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भारतीय नैर न्यायिक INDIA NON JUDICIAL

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Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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West Commission Case No. 846/22

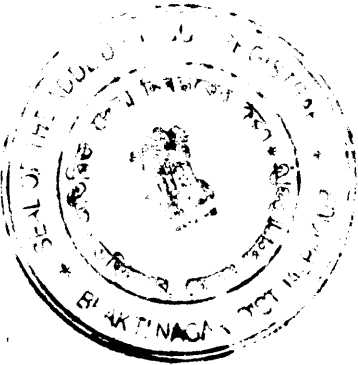
Asla Mittal

Karmittal

Dwarika & Sitani Developers LLP

Sakshi Agni

Partner



West Commission Case No.

DEVELOPMENT AGREEMENT

THIS INDENTURE IS MADE ON THIS THE 08TH DAY OF

August, 2022.

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

Dr
Add. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

12 AUG 2022

STAMP
234 Date 03.6.22

Said Dwarika & Sitani Developers LLP
Belduar Road, Siliguri

Asla Mittal

Amf. Amrind Amrind
Sub. Stamp Vendor
Bageshra
Lic. No. 648/RM
97 / Darjeeling



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Asla Mittal



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Komittal



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Dwarika & Sitani Developers LLP
Sole Agent
Partner



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Hitesh Jaisodia
Go Sri Ghanshyam Jaisodia
Nehru Road, Khalpara
Siliguri 734005
P.O. - Siliguri Bazar
P.S. - Siliguri
Dist - Darjeeling

✓
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

08 AUG 2022

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Asha Mittal

Committee

Dwarika & Sitani Developers LLP

Saket Agarwal

Partner

BETWEEN

1. **SMT. ASHA MITTAL**, wife of Sri Kailash Nath Mittal, Indian by Nationality, Hindu by faith, House-wife by occupation, residing at Shree Sadan, Arunodoy Path, Narayan Nagar, Guwahati, P.O. and P.S. - Bharalumukh, District - Kamrup, PIN - 781009, in the State of Assam, (I.T. PAN - ACVPM9105B) and

2. **SRI KAILASH NATH MITTAL**, son of Kundan Lal Mittal, Indian by Nationality, Hindu by faith, Business by occupation, residing at Shree Sadan, Arunodoy Path, Narayan Nagar, Guwahati, P.O. and P.S. - Bharalumukh, District - Kamrup, PIN - 781009, in the State of Assam, (I.T. PAN - AJPPM7296J)

hereinafter called the " **FIRST PARTIES / LANDLORDS** ", (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assignees) of the " **ONE PART** ".

A N D

DWARIKA & SITANI DEVELOPERS LLP, a Limited Liability Partnership concern, registered with Ministry of Corporate Affairs vide LLPIN AAW-1003, dated 01-03-2021, having its registered office at C/o Ayur Marketing Pvt Ltd, 19, Burdwan Road, Siliguri, P.O. - Siliguri Bazar, P.S. - Siliguri, District - Darjeeling, PIN - 734005, in the State of West Bengal, represented by its **Partner - SRI SAKET AGARWAL**, son of Sri Narendra Kumar Agarwal, Indian by Nationality, Hindu by faith, Business by occupation, residing at S.F. Road, Jalpaimore, Siliguri, P.O. - Siliguri Bazar, P.S. - Siliguri, District - Darjeeling, PIN - 734005, in the State of West Bengal, hereinafter called 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 assignees) of the " **OTHER PART** ". (I.T. PAN - AASFD1713F)

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Dwarika & Sitani Developers LLP
Sakshi Agarwal
Partner

I. A) WHEREAS one Dwarika Nath Singh, son of Habal Singh was the R.S. recorded owner of all that piece or parcel of land measuring 4.56 Acres, comprised in R.S. Plot No.84 and 0.40 Acres, comprised in R.S. Plot No.85, both the plots recorded in R.S. Khatian No.82, R.S. Sheet No.9, together with other contiguous and vicinal plots of land situated within Mouza - Dabgram, District - Jalpaiguri, having permanent, heritable and transferable right, title and interest therein.

B) AND WHEREAS abovenamed Dwarika Nath Singh had thereafter transferred for valuable consideration and made over physical possession of all that aforesaid land measuring 4.56 Acres, comprised in R.S. Plot No.84 and 0.40 Acres, comprised in R.S. Plot No.85, both the plots recorded in R.S. Khatian No.82, R.S. Sheet No.9, together with other pieces and parcels of land in total measuring 9.33 Acres, unto and in favour of one Sri Kedar Nath More, son of Sri Mangi Ram More, by virtue of Sale Deed, executed on 23-02-1959, being Document No.873 for the year 1959, registered in the Office of the District Sub-Registrar, Jalpaiguri.

C) AND WHEREAS abovenamed Sri Kedar Nath More had thereafter transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring about 1.00 Acres, forming part of R.S. Plot Nos.84 and 85, both the plots recorded in R.S. Khatian No.82, situated within Mouza - Dabgram, R.S. Sheet No.9, J.L. No.2, District - Jalpaiguri, out of the aforesaid land measuring about 9.33 Acres, unto and in favour of i) Sri Sajjan Kumar Agarwala, son of Sri Ram Newash Agarwala, ii) Sri Bijoy Kumar Agarwala, son of Sri Ram Newash Agarwala, iii) Smt. Anita Devi Agarwala, wife of Sri Sajjan Kumar Agarwala, iv) Sri Pawan Kumar Mittal, son of Jaikishan Mittal, v) Sri Subhas Kumar Agarwala, son of Late Biseswar Lal Agarwala, vi) Sri Pawan Kumar Agarwala, son of Sri Narsing Dass Agarwala and vii) Sri Ashok Kumar Bansal, son of Late Hanuman Prasad Bansal, by virtue of Sale Deed, executed on 30-08-1991, being Document No.4752 for the year 1991, registered in the Office of the Additional District Sub-Registrar, Jalpaiguri.

