

756/18

I-729/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

C 936168

C 936168

Visit Commission Case No. 175/18

*Grant Approval*

*Grant Approval*

ISHAANA DEVELOPERS

PARTNER

*Bansal*

ISHAANA DEVELOPERS

PARTNER

*January*



DEVELOPMENT AGREEMENT

THIS AGREEMENT IS MADE ON THIS THE <sup>31<sup>ST</sup></sup>..... DAY OF JANUARY 2018.

BETWEEN

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

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

02 FEB 2018

Gajanan Agari

0005 No. NU 28710 Date: 9.11.2018

PURCHASER: Gajanan Agari & another

Full Address: P.O. & P.S. Durgam, Dist - Jalpaiguri

Total value: 5000/-

Stamp Purchased from JPG Treasury on: 1



305

STAMP VENDOR  
JAYA RANI DAS)  
Licence no-1 of 99-2000  
Addl DSR Office, Rajani, Jalpaiguri

Gajanan Agari



306

0 881888

Gajanan Agari

After Completion Case No. \_\_\_\_\_



307

ISHAANA DEVELOPERS

Bansali

PARTNER



308

ISHAANA DEVELOPERS

Sharma

PARTNER

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

31 JAN 2018

Subrata Gan Gauri  
S/O Late Sishu Kumar Gauri  
Sumanth Bhattacharya  
P.O. P.S. Durgam -  
Dist Jalpaiguri

Gyanul Agarwal  
Anand Agarwal

ISHAANA DEVELOPERS

Bansal  
PARTNER

ISHAANA DEVELOPERS  
PARTNER

: 2 :

**1. SRI GAJANAND AGARWAL and**

**2. SRI ANAND KUMAR AGARWAL ALIAS ANAND AGARWAL**, both are sons of Late Ramji Das Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupations, Residents of M.G Marg, P.O & P.S Gangtok, District- East Sikkim- hereinafter called the **"LAND OWNERS/FIRST PARTY"** (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assigns) of the **"FIRST PART"**. (PAN: AFMPA8462P), (PAN: ACUPA0718R).

**AND**

**"ISHAANA DEVELOPERS"**, a Partnership Firm, having its office at 162, Sevoke Road, P.O. and P.S.-Siliguri, in the District - Darjeeling, in the State of West Bengal, represented by two of Partners, (1) **SRI SUMIT BHANSALI**, son of Sri Nagraj Bhansali and (2) **SRI AMAN AGARWAL**, son of Sri Harish Kumar Agarwal, both are Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, P.O. and P.S.-Siliguri, District - Darjeeling - hereinafter called the **"DEVELOPER/SECOND PARTY"** (Which name and expression shall, unless otherwise expressed or is excluded by or repugnant to the subject of context, be deemed to mean and include his heirs, office-bearers, successors-in-office, representatives and assigns) of the **"SECOND PART"**. (PAN: AAGFI7575J).

(I) WHEREAS the abovenamed **Sri Gajanand Agarwal**, had purchased undivided land measuring 2 Kathas 13 Chattak from Sri Ashok Kumar Dey and others, by virtue of a Registered Deed of Conveyance, dated 23.12.1999, being document No. I- 1284 for the year of 2000 and the same was registered in the office of the Sub-Registrar Rajganj, in the District of Jalpaiguri.

*Gyanendra Agarwal*  
*Anand Agarwal*

ISHAANA DEVELOPERS  
*Anand*  
PARTNER

ISHAANA DEVELOPERS  
*Anand*  
PARTNER

: 3 :

AND WHEREAS the abovenamed **Sri Anand Kumar Agarwal alias Anand Agarwal** had purchased undivided land measuring 2 Kathas 13 Chattak from Sri Ashok Kumar Dey and others, by virtue of a Registered Deed of Conveyance, dated 23.12.1999, being document No. I- 1285 for the year of 2000 and the same was registered in the office of the Sub-Registrar Rajganj, in the District of Jalpaiguri.

AND WHEREAS one **Sri Suresh Kumar Agarwal alias Suresh Kumar Agarwala** had purchased undivided land measuring 2 Kathas 13 Chattak from Sri Ashok Kumar Dey and others, by virtue of a Registered Deed of Conveyance, dated 23.12.1999, being document No. I- 1281 for the year of 2000 and the same was registered in the office of the Sub-Registrar Rajganj, in the District of Jalpaiguri.

