner' shall also pay proportionate common expenses (including Khajna to the land Reforms Office) and maintenance charges for his/her portions, to the owners' association or committee of the building', punctually. The 'Landowner' shall not be liable for the municipal Taxes, Land Khajna of the flats, shops, parking spaces etc. in Developer's allocation. The Developer/ Purchasers shall be liable to pay proportionate share of Municipal Tax, Land Khajna until the separate assessment of the respective flats, shops, parking spaces etc. in the Developer's allocation.

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Bhakti Nagar, Jalpaiguri**

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Chille Ranjan Joshi

Hyspace Constructions Pvt. Ltd.

Premalata Agarwala
Director

2. The staircases, water tanks, water pumps, well, septic tanks, and other common spaces inclusive of common passages (covered) shall remain in the common use of all the occupants of the flats in the building. The ownership of the aforesaid homestead land shall jointly rest in the Landowner and owners of the flats, shops, garages etc. in common, having heritable and transferable rights, without there being any rights of partition.

ARTICLE :: VIII :: LANDOWNER'S OBLIGATION

1. During the continuance of this agreement, the 'Landowner' shall not in any way cause impediment or obstruction, whatsoever, in the proposed construction or development work to be made by the 'Developer'/Second Party on 'the said premises' in terms of this Agreement or by his acts, commissions or omissions do anything to delay and/ or render the construction thereof impossible.
2. The Landowner shall demolish the old building, that existing structures standing on the said premises and retain the sale proceeds after selling the materials of the old building/structures standing on the said premises for the convenience of the construction work of the new building. The Landowner undertakes to remove/ evict all the tenants/occupants holding and occupying some portion of the said premises, and clear vacant possession of the said premises to the developer prior to the sanction of the Building Plan.
3. The 'Landowner' shall sign all necessary papers and documents from time to time, which may be required by the 'Developer' for the purpose of construction of the building and development of 'the said premises'.
4. The 'Landowner' shall grant and execute a General Power of Attorney in favour of Company, the director of the 'Developer' Company or any other person as decided by the director of the 'Developer' Company to facilitate the construction building according to the sanctioned plan and to sell/let out the flats, shops, parking spaces etc. of total constructed area.

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Bhakti Nagar, Jalpaiguri

27 OCT 2021

Anita Ranjan Das

Hyspace Constructions Pvt. Ltd.

Premalata Agarwala
Director

In case of untimely demise of the 'Landowner', his/her legal heir/s shall execute a General Power of Attorney, if necessary, in favour of the directors of the Developer Company or any other person as decided by the directors of the 'Developer' Company empowering them to sell flats, parking spaces etc. of Developer's allocation and for such purpose to enter into agreement/s with intending purchaser or purchasers, receive all earnest money and all payments towards consideration money and to execute, sign, and register such deed/s of conveyance/ agreement of tenancy etc. in respect of flats, parking spaces etc. of Developer's allocation. The 'Landowner' shall have no liability whatsoever, for receipt of the money by the 'Developer' and not be responsible for the same in any manner, whatsoever.

5. That until completion of all the formalities, the 'Landowner' shall permit the 'Developer' and its representatives/ agents to have access to 'the said premises' for the purpose of soil testing, taking measurements for preparation and drawing of the proposed building plan/s and other related or connected works required for the development of the said premises and/or construction of the said building.

6. The Land Owners hereby further agree and covenant with the Developer not to let out, grant lease, mortgage and/or charge the said premises or any portion thereof during the subsistence of this contract.

7. Nothing in these presents shall be construed as a demise or any assignment creating any charge or conveyance in law by the Landowner of the said premises or any part thereof to the Developer or as creating any rights, title or interest in respect thereof of the Developer other than an exclusive and irrevocable licence to the Developer to commercially exploit the same in terms hereof and to deal with the Developer's allocation in the new building to be developed at the said premises in the manner hereinbefore and hereinafter started.

8. The Landowner hereby agrees and covenants 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 and the land owner shall also not to do any act or deed or thing where by construction of proposed building is prevented or hampered.

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**Add. District Sub-Registrar
Bhakti Nagar, Jalpaiguri**

27 OCT 2021

Prithvi Ranjan Das

Hyspace Constructions Pvt. Ltd.