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Dwarika & Sitani Developers LLP

Saikat Arora

Partner

D) AND WHEREAS abovenamed Sri Kedar Nath More had also transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring about 1.00 Acres, forming part of R.S. Plot Nos.84 and 85, both the plots recorded in R.S. Khatian No.82, situated within Mouza - Dabgram, R.S. Sheet No.9, J.L. No.2, District - Jalpaiguri, out of the aforesaid land measuring about 9.33 Acres, unto and in favour of Sri Ujjal Sarkar, son of Sri Ramendra Chandra Sarkar and Sri Prakash Ghose, son of Sri Narayan Chandra Ghose by virtue of Sale Deed, executed on 15-06-1991, being Document No.3733 for the year 1991, registered in the Office of the Additional District Sub-Registrar, Jalpaiguri.

AND WHEREAS abovenamed Sri Ujjal Sarkar and Sri Prakash Ghose had thereafter transferred for valuable consideration and made over physical possession of the aforesaid land measuring about 1.00 Acres, unto and in favour of i) Sri Sajjan Kumar Agarwala, son of Sri Ram Newash Agarwala, ii) Sri Bijoy Kumar Agarwala, son of Sri Ram Newash Agarwala, iii) Smt. Anita Devi Agarwala, wife of Sri Sajjan Kumar Agarwala, iv) Sri Pawan Kumar Mittal, son of Jaikishan Mittal, v) Sri Subhas Kumar Agarwala, son of Late Biseswar Lal Agarwala, vi) Sri Pawan Kumar Agarwala, son of Sri Narsing Dass Agarwala and vii) Sri Ashok Kumar Bansal, son of Late Hanuman Prasad Bansal, by virtue of Sale Deed, executed on 30-08-1991, being Document No.4751 for the year 1991, registered in the Office of the Additional District Sub-Registrar, Jalpaiguri.

E) AND WHEREAS abovenamed Sri Kedar Nath More had also transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring about 0.66 Acres, forming part of R.S. Plot Nos.84 and 85, both the plots recorded in R.S. Khatian No.82, situated within Mouza - Dabgram, R.S. Sheet No.9, J.L. No.2, District - Jalpaiguri, out of the aforesaid land measuring about 9.33 Acres, unto and in favour of Smt. Shefali Choudhury, wife of Sri Sishir Choudhury by virtue of Sale Deed, executed on 15-06-1991, being Document No.3734 for the year 1991, registered in the Office of the Additional District Sub-Registrar, Jalpaiguri.

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Dwarika & Sitani Developers LLP

Sheela Aggarwal

Partner

AND WHEREAS abovenamed Smt. Shefali Choudhury had thereafter transferred for valuable consideration and made over physical possession of the aforesaid land measuring about 0.66 Acres, unto and in favour of i) Sri Sajjan Kumar Agarwala, son of Sri Ram Newash Agarwala, ii) Sri Bijoy Kumar Agarwala, son of Sri Ram Newash Agarwala, iii) Smt. Anita Devi Agarwala, wife of Sri Sajjan Kumar Agarwala, iv) Sri Pawan Kumar Mittal, son of Jaikishan Mittal, v) Sri Subhas Kumar Agarwala, son of Late Biseswar Lal Agarwala, vi) Sri Pawan Kumar Agarwala, son of Sri Narsing Dass Agarwala and vii) Sri Ashok Kumar Bansal, son of Late Hanuman Prasad Bansal, by virtue of Sale Deed, executed on 30-08-1991, being Document No.4750 for the year 1991, registered in the Office of the Additional District Sub-Registrar, Jalpaiguri.

II. A) AND WHEREAS by virtue of the aforesaid three separate Sale Deeds being Document Nos.4752, 4751 and 4750, abovenamed Sri Sajjan Kumar Agarwala, Sri Bijoy Kumar Agarwala, Smt. Anita Devi Agarwala, Sri Pawan Kumar Mittal, Sri Subhas Kumar Agarwala, Sri Pawan Kumar Agarwala and Sri Ashok Kumar Bansal, became the sole, absolute and exclusive owners of the aforesaid land in total measuring 2.66 Acres, forming part of R.S. Plot Nos.84 and 85, both the plots recorded in R.S. Khatian No.82, situated within Mouza - Dabgram, R.S. Sheet No.9, J.L. No.2, Pargana - Baikunthapur, District - Jalpaiguri, having permanent, heritable and transferable right, title and interest therein.

B) AND WHEREAS abovenamed Sri Sajjan Kumar Agarwala, Sri Bijoy Kumar Agarwala, Smt. Anita Devi Agarwala, Sri Pawan Kumar Mittal, Sri Subhas Kumar Agarwala, Sri Pawan Kumar Agarwala and Sri Ashok Kumar Bansal had thereafter transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring about 0.3521 Acres out of the aforesaid land measuring 2.66 Acres, unto and in favour of **SMT. ASHA MITTAL**, wife of Sri Kailash Nath Mittal, by virtue of Deed of Conveyance, executed on 10-08-1998, being Document No.2256 for the year 1998, registered in the Office of Sub-Registrar, Rajganj.