AND WHEREAS one **Sri Sat Narayan Agarwal alias Satya Narayan Agarwala**, had purchased undivided land measuring 2 Kathas 13 Chattak from Sri Ashok Kumar Dey and others, by virtue of a Registered Deed of Conveyance, dated 23.12.1999, being document No. I- 1282 for the year of 2000 and the same was registered in the office of the Sub-Registrar Rajganj, in the District of Jalpaiguri.

AND WHEREAS one **Sri Mohan Lal Agarwal alias Mohan Mittal**, had purchased undivided land measuring 2 Kathas 13 Chattak from Sri Ashok Kumar Dey and others, by virtue of a Registered Deed of Conveyance, dated 23.12.1999, being document No. I- 1283 for the year of 2000 and the same was registered in the office of the Sub-Registrar Rajganj, in the District of Jalpaiguri.

*Gajand Agarwal*  
*Anand Agarwal*

ISHAANA DEVELOPERS

*Bansal*  
PARTNER

ISHAANA DEVELOPERS

*Anand Agarwal*  
PARTNER

: 4 :

AND WHEREAS thereafter **Sri Suresh Kumar Agarwal alias Suresh Kumar Agarwala, Sri Sat Narayan Agarwal alias Satya Narayan Agarwala and Sri Mohan Lal Agarwal alias Mohan Mittal**, transferred their 3/5<sup>th</sup> undivided land measuring 8.4 Kathas (out of the total land measuring 14 Kathas) in favour of **Sri Gajand Agarwal and Sri Anand Kumar Agarwal alias Anand Agarwal** by virtue of a Registered Deed of Gift dated 20.11.2017, being document No. I- 6737 for the year of 2017 and the same was registered in the office of the Additional District Sub-Registrar Bhaktinagar, in the District of Jalpaiguri.

(II) WHEREAS one **Sri Suresh Kumar Agarwal alias Suresh Kumar Agarwala** had purchased land measuring 0.062 acres from Sri Rinchen Wangdi Yethenpa, son of Sri Topden Yethenpa, by virtue of a Registered Deed of Conveyance, dated 23.04.1990, being document No. I- 3059 for the year of 1990 and the same was registered in the office of the District Sub-Registrar Jalpaiguri, in the District of Jalpaiguri.

AND WHEREAS one **Sri Satnarayan Agarwal alias Satya Narayan Agarwala** had purchased land measuring 0.060 acres from Sri Rinchen Wangdi Yethenpa, son of Sri Topden Yethenpa, by virtue of a Registered Deed of Conveyance, dated 23.04.1990, being document No. I- 3062 for the year of 1990 and the same was registered in the office of the District Sub-Registrar Jalpaiguri, in the District of Jalpaiguri.

AND WHEREAS **Sri Mohan Lal Agarwal alias Mohan Mittal** had also purchased land measuring 0.060 acres from Sri Rinchen Wangdi Yethenpa, son of Sri Topden Yethenpa, by virtue of a Registered Deed of Conveyance, dated 23.04.1990, being document No. I- 3061 for the year of 1990 and the same was registered in the office of the District Sub-Registrar Jalpaiguri, in the District of Jalpaiguri.

*Gajanand Agarwal*  
*Anand Agarwal*

ISHAANA DEVELOPERS  
*Bansal*  
PARTNER

ISHAANA DEVELOPERS  
*Anand*  
PARTNER

: 5 :

AND WHEREAS **Sri Anand Kumar Agarwal alias Anand Agarwal** had purchased land measuring 0.096 Acres from Sri Rinchin Wangdi Yethenpa, son of Sri Topden Yethenpa, by virtue of a Registered Deed of Conveyance, dated 21.04.1990, being document No. I- 3058 for the year of 1990 and the same was registered in the office of the District Sub-Registrar Jalpaiguri, in the District of Jalpaiguri.

AND WHEREAS **Sri Gajanand Agarwal** had purchased land measuring 0.06 Acres from Sri Rinchin Wangdi Yethenpa, son of Sri Topden Yethenpa, by virtue of a Registered Deed of Conveyance, dated 23.04.1990, being document No. I- 3060 for the year of 1990 and the same was registered in the office of the District Sub-Registrar Jalpaiguri, in the District of Jalpaiguri.