Premalata Agarwala
Director

ARTICLE :: IX :: DEVELOPER'S OBLIGATION

1) The 'Developer' shall construct 'the building' in terms of this agreement and in accordance with the plan to be sanctioned by the Siliguri Municipal Corporation or other appropriate authority without any deviation whatsoever, except internal arrangements as per practical requirements. Matters regarding measurement of flat of Owner allocation, quality of materials and matters pertaining to construction of building shall be decided by the engineer appointed by the second party and his decision shall be final and binding to the Landowner.

2) The 'Developer' shall complete the building within 36 (Thirty six) months from the date of sanction of the building plan with a grace period of six (06) months unless prevented by the force of nature and act of God or any other reason beyond their control. The Developer will complete the total building at a time.

In this regard it is clarified that the Completion Time shall include submission of completion certificate but shall not include the time required for obtaining occupancy certificate from the SMC/Gram Panchayat – the Said Complex shall be deemed to be completed if completion certificate is submitted by the Architect to the SMC/Gram Panchayat or completion certificate issued by the Architect in his letter head. However it shall be the responsibility of the Developer to obtain occupancy certificate from the SMC/Gram Panchayat or from any concerned authorities in due course.

3) The Developer shall construct and complete the buildings under its supervision and control and with the best workmanship and like manner and shall comply with Municipality/Competent Authority Rules and in any event the Developer can assign or appoint sub-contractors for any part of the work which shall be ensured incorporating of the above restrictions and compulsory stipulations for record and full compliance. Notwithstanding the above, the Developer shall remain responsible and liable for fulfillment of the terms and obligations contained herein.

4) The 'Developer' shall pay and bear the Municipal Tax and other Taxes including any Govt. dues payable for 'the said premises' from the date of taking physical possession of 'the said premises' till the date of delivery of possession of the Landowner's share to them as herein before stated and sale of all other flats, parking spaces etc. of Developer's allocation.

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Chitra Ranjan Joshi

Hyspace Constructions Pvt. Ltd.

Premalata Agarwala
Director

5) The Owner shall not be answerable or liable for any mode, part or nature of construction or for any material to be used in course of or relating to erection construction and completion of the commercial/residential complex or any part thereof provided standard materials are used as per approved specifications.

ARTICLE :: X :: RESTRICTIONS

(a) The 'Developer' during construction shall abide by all laws, rules and regulations of the Government, local bodies and/or other authorities and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws, and regulation.

(b) The 'Landowner' shall abide by all bye-laws, rules and regulations of association/society that may be formed by the Owners of the flats/parking spaces after delivery of possession of Landowner' allocation to him and after sale of all other flats, parking spaces etc. comprising in the Developer's allocation.

(c) The Developer shall be entitled to use the existing Electrical line/s of the Landowner, if any, for carrying out the construction work subject to full payment of the charges as per Metre reading bill till the period of completion of the construction.

(d) The Landowner and the Developer expressly agreed that this Development agreement and the General Power of Attorney executed by the Landowner in favour of the Company, the director of the Developer Company or other person decided by developer shall remain valid and in operation until the completion of the said building and sale of all portions of the Developer's allocation.

ARTICLE :: XI :: TITLE INDEMNITIES

1. The 'Landowner' declares that none but he/they has all claims, right, title and interest in the said premises and that he/they has good right and absolute authority to enter into this agreement with the 'Developer'.

2. The 'Landowner' hereby further declares that his/their said land is free from all encumbrances, charges, claims, mortgages etc. whatsoever. The Landowner hereby undertakes to indemnify and keep indemnified the 'Developer' from, against any such encumbrances, and for any claim of any Third Party pertaining to the said premises.

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27 OCT 2021

Chitla K. Singh

Hyspace Constructions Pvt. Ltd.

Premalata Agarwala
Director

3. The 'Landowner' hereby further declares that there is no subsisting agreement for sale and/or development of the said premises with any other party or parties by the Landowner or any person claiming under him at the time of execution of these presents.

4. The Landowner hereby undertakes -that the" Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbance. If the proposed construction is in any manner hindered, hampered, impeded, delayed or obstructed by the willful default or any previous, present or future acts of the Landowner, he/they undertakes to indemnify the Developer up to the extent of the damages/losses suffered by the Developer as a consequence thereof.