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Sakshi Aggarwal

Partner

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C) AND WHEREAS abovenamed Sri Sajjan Kumar Agarwala, Sri Bijoy Kumar Agarwala, Smt. Anita Devi Agarwala, Sri Pawan Kumar Mittal, Sri Subhas Kumar Agarwala, Sri Pawan Kumar Agarwala and Sri Ashok Kumar Bansal, had thereafter also transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring about 0.3341 Acres out of the aforesaid land measuring 2.66 Acres, unto and in favour of **SRI KAILASH NATH MITTAL**, son of Sri Kundan Lal Mittal, by virtue of Deed of Conveyance, executed on 10-08-1998, being Document No.2257 for the year 1998, registered in the Office of Sub-Registrar, Rajganj.

III. A) AND WHEREAS by virtue of the aforesaid Deed of Conveyance being Document No.2256 for the year 1998, abovenamed **SMT. ASHA MITTAL** (The First Party No.1 of these presents) became the sole, absolute and exclusive owner of the aforesaid land measuring about 0.3521 Acres, having permanent, heritable and transferable right, title and interest therein and the same was recorded in her name in Record of Rights being L.R. Khatian No.318, forming part of L.R. Plot No.9 corresponding to R.S. Plot No.84 and 85, situated within Mouza - Dabgram, J.L. No.2, L.R. Sheet No.32 corresponding to R.S. Sheet No.9, Pargana - Baikunthapur, P.S. - Bhaktinagar, District - Jalpaiguri.

B) AND WHEREAS by virtue of the aforesaid Deed of Conveyance being Document No.2257 for the year 1998, abovenamed **SRI KAILASH NATH MITTAL** (The First Party No.2 of these presents) became the sole, absolute and exclusive owner of the aforesaid land measuring about 0.3341 Acres, having permanent, heritable and transferable right, title and interest therein and the same was recorded in his name in Record of Rights being L.R. Khatian No.319, forming part of L.R. Plot No.9 corresponding to R.S. Plot No.84 and 85, situated within Mouza - Dabgram, J.L. No.2, L.R. Sheet No.32 corresponding to R.S. Sheet No.9, Pargana - Baikunthapur, P.S. - Bhaktinagar, District - Jalpaiguri.

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Asha Mittal.

Kamran Mittal.

Dwarika & Sitani Developers LLP

Sahib Aggarwal

Partner

IV. A) AND WHEREAS **SMT. ASHA MITTAL** and **SRI KAILASH NATH MITTAL** (The First Parties of these presents) being desirous of constructing a residential cum commercial building on their respective plots of land and their respective plots of land being adjacent to each other, the First Parties have decided to amalgamate their respective plots and construct a residential cum commercial building (hereinafter referred to as 'Project' for the sake of convenience and brevity) on all that piece or parcel of amalgamated land in total measuring 0.6862 Acres, more particularly described in the Schedule given hereinbelow.

B) AND WHEREAS the First Parties, not being in a position to put their contemplation and scheme into action due to devoid of technical know-how, preoccupation in their daily course of business and shortage of funds have approached **DWARIKA & SITANI DEVELOPERS LLP** (The Second Party of these presents) to construct and promote the said Project on the Scheduled Land.

C) AND WHEREAS the Second Party finding the offer of the First Parties reasonable and relying on the aforesaid fact has accepted the offer of the First Parties to construct and promote the said Project under certain terms and conditions mentioned hereinunder.

D) AND WHEREAS the Parties are now entering into this Indenture to record their mutual and inter se rights and obligations for developing the said Project.

E) NOW THEREFORE in order to avoid future disputes and differences between the parties and in consideration of the foregoing and the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it has been thought fit and proper to put into writing the terms and conditions as mutually agreed by and between the Parties.

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Asla Mittal
Kamini Mittal

Dwarika & Sritani Developers LLP
Sachin Agrawal
Partner

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

1. DEVELOPMENT RIGHTS

1.1 THAT on the execution of these presents, the Landlords have granted any and all entire development rights, unrestricted access and advertisement rights with respect to the Scheduled Land together with the benefit of the development approvals to the Developer.

1.2 THAT the Developer possesses the right to advertise in the media and/or publish brochure, etc., for the sale of flats / parking spaces / commercial units / utility spaces in the said Project and the cost shall be borne by the Developer.

1.3 THAT the Landlords hereby grant in favour of the Developer and the Developer hereby accepts from the Landlords, the entire Development Rights over the Scheduled Land.

2. CONSIDERATION AND REALISATION

2.1 THAT in consideration for the grant of the Development Rights from the Landlords to the Developer, the Developer hereby agrees that the allocations to be made to the Landlords and the Developer with respect to the constructed area shall be made in the ratio of 40 : 60 i.e., Landlords : Developer :: 40 : 60.

2.2 THAT the Parties hereto shall execute a Deed of Supplement to allocate specified flats / parking spaces / commercial units / utility spaces to the Landlords' Allocation and to the Developer's Allocation to render a more comprehensive meaning and interpretation to Clause 2.1 of these presents.

2.3 THAT the Developer has on this day made over a payment of Rs. 35,00,000.00 (Rupees Thirty Five Lakhs) only in favour of the Landlords, as interest free security deposit, the receipt of which is acknowledged by the Landlords by the execution of these presents.

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Committee

Dwarika & Sitani Developers LLP
Sabit Ag...
Partner

2.4 THAT the security deposit of Rs. 35,00,000.00 (Rupees Thirty Five Lakhs) only so received by the Landlords as per clause 2.3 shall be remitted back to the Developer by the Landlords from the sale proceeds/ booking advance received by the Landlords against the sale/ booking of the constructed area of the Landlords Allocation.