AND WHEREAS thereafter **Sri Suresh Kumar Agarwal alias Suresh Kumar Agarwala**, transferred his land measuring 0.062 Acres in favour of Sri Gajanand Agarwal and **Sri Anand Kumar Agarwal alias Anand Agarwal**, by virtue of a Registered Deed of Gift dated 20.11.2017, being document No. I- 6738 for the year of 2017 and the same was registered in the office of the Additional District Sub-Registrar Bhaktinagar, in the District of Jalpaiguri.

AND WHEREAS thereafter **Sri Sat Narayan Agarwal alias Satya Narayan Agarwala and Sri Mohan Lal Agarwal alias Mohan Mittal**, transferred their land measuring 0.12 Acres (0.06 Acres +0.06 Acres) in favour of **Sri Gajanand Agarwal and Sri Anand Kumar Agarwal alias Anand Agarwal** by virtue of a Registered Deed of Gift dated 20.11.2017, being document No. I- 6736 for the year of 2017 and the same was registered in the office of the Additional District Sub-Registrar Bhaktinagar, in the District of Jalpaiguri.

*Gajendra Agarwal*  
*Anand Agarwal*

: 6 :

ISHAANA DEVELOPERS

*Anand*  
PARTNER

ISHAANA DEVELOPERS

*Anand*  
PARTNER

AND WHEREAS thereafter **Sri Anand Kumar Agarwal alias Anand Agarwal** transferred land measuring 1.8 Decimal out of his aforesaid land measuring 0.096 Acres in favour of Sri Gajendra Agarwal by virtue of a Registered Deed of Gift dated 20.11.2017, being document No. I- 6735 for the year of 2017 and the same was registered in the office of the Additional District Sub-Registrar Bhaktinagar, in the District of Jalpaiguri.

WHEREAS in the manner aforesaid First Party/Land Owners, became the absolute owners of land measuring 56.90 Decimals and the said land is fully described in the Schedule below.

AND WHEREAS the First Party interested in constructing a multistoried building on the land fully described in Schedule below but because of lack of financial resources unable to do so approached the Second Party who has got adequate funds and experience to construct a multistoried building on the said land and the Second Party has agreed to the offer of the First Party to construct a multistoried building on the said land of the First Party on the following terms and conditions:-

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

1. THAT the Second Party has examined the title and all documents of the Schedule property and has agreed to promote the said complex on the plot of land mentioned in the Schedule given hereinbelow, as per plans, elevations, designs, drawings and specifications approved by the appropriate authority/ies at their own cost and shall for the identity of the building use appropriate nomenclature of its choice.
2. THAT the Second Party will construct a multistoried building, the plan prepared for which will be approved by the appropriate authority at their own cost.

*Sipam Agarwal*  
*Pransh Agarwal*

ISHAANA DEVELOPERS  
*Bansal*  
PARTNER

ISHAANA DEVELOPERS  
*Agarwal*  
PARTNER

: 7 :

3. THAT any modification in the plans, elevations, designs, drawings and specifications approved from the appropriate authority will be at the cost of the Second party.
4. THAT the First Party undertakes to signify his 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 building plan.
5. That out of the sale proceeds of the total constructed area, 55% (27.5% each ) shall belong to the First party and the remaining 45% shall belong to the Second Party .
6. That all decisions in respect of sale of constructed area shall be decided by the Developer and the Landowners shall have no objection in this regard.
7. That if the Landowners wants to retain any part of the constructed area they may do so at the market value decided by the Developer .
8. That as and when the selling of the constructed area begins both parties shall settle the Accounts after every three months.
9. That the construction of the building shall be completed within 2 and ½ years from the date of starting of the construction.
10. That in case some adjustments have to be made in the construction of the building due to the direction of the SJDA, the area to be allotted to the First Party and Second Party may vary and both the Parties shall be bound to accept it.



*Gajendra Agrawal*  
*Devesh Agrawal*

ISHAANA DEVELOPERS  
*Baneal*  
PARTNER

ISHAANA DEVELOPERS  
*Anurag Agrawal*  
PARTNER

: 8 :