5. The 'Landowner' hereby also undertakes that the 'Developer' shall be entitled to construct and complete the building within 36 (thirty six) months from the date of sanction of the building plan by the SJDA/Siliguri Municipal Corporation/Gram Panchayat, with a grace period of six months unless prevented by the force of nature and act of God or any other reason beyond their control and the Developer shall be entitled to negotiate for sell, let out and transfer the flats, parking spaces etc. out of Developer's allocation to any third party or parties without any interference from the 'Landowner' or any person claiming through or under them.

6. The Developer shall act as an independent contractor in construction of the building and undertakes to keep the 'Landowner' indemnified from and against all third party claims and actions arising out of any act or commission or omission of the Developer relating to the construction of the building.

ARTICLE :: XII :: GENERAL

1. The 'Landowner' and Developer have entered into this agreement purely on a Principal to Principal basis and nothing stated herein shall be deemed to construe a partnership between the Developer and the 'Landowner' as a joint venture or joint adventure between the parties hereto and not in any manner constitute an association of persons. Each party shall keep the other party indemnified from and against same and the agreement shall be binding on the heirs, executors, representatives, administrators, successors of the parties hereto.

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Bhakti Nagar, Jalgaon

27 OCT 2021

Chitra Ranjan

Hyspace Constructions Pvt. Ltd.

Premkanta Agarwal
Director

2. It is understood that from time to time to facilitate the construction of the building by the Developer, various acts, deeds matters and things not herein specified or referred to, may be required to be done by the Developer for which the Developer may require the authority of the 'Landowner' and various applications and other documents may be required to be signed or made by the 'Landowner' relating to which no specific provisions have been made herein.

The 'Landowner' hereby permits, authorizes and empowers the Developer to do all such acts, deeds, matters and things on his behalf forthwith upon relating to which no specific provisions have been made herein required by the Developer in this behalf. And, he does hereby confirm all such acts, except those which are contrary to or inconsistent with and prejudicial to their interest in the subject matter of this agreement.

3. That the second party shall deposit interest free security money of Rs. 20,00,000/- (Rupees twenty lakhs only) to the first party at the time of sanction of plan or commencement of construction whichever is later. The said security money shall be refunded to the Second party on completion of the proposed building as defined in clause 2 of Article IX. However the said Security amount cannot be adjusted with any other account and shall be refunded by the first party to the Developer by cheque/Demand Draft/NEFT or any online mode to the developer in due course as mentioned above.

4. That if the Developer fails to complete the construction of Landowner area on stipulated time then the developer shall pay Rs. 10/- per sq.ft. of the unfinished area to the Landowner on monthly basis as compensation except Force majeure clause is applicable and the compensation shall be paid once the Security amount is refunded.

5. Each party shall be responsible and liable for their respective share and/or taxes and impositions relating to his or their respective allocations.

6. The Owner shall handover all relevant documents including title deeds, Certificates of Mutation, certified copy of Khatian, Land Revenue payment receipts (Khajna dakhilas), property tax payment receipts, if any, in original to the Developer on the date of signing of this agreement to be retained until the completion of the construction of the new building at the said premises.

7. THAT the Builder/Developer shall be entitled to make advertisement in the media and/or publish brochures, etc. for sale in the said complex and the cost shall be borne by the developer exclusively of proposed building hereinabove stated and such right of advertisement shall remain with the Developer with effect from this day.

Contd.



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Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

27 OCT 2021



Hyspace Constructions Pvt. Ltd.

Premalata Agarwal
Director

8. That any amount paid by the Developer to the Landowner shall be reimbursed to the Developer from the sale proceeds to be realized by the Landowner from the sale of their allocation.

9. It has been mutually decided between the Owner and the Developer that the newly proposed commercial/residential complex will be known as "by such name as Owner and Developer jointly think fit and proper.

10. As and when from the date of completion of the building, the Developer and/or its nominated transferee/s or purchaser/s of flat/s, shop/s and /or parking spaces etc. and the 'Landowner' or his/their nominated transferee/s shall each be liable to pay GST and bear proportionate charges on account of Municipal Taxes and such other taxes and charges and impositions as well as common expenses necessary to be paid for maintenance of common areas and facilities.

ARTICLE :: XIII :: Amendment/Modification

1. **Express Documentation:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the Parties and expressly referring to the relevant provision of this Agreement.