3. PROJECT DEVELOPMENT

3.1 THAT the Developer shall develop the Project on the Scheduled Land.

3.2 THAT the Developer shall commence the development and construction over the Scheduled Land upon acquiring all necessary plans, elevations, designs, drawings, specifications, approvals and permissions as may be required under the rules and guidelines of Siliguri Municipal Corporation and/or other Applicable Laws from the appropriate authority for the development of the Project and if any violation as such is made, the Developer will be solely responsible.

THAT the Developer shall be at liberty to implement the Project in such phases as may be deemed appropriate by the Developer.

3.3 THAT all the approvals which may be required for the development of the Project shall be obtained by the Developer at its own cost and expense; provided however that the Landlords shall provide full cooperation to the Developer in obtaining such approvals.

3.4 THAT the Developer may undertake the development over the Scheduled Land either by itself or through any contractor and sub-divide the work or appoint sub-contractors as it may deem fit and proper.

THAT the entire cost of development/construction of the Project, including fees, taxes thereon or other payments (including statutory dues to workmen, employees, etc.) which may be payable to the architect, engineers, contractors, sub-contractors staff and workmen shall be borne by and paid for solely by the Developer.

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Asla Mittal.

Kamini Mittal.

Dwarika & Shani Developers LLP

Saket Aggarwal

Partner

3.5 THAT the Developer shall be free to develop the Project in such manner as it may deem fit, but always in accordance with the applicable law. The Developer shall make best endeavours to ensure that quality standards are maintained while developing the Project.

3.6 THAT the Project shall be named " Dwarika Pride ".

3.7 THAT the Developer shall be at complete liberty to change the nature of development over the Scheduled Land but shall not materially change the Project.

4. POSSESSION AND RIGHT TO TRANSFER

4.1 THAT the Landlords shall handover the peaceful and vacant possession of the Scheduled Land to the Developer on execution of these presents.

The Developer may store the building materials as per requirement and employ a guard/chowkidar or any other staff or may take other security measures.

4.2 THAT the Landlords have as on the date hereof, agreed to hand over the original title deeds of the Scheduled Land to the Developer as and when required.

4.3 THAT the Landlords shall execute such power of attorney in favour of the Developer to do all acts and deeds necessary on their behalf for the development of the Scheduled Land, deal with the Scheduled Land in accordance with this Indenture and to give effect to this Indenture and shall execute such power of attorney to enable the Developer to carry out the development and completion of the Project and confer upon the Developer the right to sell or transfer flats / parking spaces / commercial units / utility spaces of the Developer's Allocation in the said Project, independently, without any prior consent or execution of the Landlords.

4.4 THAT the Landlords agree and undertake that they will execute and deliver such documents, deeds, no-objection certificates, authorizations and take such other actions that may be required for the Developer to market and sell the developed areas and as may be requested by the Developer to consummate more effectively the purposes or subject matter of this Indenture.

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Ashla Mittal
Kiran Mittal

Dwarika & Sitani Developers LLP
Sachet Agrawal
Partner

5. REPRESENTATIONS & WARRANTIES

5.1 THAT the Landlords hereby represent and warrant to the Developer that the Landlords:

- (a) have a clear and marketable title to the Scheduled Land free from all or any encumbrances, charges, liens, lispendens, acquisition, requisitions, claims and demands, and the Scheduled Land is capable of being developed into the Project;
- (b) shall provide all information as concerning any future acquisition of land which is capable of becoming part of the Scheduled Land in accordance with this Agreement;
- (c) have acquired the Scheduled Land free of any attachment by any governmental authority or lender or creditor or other person, including any revenue authority;
- (d) have acquired the Scheduled Land free of it being a HUF property;
- (e) have acquired the Scheduled Land free of any litigation, acquisition proceedings under the Land Acquisition Act, or proceedings under any urban, agricultural or other land ceiling laws;
- (f) ensure that it shall have no objection or claim if the Developer consolidates adjacent land for development and expansion of the said Project and that the entitlement of the Landlords shall remain confined to the allocations made in the said Project upon the Scheduled land and not upon the adjacent land intended to be consolidated;
- (g) shall at the instructions of the Developer execute all such documentation which may be necessary for the development of the Scheduled Land as envisaged by the Developer, including all and any documentation to be submitted with the government departments / bodies;
- (h) ensure that the Developer shall have the absolute right to claim and utilize any monetary compensation or any other form of compensation in lieu of any acquisition of any portion of the Scheduled Land;

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Dwarika & Sitani Developers LLP

Sachin Aggarwal

Partner

- (i) shall take all necessary and effective steps to remove such defects and encumbrance and shall also remove all hurdles in the way of development so as to enable the Developer to carry on the construction work smoothly in the event the title of the Landlords to the said land is found to be defective or encumbered in any way;
- (j) undertake to signify their consent to the plans, elevations, designs, drawings, specifications, etc. as proposed by the Developer and to sign it and all other incidental and necessary papers for approval of the building plan;
- (k) shall cooperate with the Developer to obtain the requisite statutory approvals, permissions, and licenses to commence the development and construction on the Scheduled Land;
- (l) shall not (i) initiate, solicit or consider, whether directly or indirectly, any competitive bids from any third party whatsoever for the development of the Scheduled Land (or any part thereof); and (ii) negotiate or discuss with any person or entity the financing, transfer, mortgage of the Scheduled Land (or any part thereof);
- (m) have paid the cost for acquiring the Scheduled Land in full, including but not limited to the purchase price, stamp duty and registration charges and if any such charges are found to be due the same shall be borne and paid by the Landlords;
- (n) shall pay all taxes and dues including that of land revenue, relating to the period prior to the execution of these presents and provide all land documents with mutation papers and khazana receipt to the Developer; and
- (o) shall not interfere in the development of the Project and shall not exercise any recourse over the Scheduled Land.