11. THAT the second party shall submit the L.U.C.C. of the proposed building to the appropriate authority for obtaining sanctioned building plan and shall complete construction within 2 and ½ Years from the starting of the construction and the same may be extended for another six months due to some unavoidable circumstances.
12. THAT the Second Party shall be entitled to realise and receive any advances, sale consideration, baina, salami, premium, rent, lease premium, lease rent or in other form from any party against sale, lease, tenancy, etc., in respect to the "TOTAL CONSTRUCTED AREA" but the Sale Deed shall be executed and registered by the joint signatures of the Landlord and Developer.
13. THAT the First Party also undertake to execute a Notorised Power of Attorney in favour of the second party for executing all documents relating to building plan, agreement of sale etc. of the "TOTAL CONSTRUCTED AREA".
14. THAT the first parties apart from the power of attorney shall also execute all necessary papers and documents from time to time as may be required by the second party for construction of the said complex .
15. THAT the First Party shall handover the possession of the said property to the second party for the purpose of construction of the said complex and the second party shall use the said property 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.
16. THAT if at any time it is found that the said land described in the schedule is encumbered the first party will be liable to make it unencumbered at their own cost.

*Gurpreet Singh*  
*Pranot Singh*

ISHAANA DEVELOPERS  
*Shruti*  
PARTNER

ISHAANA DEVELOPERS  
*Shruti*  
PARTNER

: 9 :

17. THAT all taxes and dues payable by the first party relating to the period prior to the execution of these presents/ commencement of the construction of the building shall be payable by the first party.
18. THAT the taxes and other dues payable during the construction period shall be paid by the second party.
19. THAT both the parties shall bear their respective proportionate statutory impositions and/or tax liabilities.
20. THAT the second party shall construct the said complex at its own cost and engaging direct labourers or through the contractor/s of his choice as per approved plan and the second party shall construct the said complex in accordance with the rules and guidelines of the Siliguri Municipal Corporation.
21. THAT the First Party will not object and/or obstruct during construction. If the construction is stopped/ delayed due to failure on the part of the first party inspite of the second party's eagerness to complete the construction, the first party shall adequately compensate the second party .

That the First Party can never compel the second party to entertain/comply with any sort of verbal statement and/or assurance.

22. THAT the second party may advertise in the media for sale and/or letting out the constructed area in the said complex at his cost.

Gujarat Agrawal

Anand Agrawal

ISHAANA DEVELOPERS

Bansal  
PARTNER

ISHAANA DEVELOPERS  
Anand Agrawal  
PARTNER

: 10 :

23. 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 first mutually decided with the collaboration of the third person and if the matter is not settled than either of the parties may approach the Court of Law.
24. That the First Party further agrees that nor the powers and authorities as given hereinabove to the Second Party neither the POWER OF ATTORNEY executed in favour of the Second Party can under any circumstances be rescind or cancelled during the pendency or continuance and till the time this agreement is in force.
25. That in case of any changes in Govt. rules, laws policies affecting the construction work, the effect shall be borne by both parties.
26. That any further matter arising out of this Agreement which has not been specifically clarified, shall be mutually dealt with and decided.
27. That the parties are entitled to use Specific Performance of Contract against each other to execute the terms and conditions of this agreement.

*Gajamal Bhasani*

*Bansal*

ISHAANA DEVELOPERS

*Bansal*

PARTNER

ISHAANA DEVELOPERS

*Anand*

PARTNER

: 11 :

**SCHEDULE**

All that piece or parcel of vacant homestead land measuring 56.90 Decimals situated in Mouza Dabgram, out of which land measuring 33.80 Decimals, appertaining to and forming part of R.S Plot No. 102, recorded in R.S Khatian No. 33/1, R.S Sheet No. 2 and land measuring 23.10 Decimals, appertaining to and forming part of R.S Plot No. 99/314, recorded in R.S Khatian No. 33/1, R.S Sheet No. 5, J.L. No. 02, Pargana-Baikunthapur, within the limits of Siliguri Municipal Corporation Area, P.S. Bhaktinagar, District Jalpaiguri.

**The said land is bounded and butted as follows:-**

North ... Land of Mohini Roy & others

South ... Sold Land of Mohan Lal Mitruka

East ... Sevoke Road

West ... Sold Land of Mohan Lal Mitruka

: 12 :

IN WITNESSES WHEREOF both the parties have put their signatures on these presents on the day month and year first above written.

WITNESSES :

1. Sebnata Ganjuni  
Bhadrak: S. K. Kundu  
Sunder Dharamdas  
PO, PS - Siliguri  
Dist. Darjeeling

2. Shuvradip Kundu  
Ho. Sri. S. K. Kundu  
Heidegyara,  
Siliguri

Ganesh Agarwal

Anand Agarwal

LAND OWNERS/ FIRST PARTY

ISHAANA DEVELOPERS

Kansal

PARTNER

ISHAANA DEVELOPERS

Anand

PARTNER












SECOND PARTY/DEVELOPER

Drafted by me and  
printed in my office

Manoj Agarwal












Advocate, Siliguri.