2. **Subject to RERA:** Notwithstanding anything contained in this Agreement, it is the express understanding between the Parties that all the terms (including but not limited to the commercial terms contained in this Agreement) contained in this Agreement shall always be subject to the Real Estate (Regulation and Development) Act, 2016 (**RERA**). In the event of inconsistency or repugnancy between the terms of this Agreement and the provisions of the RERA, then to the extent of such inconsistency of repugnancy, the provisions of the RERA shall prevail.

ARTICLE :: XIV :: FORCE MAJEURE

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.

Contd.



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Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

27 OCT 2021



Hyspace Constructions Pvt. Ltd.


Director

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

ARTICLE :: XV :: ACQUISITION OR REQUISITION

1. In the event of acquisition by State, Central or any Govt. authorities or requisition of the said Premises prior to the commencement of construction of the commercial/residential complex then the Developer shall have the option to terminate this contract whereupon the Owners shall refund the money paid by the Developer to the Owners hereunder and total costs incurred, by the Developer in respect of the said Premises on receiving the amount from appropriate authority otherwise.

2. In the case of acquisition by State, Central or any Govt. authorities of the said Premises after the commencement of construction of the commercial/residential complex and prior to completion of construction of the commercial/residential complex the Owners shall be entitled to receive the remaining portion of compensation after paying the Developer's cost of construction including payment made in respect of the said Premises after receiving compensation from appropriate authority.

3. In case of acquisition or requisition by State, Central or any Govt. authorities of the said Premises after construction and completion of the Owner's allocation then the Owners shall be entitled to the entire compensation in respect of the Owner's allocation and the Developer shall be entitled to the entire compensation in respect of the Developer's Allocation.

ARTICLE :: XVI :: ARBITRATION

1 In case of any dispute, difference or question arising between the parties hereto with regard to this Agreement, the same shall be referred to the arbitration of an arbitrator to be appointed by the parties herein. If the parties do not agree upon an arbitrator, each party shall be entitled to appoint an arbitrator and the arbitrators shall appoint an umpire and the proceedings shall be in accordance with the provisions of the Arbitration and Conciliation Act, 1996 and/or any other statutory modification and/or enactment relating thereto

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Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

27 OCT 2021

Chitta Ranjan Das

Hyspace Constructions Pvt. Ltd.

Premalata Agarwala
Director

provided that in the event of arbitration or otherwise, the construction of new building shall not be stopped and the developer shall have right to continue the same and to transfer the unit so constructed to prospective buyer/s at his/her/their option.

ARTICLE :: XVII :: JURISDICTION

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

SCHEDULE

(DESCRIPTION OF THE PREMISES)

All that piece and parcel of land measuring 19 Decimal more or less appertaining to and forming part of RS Plot No. 306/678, recorded in RS Khatian No. 602, JL No. 2, RS Sheet No. 9 corresponding to **LR Plot No. 2** recorded in **LR Khatian No. 243** under LR Sheet No. 59, situate at Mouza- Dabgram, Pargana Baikunthpur, Police-Station Bhaktinager, within Gram Panchayat Dabgram II, located at Iskcon Mandir Road; District Jalpaiguri. The annual rent of which is payable to Government of West Bengal through BL & LRO, Rajganj, District Jalpaiguri and butted and bounded as follows :

North; 32'ft wide Metal Road,
South: sold land of Aganeshwari Roy,
East: 8'ft Private Passage, and
West: land of Sapan Kr Bal.

SPECIFICATIONS IN RESPECT OF THE FLAT

1. Hall Kitchen and Bathroom : Marble or tiles
2. Kitchen slab : Tiles upto 4' above counter
3. Bathroom Wall : Covered with tiles upto 7 feet height.
4. Flooring of other rooms: 2*4 Tiles;
5. Main door of flat : Wooden Door 30mm with laminate along with collapsible gate.

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Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

27 OCT 2021

Chitra Ranjan Goswami

Hyspace Constructions Pvt. Ltd.

Premkanta Agarwal
Director

6. Interior doors of flat: 30mm Flush Doors; with white surface paint.
7. Bathroom doors: Flush doors/PVC Door.
8. Railing of Balcony shall be of Stainless Steel/Iron.
9. Door Frames : Wooden frames made of good quality wood.
10. Shutters : Flush door
11. Windows: Aluminum fabricated windows with glass panel.
12. Modular Switches and Sockets i.e. Finolex/Anchor/Mescab Wires or equivalent brand.
13. Bathroom taps of branded items, i.e. Marc fittings Or equivalent brands.
14. Exterior of the building to be painted by WEATHERSHIELD.
15. WALLS: Brick built, cement plastered walls with coat of lime punning, putty in interior.
16. Electrical points in all rooms with concealed wiring of ISI quality materials. Other works at the cost of Owners.