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Dwarika & Sitani Developers LLP

Sakant Agni

Partner

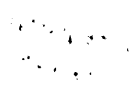
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5.2 THAT the Developer hereby represents and warrants to the Landlords that the Developer:

- (a) shall get the plans, elevations, designs, architectural drawings (as per the sanctioned Floor-Area Ratio) and specifications approved from the appropriate authority at its own cost; submission of which is to be made within one year from the date of execution of these presents, provided that an extension may be considered due to delay caused beyond the control of the Developer;
- (b) must deliver one true copy of the proposed building plan to the Landlords before the submission of the building plan to the concerned authority for its approval;
- (c) shall make khazana payments to the concerned authority till the completion of the Project;
- (d) shall carry the sale of flats / parking spaces / commercial units / utility spaces of the Developer's Allocation in the said Project to intending buyers/allottees as per the prevailing market value;
- (e) shall make timely payments to the Landlords / Government Agencies;
- (f) shall get the said Project registered under the provisions of the proposed legislations on its effective commencement;
- (g) shall make payments for the conversion of the character of the Scheduled Land; and
- (h) shall complete the said Project within three years from the date of sanction of the approved building plan.

The Developer shall not be responsible for any failure to complete the said Project within the stipulated time, if the construction/development is prevented or delayed by an event of *force majeure*.

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Dwarika & Sitani Developers LLP

Saket Singh

Partner

In an event of *force majeure*, the Developer must immediately notify the Landlords giving full particulars of the event of *force majeure* and the reasons for the event of *force majeure* preventing or delaying the construction/development. Upon completion of the event of *force majeure*, the Developer must as soon as reasonably practicable, recommence construction/ development.

5.3 THAT the Landlords also represent and warrant to the Developer that no one other than the Developer shall be entitled to undertake the development and construction work on the Scheduled Land and the Landlords shall not grant or create any third party rights or interest in respect of development of the Scheduled Land, from the date hereof.

5.4 THAT the Parties hereby represent and warrant to each other that:

(a) they have the full power, authority and legal right to enter into and engage in the transactions contemplated by this Development Agreement and have taken or obtained all necessary corporate and other action to authorize the due execution, delivery and performance of this Development Agreement and have duly executed and delivered this Development Agreement;

(b) neither the execution of this Development Agreement nor the performance by the Parties of any of their respective obligations hereunder will conflict with or result in a breach of any provisions of their respective memorandums and articles of association or other similar constituent documents or law, regulation, judgment, order, authorization, agreement or obligation or document binding on or applicable to the Parties; and

(c) all consents, approvals, permissions, authorizations or requirements required from any government authority or from any other persons for or in connection with the creation, execution, validity and performance of this Development Agreement have been obtained and are in full force and effect.

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Asha Mittal

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Dwarika & Shani Developers LLP

Sahit Ag

Partner

6. INDEMNITY

6.1 THAT each Party (a "Defaulting Party") shall keep indemnified and hold harmless the other Party (a "Non-defaulting Party") against any losses or liabilities, cost(s) or claim(s), action(s) or proceeding(s) or third party claim(s) that may arise against the Non-defaulting Party on account of:

- (a) any delay in completion of the development of the Project over the Project Land caused at the instance of or attributable to the Defaulting Party;
- (b) any failure on the part of the Defaulting Party to discharge its liabilities and/or obligations under this Agreement; and/or
- (c) on account of any act(s) of omission(s) or commission(s) or misrepresentations or for breach of any obligations, representation and warranties made under this Agreement; and/or
- (d) on account of or arising out of any breach of any of the terms or any law, rules and regulations or otherwise howsoever.

6.2 THAT without prejudice to the Developer's rights under Clause 6.1 above, in particular the Landlords shall keep indemnified and hold harmless the Developer against any losses or liabilities, cost(s) or claim(s), action(s) or proceeding(s) or third party claim(s) that may arise against the Developer on account of any defect in or want of title in relation to the Scheduled Land or any part thereof on the part of the Landlords.

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Ashla Mittal

Kiran Mittal

Dwarika & Sitani Developers LLP

Sakshi Aggarwal

Partner

7. NOTICES

7.1 THAT any notice required or permitted to be given hereunder shall be addressed to the address as given by a Party in this Agreement.

7.2 THAT any notice required or permitted to be given hereunder shall be in writing and shall be effectively served

- (i) if delivered personally, upon receipt by the other Party;
- (ii) if sent by facsimile or other similar means of electronic communication (with confirmed receipt), upon receipt of transmission notice by the sender.

7.3 THAT any Parties hereto may change any particulars of its address for notice, by notice to the others in the manner aforesaid.

8. CONFIDENTIALITY

THAT this Agreement, its existence and all information exchanged between the Parties under this Agreement shall not be disclosed to any person by the Landlords. The Landlords shall hold in strictest confidence, shall not use or disclose to any third party, and shall take all necessary precautions to secure any confidential information of the Developer. Disclosure of such information shall be restricted solely to employees, agents, consultants and representatives who have been advised of their obligation with respect to the confidential information.