Enrl. No. F-505/434 of 1997

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Gajamulha</i>	LEFT HAND					
	RIGHT HAND <i>prasad</i>					

*Gajamulha Prasad*












Signature

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

*Aravind Aravind*

Signature

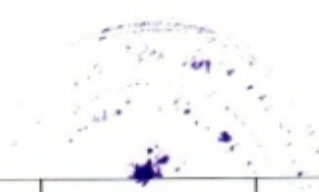








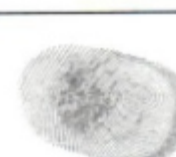




		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Kausal</i>	LEFT HAND					
	RIGHT HAND					

ISHAANA DEVELOPERS

*Kausal*

Signature PARTNER



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

ISHAANA DEVELOPERS

*Amanth*

Signature PARTNER









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 07110001768946/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr GAJANAND AGARWAL M.G MARG, P.O:- GANGTOK, P.S:- GANGTOK, District:- East, Sikkim, India, PIN - 737101	Land Lord			<i>Gajananand Agarwal</i> 31/1/2018
2	Mr ANAND KUMAR AGARWAL Alias Mr ANAND AGARWAL M.G MARG, P.O:- GANGTOK, P.S:- GANGTOK, District:- East, Sikkim, India, PIN - 737101	Land Lord			<i>Anand Agarwal</i> 31/1/2018
3	Mr SUMIT BHANSALI SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Representative of Developer [ISHAANA DEVELOPERS]			ISHAANA DEVELOPERS <i>Sumit Bhansali</i> PARTNER 31/01/18

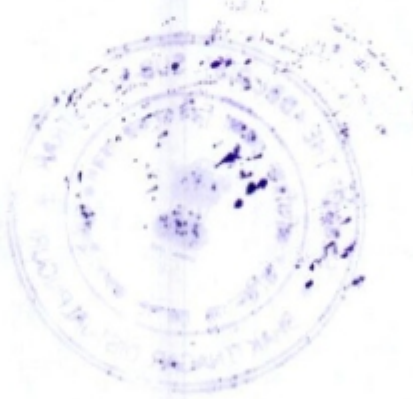


I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
4	Mr AMAN AGARWAL SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Represent ative of Developer [ISHAANA DEVELOP ERS ]			ISHAANA DEVELOPERS 31/01/18 PART: R
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Subrata Ganguly Son of Late Sishir Kumar Ganguly South Bharat Nagar, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001	Mr GAJANAND AGARWAL, Mr ANAND KUMAR AGARWAL, Mr SUMIT BHANSALI, Mr AMAN AGARWAL		Subrata Ganguly 31/01/2018	