SPECIFICATION IN RESPECT OF BUILDING

(To be constructed in Schedule land).

1. Standard specifications as aforesaid.
2. Layout of flats as per approved plan and special requirements at extra cost.
3. Boring 6 to 8 INCHES – for commoft use.
4. Main gate and sub-gate: Painted.
5. Staircase: Marble/Kota slabs with Steel railings.
6. Water tank: ONE/TWO tanks. Each in fixed location above top terrace/roof. (Extra pump and extra water tank for the owners allocation at their cost)
7. Electricity meter: Common to be installed by developer. Separate to be installed by subsequent allottees/purchasers at own cost at specified portion.
8. Steel rods: ISI/Super/SRMB/Durgapur.
9. All flats measurement inclusive of 20% to 25% share of super structure.
10. All shops measurement inclusive of 30% to 35% share of super structure.
11. Existing boundary walls will be renovated as per requirement.
12. One lift of OTIS or equivalent brand.



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13 DG Backup : Complete DG Backup for Common areas.

14 The name of the building as decided by the parties in stainless Steel letters/Stone of English script to be fixed in frontal face of building.

COMMON AREAS AND FACILITIES

- 1) The foundations, columns, girders, beams, supports, main walls;
- 2) Stairs, stairways, entrances and exits of the building;
- 3) All open spaces meant for common use;
- 4) Adequate fire fighting system;
- 5) Installations of common services, such as sewerage, water lines, etc.;
- 6) Underground Water reservoir, tanks, pumps, motors, pipes;
- 7) Well, boundary walls, drains, etc.
- 8) Main Gate;
- 9) Lift along with lift shafts and accessories, as also the elevators.

IN WITNESSES WHEREOF, the parties hereto have set their respective hands and seals hereunto the day, month and year first above mentioned.

WITNESSES:

1. Chitta Ranjan Das
S/O Chitta Ranjan Das
11, Jagadish Bhattacharya Sarani
Hekimpore
Siliguri - 734001.

Chitta Ranjan Das

LANDOWNER/FIRST PARTY

Hyspace Constructions Pvt. Ltd.

Premata Agarwal
Director

DEVELOPER/SECOND PARTY

2. Dipankar Roy
S/O Lt. Prafulla Kumar Roy
Siliguri-01

Prepared as per the instructions of the Parties & printed in my office:

Vinit Agarwal

(VINIT AGARWAL)
Advocate, Siliguri
Reg. No. WB/. F/1074/08



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**Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri**

27 OCT 2021

LAND OWNER

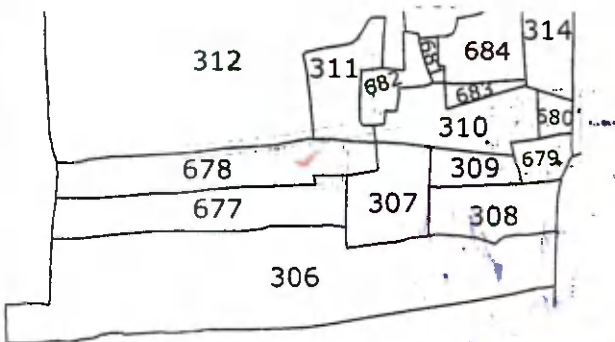
SRI CHITTA RANJAN DAS

S/O ANIL CHANDRA DAS
11 ANIL BHAWAN,
JAGADISH CHANDRA BHATTACHARJEE SARANI
HAKIMPARA, SILIGURI, SMC WARD NO- 15,
PO & PS- SILIGURI, DIST- DARJEELING,
PIN- 734001.