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Ashu Mittal

Kemmittal

Dwarika & Sitani Developers LLP

Sachin Aggarwal

Partner

The obligations of confidentiality do not extend to information which:

- (a) is disclosed to employees, legal advisers, auditors and other consultants of a Party provided such persons have entered into confidentiality obligations similar to those set forth herein;
- (b) is disclosed with the consent of the Party who supplied the information;
- (c) is, at the date this Agreement is entered into, lawfully in the possession of the recipient of the information through sources other than the Party who supplied the information;
- (d) is required to be disclosed pursuant to applicable law or is appropriate in connection with any necessary or desirable intimation to the Government of India; or
- (e) is generally and publicly available, other than as a result of breach of confidentiality by the Person receiving the information.

9. DISPUTE RESOLUTION

THAT in the event any dispute or difference arises out of or in connection with the interpretation or implementation of this Agreement, or out of or in connection with the breach, or alleged breach of this Agreement, such dispute shall be referred to arbitration under the Arbitration and Conciliation Act, 1996. The arbitration tribunal shall consist of arbitrators, to be mutually appointed by the Parties.

The arbitration shall be held at Siliguri in the following manner:

- (a) All proceedings in any such arbitration shall be conducted in English;
- (b) The arbitration award made by the arbitrators shall be final and binding on the Parties and the Parties agree to be bound thereby and to act accordingly; and
- (c) The award shall be in writing.

6.

: 18 :

Asha Mittal .
Kamritha .

Dwanika & Sitani Developers LLP
Sakshi Aggarwal
Partner

10. GOVERNING LAW AND JURISDICTION

10.1 THAT this Agreement shall be governed and interpreted by, and construed in accordance with the laws of India. Subject to Clause 9 above, the Courts at Siliguri shall have the territorial jurisdiction over the subject matter of this Agreement.

10.2 THAT if the First Parties 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 Parties to the Second Party.

11. MISCELLANEOUS

11.1 *No Partnership*: Nothing contained in this Agreement shall constitute or be deemed to constitute a partnership between the Parties or as a joint venture/ Association of persons in any manner, and no Party shall hold himself out as an agent for the other Party, except with the express prior written consent of the other Party.

11.2 *Independent Rights*: Each of the rights of the Parties hereto under this Agreement are independent, cumulative and without prejudice to all other rights available to them, and the exercise or non-exercise of any such rights shall not prejudice or constitute a waiver of any other right of the Party, whether under this Agreement or otherwise.

11.3 *Amendments/ Supplements/ Variation*: No amendments/ supplements/ variation of this Agreement (including its Annexure and Schedules) shall be binding on any Party unless the same is in writing and signed by each Party.

11.4 *Assignment*: No rights or liabilities under this Agreement shall be assigned by any of the Parties hereto unless specifically agreed to under this Indenture.

6.

: 19 :

Asla Mittal

Kenneth

Dwarika & Sitani Developers LLP

Sanku Aggarwal

Partner

11.5 *Waiver*: No waiver of any breach of any provision of this Agreement shall constitute a waiver of any prior, concurrent or subsequent breach of the same of any other provisions hereof, and no waiver shall be effective unless made in writing and signed by an authorized representative of the waiving Party.

11.6 *Severability*: If any provision of this Agreement is invalid, unenforceable or prohibited by law, this Agreement shall be considered divisible as to such provision and such provision shall be inoperative and shall not be part of the consideration moving from any Party hereto to the others, and the remainder of this Agreement shall be valid, binding and of like effect as though such provision was not included herein.

11.7 *Hindrance-free movement*: The articles of display or otherwise shall not be kept by the either party in any place of common use in the Project so as to cause hindrance in any manner in the free movement of users of places of common use in the Project.

11.8 *Death of Landlord*: In case of death of any of the Landlord, their respective successors / legal heirs will remain bound to execute such Deeds / Documents as required by the Developer in terms of this Indenture and also remain bound to execute a Power of Attorney in favour of the Developer authorising the Developer to transfer the Developer's Allocation.

11.9 *Supersession*: Except as otherwise agreed between the Parties, this Agreement constitutes the entire agreement between the Parties as to its subject matter and supersedes any previous understanding or agreement on such subject matter between the Parties.

11.10 *Transfer of Property Act*: Nothing contained in this Agreement shall be deemed to be an agreement of sale under Section 53-A of the Transfer of Property Act. Further the Parties agree and acknowledges that nothing in this Agreement shall be deemed to be a conveyance or sale or transfer of any right, title or interest of the Scheduled Land from the Landlords to the Developer save and except as otherwise provided in this Agreement. The title in the Scheduled Land shall continue to be with the Landlords and the same shall vest in the name of the Landlords, till such time the same is transferred in accordance with this Agreement.

6.

: 20 :

Asha Mittal

Kemmittal

Dwanha & Sitani Developers LLP

Saket Aggarwal

Partner

11.11 *Government Approval*: All the obligations of the Developer under this Agreement are subject to Applicable Laws and receipt of approvals from the Government Authorities, if so required under any Applicable Law.

11.12 *Specific Performance*: This Agreement shall be specifically enforceable in accordance with the terms hereof, at the instance of either of the Parties.

11.13 *Counterparts*: This Agreement or any amendments thereto may be executed in several counterparts, all of which shall be considered one and the same instrument and shall become effective when one or more counterparts have been signed by each of the Parties and delivered to the other Party.

11.14 *Costs*: The Developer shall bear the costs and expenses in relation to the preparation, execution, registration, administration, modification and amendment of this Agreement. The stamp duty and any registration charges payable in connection with this Agreement shall be borne by the Developer herein.