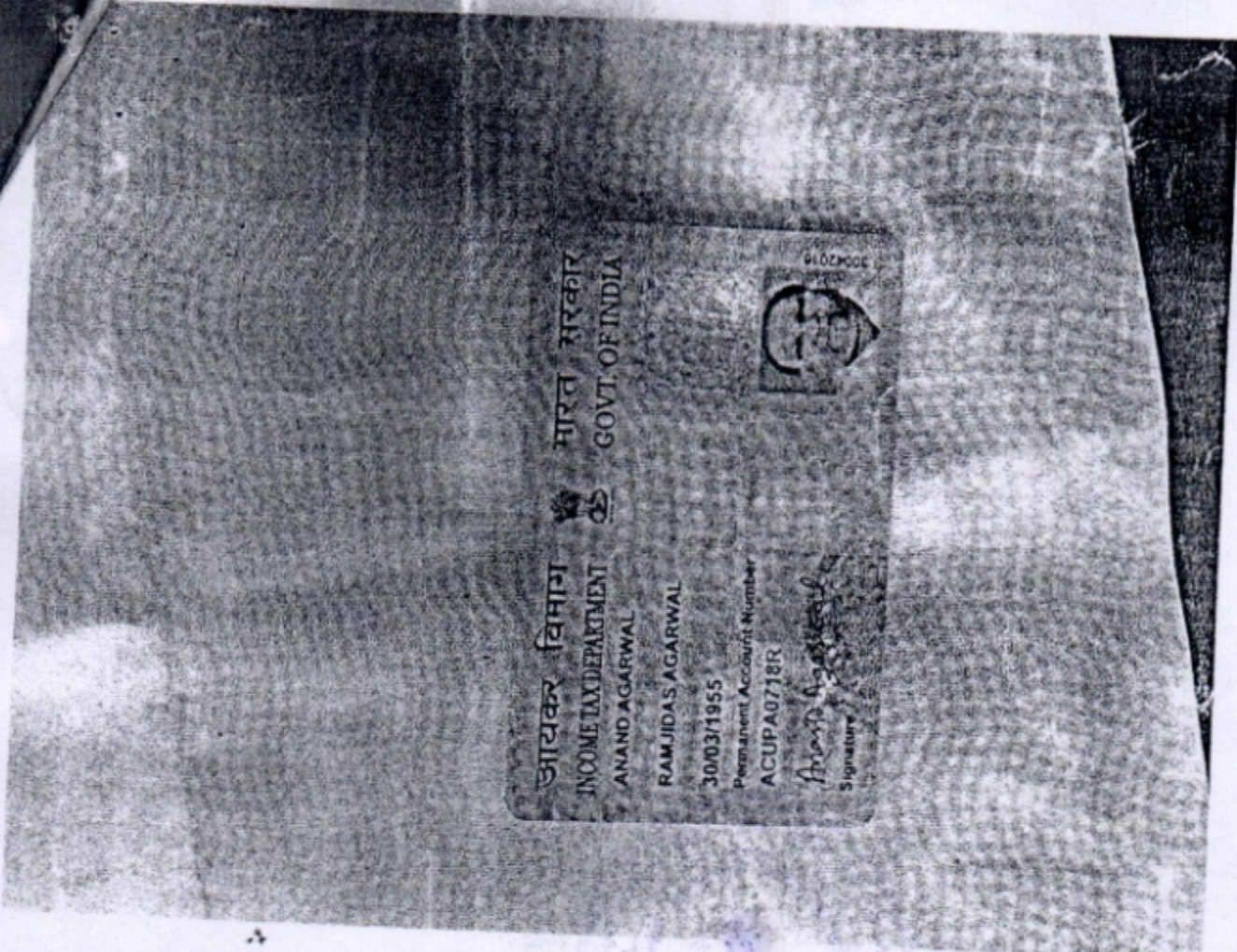
(Pema Dukpa)

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



31/01/2018

31/01/2018



*Demand Form Anand Agarwal*

*Anand Agarwal*

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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AFMPA8462P

नाम / Name  
GAJANAND AGARWAL

पिता का नाम / Father's Name  
RAMJI DAS AGARWALA

जन्म की तारीख / Date of Birth  
10/10/1961

*Gajanand Agarwal*  
हस्ताक्षर / Signature



*Gajanand Agarwal*

### Major Information of the Deed

Deed No :	I-0711-00729/2018	Date of Registration	02/02/2018
Query No / Year	0711-0001768946/2017	Office where deed is registered	
Query Date	26/12/2017 11:33:27 AM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	SUMIT BHANSALI SEVOKE ROAD,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9434019602, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 2,94,12,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 0/- ( only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Sevoke Road, Road Zone : (Orbit Mall -- Salugara Bazar) , Mouza: Dabgram Sheet No - 2

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-102	RS-33/1	Bastu	Bastu	33.8 Dec		1,84,48,352/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Sevoke Road, Road Zone : (Orbit Mall -- Salugara Bazar) , Mouza: Dabgram Sheet No - 5

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-99/314	RS-33/1	Bastu	Bastu	23.1 Dec		1,09,63,650/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>56.9Dec</b>	<b>0 /-</b>	<b>294,12,002 /-</b>	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr GAJANAND AGARWAL (Presentant)</b> Son of Late RAMJI DAS AGARWAL M.G MARG, P.O:- GANGTOK, P.S:- GANGTOK, District:-East, Sikkim, India, PIN - 737101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFMPA8462P, Status :Individual, Executed by: Self, Date of Execution: 31/01/2018 , Admitted by: Self, Date of Admission: 31/01/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/01/2018 , Admitted by: Self, Date of Admission: 31/01/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-0711-00729/2018-02/02/2018