N

SCHEDULE(ASPER DEED):-

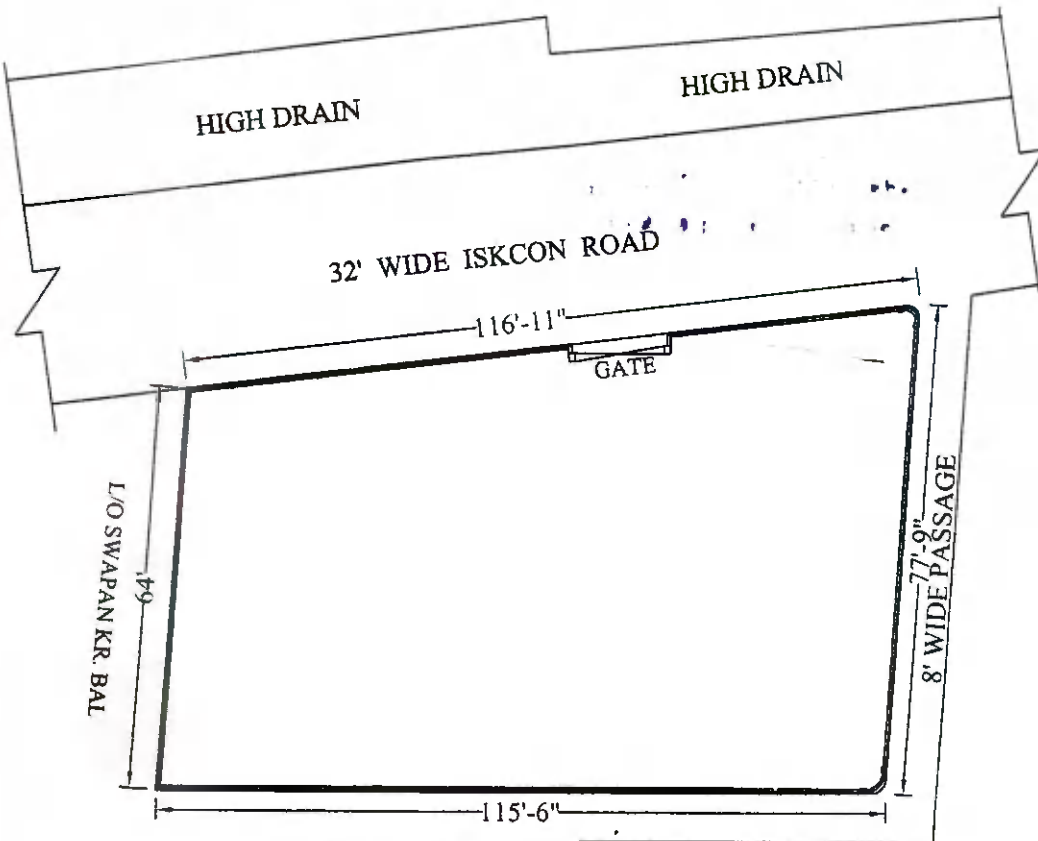
PARGANA- BAIKUNTHAPUR
MOUZA- DABGRAM , JL NO- 2 ,
SHEET NO. RS - 9 , LR- 59
KH. NO. RS- 602
PLOT NO. RS- 306/678, LR- 2,
AREA ASPER DEED - 0.19 ACRE
PS- BHAKTINAGAR, DIST- JALPAIGURI



RS MOUZA MAP(SCALE 16"= 1 MILE)

Chitta Ranjan Das

SIGN. OF LAND OWNER



SOLD L/O AUGHNESWARI ROY

SITE PLAN (SCALE :- 1"= 30')

PREPARED BY-

AR Basak 25-10-21

Surveyor
G.P.O. No. 2, P.O. No. 402
SILIGURI




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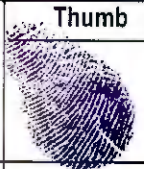









Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

27 OCT 2021

EXECUTANT SHEET

Chit






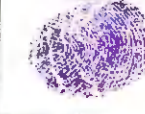







	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Chit Ranjan Das
Signature with date

CLAIMANT SHEET


Pr



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

Prem lata Agarwala
Signature with date




Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

27 OCT 2021



চিট্ট রঞ্জন দাস

Chitta Ranjan Das

পিতা : অনিল চন্দ্র দাস

Father : ANIL CHANDRA DAS

জন্মতারিখ / DOB : 13/06/1954

পুরুষ / Male



9211 8586 3754

আধার - সাধারণ মানুষের অধিকার

Chitta Ranjan Das



[Redacted text] Ministry of India

ঠিকানা:

11 অমিল ভবন, জগদীশ চন্দ্র
ভট্টাচার্য সরানী, হাকিমগাড়া
শিলিগুড়ি, ওয়ার্ড নং 15,
শিলিগুড়ি (মৌরসভা), দার্জিলিং,
শিলিগুড়ি, পশ্চিম বঙ্গ, 734001

Address:

11 ANIL BHAWAN, JAGADISH
CHANDR BHATTACHARJEE
SARANI, HAKIMPORA SILIGURI,
WARD no 15, Siliguri (M. Corp),
Darjeeling, Siliguri, West Bengal,
734001

9211 8586 3754



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help@uidai.gov.in



www.uidai.gov.in



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADFPD8772Q



नाम /NAME

CHITTA RANJAN DAS

पिता का नाम /FATHER'S NAME

ANIL CHANDRA DAS

जन्म तिथि /DATE OF BIRTH

13-06-1954

हस्ताक्षर /SIGNATURE

Chitta Ranjan Das

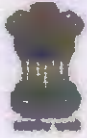
Chitta Ranjan Das

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Chitta Ranjan Das





ভারত

Government of India



প্রেমলতা আগরওয়াল

Premalata Agarwala

পতি : গজানন্দ আগরওয়াল

Husband : Gajanan Agarwala

জন্মতারিখ/DOB: 03/10/1954

মহিলা / Female

8382 5321 6184



আধার - সাধারণ মানুষের অধিকার

Premalata Agarwala



স্বাক্ষরিত প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: / গজানন্দ আগরওয়াল
মানসারোয়ার হাউসিং সোসাইটি
প্রনামী মন্দির রোড, সেবক রোড
ওয়ার্ড নং, শিলিগুড়ি(পৌরসভা)
শিলিগুড়ি, জলপাইগুড়ি, পশ্চিম বঙ্গ

Address: C/O Gajanand
Agarwala, MANSAROWAR
HOUSING SOCIETY,
PRANAMI MANDIR ROAD,
SEVOKE ROAD, WARD NO
40, Siliguri (m.corp.),
Jalpaiguri, Siliguri, West
Bengal, 734001

8382 5321 6184

1947
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAFCH3623L

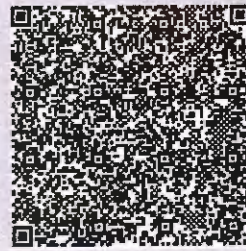
नाम / Name

HYSPLACE CONSTRUCTIONS PRIVATE LIMITED

निगमन/गठन की तारीख

Date of Incorporation / Formation

01/08/2020



Signature valid

Digitally signed by Income Tax
PAN Services Unit, NSDL
eGov. Finance
Date: 2020.08.01 11:41:14
GMT+05:30 (IST)
Reason: I Signed the PAN Sign
Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का अस्तान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card</p> <p>AAFCH3623L</p> <p>नाम / Name HYSPLACE CONSTRUCTIONS PRIVATE LIMITED</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 01/08/2020</p>	<p>भारत सरकार GOVT. OF INDIA</p>	<p>इस कार्ड के खोले/खोले गए समय सूचित करें/लौटाने: आयकर पैन सेवा इकाई, एन एस डी एल 5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कॉलोनी, नैर डीप बंगलाउ चौक, पुणे - 411 016.</p> <p>If this card is lost / someone's lost card is found, please inform / return to : Income Tax PAN Services Unit, NSDL 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016.</p> <p>Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mail: tininfo@nsdl.co.in</p>
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (8) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)



Hyspace Constructions Pvt. Ltd.

Premalata Agarwala.

Director




 ভারতের নির্বাচন
 COMMISSION
 IDENTIFICATION CARD
 XEQ1516442

নির্বাচকের নাম : বিত্ত রঞ্জন দাস
 Elector's Name : Bitta Ranjan Das
 পিতার নাম : চিত্তরঞ্জন
 Father's Name : Chitranjan Das
 লিঙ্গ/সঙ্গ : M
 জন্ম তারিখ : 10/08/1993

XEQ1516442
 THE CHIEF OF POLICE
 SILIGURI
 W.B.BENGAL-734007
 10/08/2012
 Signature of the Electoral
 Control Officer for
 Siliguri Constituency