11.15 *Tax Liabilities*: The parties shall bear their respective proportionate statutory impositions and/or tax liabilities. The capital gain, wealth tax, income tax and/or any other taxes that may arise due to the development of the Scheduled Land / Project shall be borne by the parties in proportion to their share in the said Project.

That the Goods and Services Tax (GST) to be imposed on the sale of the constructed area of the said Project shall be paid by the intending Purchaser/s of the constructed units to the Developer and the Developer may further pay the same in favour of the Government.

That if the Landlords retain his/her/their allocated areas/ units, then in that event, he/she/they shall be liable to pay the Goods and Services Tax (GST) applicable on the retained allocated areas/ units to Developer and the Developer may further pay the same in favour of the Government.

6

: 21 :

Asha Mittal

Kamran Hira

Darshita & Smita Developers LLP
Sole Agent

Partner

SCHEDULE

All that piece or parcel of vacant land measuring 0.65 Acres forming part of R.S. Plot No.84 and land measuring 0.0362 Acres forming part of R.S. Plot No.85, both the plots corresponding to L.R. Plot No.9, in total measuring 0.6862 Acres, recorded in R.S. Khatian No.82 corresponding to L.R. Khatian Nos.318 and 319, situated within Mouza - Dabgram, J.L. No.2, R.S. Sheet No.9 corresponding to L.R. Sheet No.32, Pargana - Baikunthapur, bearing Holding Nos.570/2 and 570/1, in Ward No.41 of Siliguri Municipal Corporation, P.S. - Bhaktinagar, District - Jalpaiguri.

The said land is proposed to be used for commercial purpose and the same is bound and butted as follows :

- By North :- Land of Sri Ashok Anand Singhal,
- By South :- Land of Lama Babu and others,
- By East :- 16 Feet wide common private Road,
- By West :- 42 Feet wide Zilla Parishad Road.

: 22 :

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THIS DEVELOPMENT AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :

1.

Hitesh Sarsodia
S/O Sri Ghanshyam Sarsodia
Nehru Road, Khalpara
P.O. - Siliguri Bazar
P.S. - Siliguri
Dist - Darjeeling
Pin - 734005

The contents of this document have been personally gone through and understood by the Parties hereto.

Asla Mittal
Kanshattal

(FIRST PARTIES / LANDLORDS)

2.

Gantam Agarwal
S/O LT Ramdhari Agarwal
Seth Enitel Market
Rocks Siliguri - 734001
Dist: - Darjeeling

Dwarika & Sitani Developers LLP

Seeth Agarwal
Partner

(SECOND PARTY / DEVELOPER)

Drafted as per the instructions of the parties hereto and printed in the Office of Kamal Kumar Kedia & Associates, Siliguri.

Read over and explained by me.

Rahul Kedia

Rahul Kedia

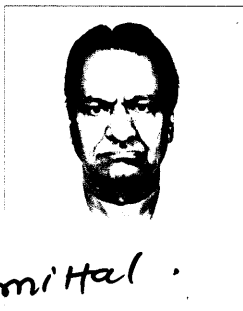
Advocate, Siliguri

Enr.No.F/1379/1449/2017.



FINGER PRINTS OF SMT. ASHA MITTAL (FIRST PARTY / LANDLORD NO.1)

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



Asha Mittal

SIGNATURE

FINGER PRINTS OF SRI KAILASH NATH MITTAL (FIRST PARTY / LANDLORD NO.2)

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

K. Mittal

SIGNATURE



FINGER PRINTS OF SRI SAKET AGARWAL PARTNER OF DWARIKA & SITANI DEVELOPERS LLP (SECOND PARTY / DEVELOPER)

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

Dwarika & Sitani Developers LLP

Saket Agarwal

Partner

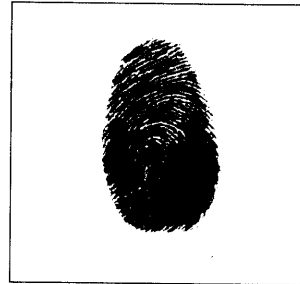
SIGNATURE

PHOTO AND LEFT THUMB IMPRESSION SHEET OF
SRI HITESH SARSODIA (IDENTIFIER)

PHOTO



THUMB IMPRESSION



Hitesh SARSODIA

SIGNATURE OF THE IDENTIFIER





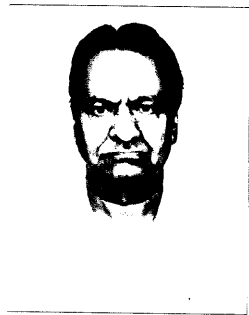

Government of West Bengal

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 07112001823240/2022

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	Smt ASHA MITTAL Shree Sadan, Arunodoy Path, Narayan Nagar, Guwahati, City:- Not Specified, P.O:- Bharalumukh, P.S:- BHARALUMUKH, District:-Kamrup, Assam, India, PIN:- 781009	Land Lord			<i>Asha Mittal.</i> 08/08/2022
2	Shri KAILASH NATH MITTAL Shree Sadan, Arunodoy Path, Narayan Nagar, Guwahati, City:- Not Specified, P.O:- Bharalumukh, P.S:- BHARALUMUKH, District:-Kamrup, Assam, India, PIN:- 781009	Land Lord			<i>Kanmittal.</i> 08/08/2022