2 **Mr ANAND KUMAR AGARWAL, (Alias: Mr ANAND AGARWAL)**  
 Son of Late RAMJI DAS AGARWAL M.G MARG, P.O:- GANGTOK, P.S:- GANGTOK, District:-East, Sikkim, India, PIN - 737101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACUPA0718R, Status :Individual, Executed by: Self, Date of Execution: 31/01/2018  
 , Admitted by: Self, Date of Admission: 31/01/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/01/2018  
 , Admitted by: Self, Date of Admission: 31/01/2018 ,Place : Pvt. Residence

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ISHAANA DEVELOPERS</b> 162,SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAGFI7575J, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SUMIT BHANSALI</b> Son of Mr NAGRAJ BHANSALI SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : ISHAANA DEVELOPERS (as PARTNER)
2	<b>Mr AMAN AGARWAL</b> Son of Mr HARISH KUMAR AGARWAL SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : ISHAANA DEVELOPERS (as PARTNER)

**Identifier Details :**

Name & address	
Mr Subrata Ganguly Son of Late Sishir Kumar Ganguly South Bharat Nagar, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr GAJANAND AGARWAL, Mr ANAND KUMAR AGARWAL, Mr SUMIT BHANSALI, Mr AMAN AGARWAL	

Major Information of the Deed :- I-0711-00729/2018-02/02/2018

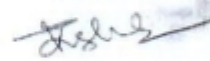
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr GAJANAND AGARWAL	ISHAANA DEVELOPERS-16.9 Dec
2	Mr ANAND KUMAR AGARWAL	ISHAANA DEVELOPERS-16.9 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr GAJANAND AGARWAL	ISHAANA DEVELOPERS-11.55 Dec
2	Mr ANAND KUMAR AGARWAL	ISHAANA DEVELOPERS-11.55 Dec

**Endorsement For Deed Number : I - 071100729 / 2018**

**On 26-12-2017**

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,94,12,002/-



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

**On 31-01-2018**

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

Presented for registration at 17:45 hrs on 31-01-2018, at the Private residence by Mr GAJANAND AGARWAL , one of the Executants.

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

Execution is admitted on 31/01/2018 by 1. Mr GAJANAND AGARWAL, Son of Late RAMJI DAS AGARWAL, M.G MARG, P.O: GANGTOK, Thana: GANGTOK, , East, SIKKIM, India, PIN - 737101, by caste Hindu, by Profession Business, 2. Mr ANAND KUMAR AGARWAL, Alias Mr ANAND AGARWAL, Son of Late RAMJI DAS AGARWAL, M.G MARG, P.O: GANGTOK, Thana: GANGTOK, , East, SIKKIM, India, PIN - 737101, by caste Hindu, by Profession Business

Indetified by Mr Subrata Ganguly, , Son of Late Sishir Kumar Ganguly, South Bharat Nagar, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Major Information of the Deed :- I-0711-00729/2018-02/02/2018

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

Execution is admitted on 31-01-2018 by Mr SUMIT BHANSALI, PARTNER, ISHAANA DEVELOPERS (Partnership Firm), 162,SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Mr Subrata Ganguly, , Son of Late Sishir Kumar Ganguly, South Bharat Nagar, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Execution is admitted on 31-01-2018 by Mr AMAN AGARWAL, PARTNER, ISHAANA DEVELOPERS (Partnership Firm), 162,SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Mr Subrata Ganguly, , Son of Late Sishir Kumar Ganguly, South Bharat Nagar, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

**Pema Dukpa**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**Jalpaiguri, West Bengal**

**On 02-02-2018**

**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.

**Payment of Fees**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/12/2017 12:00AM with Govt. Ref. No: 192017180144064282 on 29-12-2017, Amount Rs: 21/-, Bank: Allahabad Bank ( ALLA0210031), Ref. No. 291217006344890 on 29-12-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,020/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 28740, Amount: Rs.5,000/-, Date of Purchase: 09/01/2018, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/12/2017 12:00AM with Govt. Ref. No: 192017180144064282 on 29-12-2017, Amount Rs: 35,020/-, Bank: Allahabad Bank ( ALLA0210031), Ref. No. 291217006344890 on 29-12-2017, Head of Account 0030-02-103-003-02

**Pema Dukpa**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**Jalpaiguri, West Bengal**

Major Information of the Deed :- I-0711-00729/2018-02/02/2018

\*Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 22089 to 22112

being No 071100729 for the year 2018.



*Tapash*

Digitally signed by TAPASH KANTI  
GHOSH

Date: 2018.02.13 13:01:30 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 13-02-2018 13:01:24  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)