Major Information of the Deed




Deed No :	I-0711-08552/2021	Date of Registration	27/10/2021
Query No / Year	0711-2002168660/2021	Office where deed is registered	
Query Date	24/10/2021 7:18:36 AM	0711-2002168660/2021	
Applicant Name, Address & Other Details	VINIT AGARWAL 277, HILL CART ROAD, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832065666, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
	Rs. 76,95,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,001/- (Article:48(g))	Rs. 20,007/- (Article:E, B)		
Remarks			

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-II, Mouza: Dabgram Sheet No - 9, JI No: 2, Pin Code : 734001

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	RS-306/678	RS-602	Bastu	Bastu	19 Dec		76,95,000/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
Grand Total :					19Dec	0/-	76,95,000 /-	



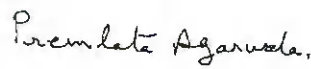
Land Lord Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri CHITTA RANJAN DAS (Presentant) Son of Late ANIL CHANDRA DAS Executed by: Self, Date of Execution: 27/10/2021 , Admitted by: Self, Date of Admission: 27/10/2021 ,Place : Office	 <small>27/10/2021</small>	 <small>LTI 27/10/2021</small>	 <small>27/10/2021</small>
11 ANIL BHAWAN, JAGADISH CHANDRA BHATTACHARJEE SARANI, HAKIMPARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx2Q, Aadhaar No: 92xxxxxxxx3754, Status :Individual, Executed by: Self, Date of Execution: 27/10/2021 , Admitted by: Self, Date of Admission: 27/10/2021 ,Place : Office				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	HYSPLACE CONSTRUCTIONS PRIVATE LIMITED 277 HILL CART ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri PREMLATA AGARWALA Wife of Shri GAJANAND AGARWALA Date of Execution - 27/10/2021, , Admitted by: Self, Date of Admission: 27/10/2021, Place of Admission of Execution: Office	 Oct 27 2021 3:23PM	 LTI 27/10/2021	 27/10/2021
PRANAMI MANDIR ROAD, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 83xxxxxxxx6184 Status : Representative, Representative of : HYSPLACE CONSTRUCTIONS PRIVATE LIMITED (as REPRESENTATIVE)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri BITTA RANJAN DAS Son of Shri CHITTARANJAN DAS JAGDISH BHATTACHARJEE SARANI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	 27/10/2021	 27/10/2021	 27/10/2021
Identifier Of Shri CHITTA RANJAN DAS, Shri PREMLATA AGARWALA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri CHITTA RANJAN DAS	HYSPLACE CONSTRUCTIONS PRIVATE LIMITED-19 Dec

On 27-10-2021

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 12:10 hrs on 27-10-2021, at the Office of the A.D.S.R. BHAKTINAGAR by Shri CHITTA RANJAN DAS ,Executant.

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 76,95,000/-

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

Execution is admitted on 27/10/2021 by Shri CHITTA RANJAN DAS, Son of Late ANIL CHANDRA DAS, 11 ANIL BHAWAN, JAGADISH CHANDRA BHATTACHARJEE SARANI, HAKIMPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business
Indetified by Shri BITTA RANJAN DAS, , Son of Shri CHITTARANJAN DAS, JAGDISH BHATTACHARJEE SARANI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

Execution is admitted on 27-10-2021 by Shri PREMLATA AGARWALA, REPRESENTATIVE, HYSPLACE CONSTRUCTIONS PRIVATE LIMITED (Private Limited Company), 277 HILL CART ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Shri BITTA RANJAN DAS, , Son of Shri CHITTARANJAN DAS, JAGDISH BHATTACHARJEE SARANI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,007/- (B = Rs 20,000/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,007/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/10/2021 9:29PM with Govt. Ref. No: 192021220101483271 on 26-10-2021, Amount Rs: 20,007/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2709888574 on 26-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,001/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,901/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 2490, Amount: Rs.100/-, Date of Purchase: 08/10/2021, Vendor name: Jharna Biswas

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/10/2021 9:29PM with Govt. Ref. No: 192021220101483271 on 26-10-2021, Amount Rs: 9,901/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2709888574 on 26-10-2021, Head of Account 0030-02-103-003-02

Tulsi Lama

Tulsi Lama
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpalguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 071108552 for the year 2021.



Digitally signed by TULSI LAMA
Date: 2021.11.12 14:23:23 +05:30
Reason: Digital Signing of Deed.

Tulsi Lama

(Tulsi Lama) 2021/11/12 02:23:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)