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
3	Shri SAKET AGARWAL S.F. Road, Jalpaimore, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	Representative of Developer [DWARIK A & SITANI DEVELOPERS LLP]			<i>Saket Agarwal</i> 08/08/2022 Dwarika & Sitani Developers LLP Partner
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Hitesh Sarsodia Son of Shri Ghanshyam Sarsodia G.D. Enterprise, 167, Nehru Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	Smt ASHA MITTAL, Shri KAILASH NATH MITTAL, Shri SAKET AGARWAL			<i>Hitesh Sarsodia</i> 08/08/2022

(Biswarup Goswami)

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

Major Information of the Deed

Deed No :	I-0711-07756/2022	Date of Registration	12/08/2022
Query No / Year	0711-2001823240/2022	Office where deed is registered	
Query Date	16/06/2022 9:07:47 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Kamal Kumar Kedia And Associates S.F. Road, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9832066961, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 35,00,000/-]		
Set Forth value	Market Value		
	Rs. 16,56,71,991/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 35,021/- (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: Zilla Parishad Road, 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-84	RS-82	Commercial Use	Sahari	0.65 Acre		15,69,32,082/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
L2	RS-85	RS-82	Commercial Use	Sahari	0.0362 Acre		87,39,909/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
		TOTAL :			68.62Dec	0 /-	1656,71,991 /-	
		Grand Total :			68.62Dec	0 /-	1656,71,991 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt ASHA MITTAL (Presentant) Wife of Shri Kailash Nath Mittal Shree Sadan, Arunodoy Path, Narayan Nagar, Guwahati, City:- Not Specified, P.O:- Bharalumukh, P.S:-BHARALUMUKH, District:-Kamrup, Assam, India, PIN:-781009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx5B, Aadhaar No: 58xxxxxxxx8765, Status :Individual, Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Pvt. Residence
2	Shri KAILASH NATH MITTAL Son of Kundan Lal Mittal Shree Sadan, Arunodoy Path, Narayan Nagar, Guwahati, City:- Not Specified, P.O:- Bharalumukh, P.S:-BHARALUMUKH, District:-Kamrup, Assam, India, PIN:-781009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx6J, Aadhaar No: 29xxxxxxxx2350, Status :Individual, Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DWARIKA & SITANI DEVELOPERS LLP C/O - Ayur Marketing Pvt. Ltd., 19, Burdwan Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 , PAN No.:: AAxxxxxx3F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri SAKET AGARWAL Son of Shri Narendra Kumar Agarwal S.F. Road, Jalpaimore, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 41xxxxxxxx8122 Status : Representative, Representative of : DWARIKA & SITANI DEVELOPERS LLP (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Hitesh Sarsodia Son of Shri Ghanshyam Sarsodia G.D. Enterprise, 167, Nehru Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005			
Identifier Of Smt ASHA MITTAL, Shri KAILASH NATH MITTAL, Shri SAKET AGARWAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt ASHA MITTAL	DWARIKA & SITANI DEVELOPERS LLP-33.3515 Dec
2	Shri KAILASH NATH MITTAL	DWARIKA & SITANI DEVELOPERS LLP-31.6485 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt ASHA MITTAL	DWARIKA & SITANI DEVELOPERS LLP-1.85742 Dec
2	Shri KAILASH NATH MITTAL	DWARIKA & SITANI DEVELOPERS LLP-1.76258 Dec

Endorsement For Deed Number : I - 071107756 / 2022

On 17-06-2022

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 16,56,71,991/-



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

On 08-08-2022

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

Presented for registration at 21:00 hrs on 08-08-2022, at the Private residence by Smt ASHA MITTAL , one of the Executants.

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

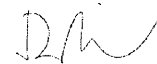
Execution is admitted on 08/08/2022 by 1. Smt ASHA MITTAL, Wife of Shri Kailash Nath Mittal, Shree Sadan, Arunodoy Path, Narayan Nagar, Guwahati, P.O: Bharalumukh, Thana: BHARALUMUKH, , Kamrup, ASSAM, India, PIN - 781009, by caste Hindu, by Profession House wife, 2. Shri KAILASH NATH MITTAL, Son of Kundan Lal Mittal, Shree Sadan, Arunodoy Path, Narayan Nagar, Guwahati, P.O: Bharalumukh, Thana: BHARALUMUKH, , Kamrup, ASSAM, India, PIN - 781009, by caste Hindu, by Profession Business

Indetified by Shri Hitesh Sarsodia, , , Son of Shri Ghanshyam Sarsodia, G.D. Enterprise, 167, Nehru Road, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

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

Execution is admitted on 08-08-2022 by Shri SAKET AGARWAL, Partner, DWARIKA & SITANI DEVELOPERS LLP (LLP), C/O - Ayur Marketing Pvt. Ltd., 19, Burdwan Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Indetified by Shri Hitesh Sarsodia, , , Son of Shri Ghanshyam Sarsodia, G.D. Enterprise, 167, Nehru Road, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others



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

On 12-08-2022

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 35,021/- (B = Rs 35,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 35,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/06/2022 12:00AM with Govt. Ref. No: 192022230052466711 on 17-06-2022, Amount Rs: 35,021/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 5086638278 on 17-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 70,021/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 234, Amount: Rs.5,000/-, Date of Purchase: 03/06/2022, Vendor name: Tanmoy Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/06/2022 12:00AM with Govt. Ref. No: 192022230052466711 on 17-06-2022, Amount Rs: 70,021/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 5086638278 on 17-06-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2022, Page from 181735 to 181768

being No 071107756 for the year 2022.



DM

Digitally signed by BISWARUP
GOSWAMI
Date: 2022.08.18 13:08:20 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 2022/08/18 01:08:20 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)