

SL No. 1667/2023

T-1632/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

2/1623773/2023

H 984910

*Chyangan*  
14:00

23.06.23

*Grasim*

DARJEELING INFRACON PRIVATE LIMITED.  
*Naveed Kumar Agarwal*  
DIRECTOR

### DEVELOPMENT AGAREEMENT

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURES AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

*Chyangan*  
23/06/2023

REGISTRAR  
WEST BENGAL

NO 3684 DATED 31/5/23  
SOLD TO DARJEELING INFRACON PRIVATE LIMITED  
OF Siliguri  
AMOUNT 5000/-



*S. K. Sarkar*  
(S. K. Sarkar)  
STAMP VENDOR,  
P.S.R. Office, Siliguri  
No. 9/1975



*S. K. Sarkar*  
Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling

23 JUN 2023

*Gopinath Roy*

DARJEELING INFRACON PRIVATE LIMITE.

*Nanash Kumar Agarwal*  
DIRECTOR

**B E T W E E N**

**SHRI GOPINATH ROY [PAN: ACLPR3586P & AADHAAR: 5347 3570 6584]**, son of Late Khushi Mohan Roy, Hindu by Religion, Indian by Nationality, Business by Occupation, residing at Ganga Apartment, Mangal Pandey Road, Khalpara, P.O. Siliguri Bazar, P.S. Siliguri, Pin - 734005, Dist. Darjeeling, in the State of West Bengal - hereinafter referred to as the "**LANDOWNER / FIRST PARTY**" (which expression shall mean and include unless excluded by or repugnant to the context be deemed to be his heirs, executors, administrators, legal representatives and assigns) of the "**ONE PART**".

**A N D**

**DARJEELING INFRACON PRIVATE LIMITED, [PAN : AAECD6211F]**, A Private Limited Company registered under Indian Companies Act, 1956, bearing Incorporation No. U45400WB2013PTC191518 Dated 20/03/2013 having its Registered Office at MSN Tower, Opposite State Bank of India, S.F. Road, Siliguri, P.O. Siliguri Bazar, P.S. Siliguri, Dist. Darjeeling, Pin 734005, in the State of West Bengal and represented by one of its **DIRECTOR - SHRI NARESH KUMAR AGARWAL, [PAN : ACGPA7787G] & [AADHAAR : 8188 6240 5864]**, son of Late Keshoram Agarwal, Hindu by faith, Indian by nationality, Business by occupation, residing at Cigarette Company Compound, S. F. Road, P.O. Siliguri Bazar, P.S. Siliguri, Pin - 734005, District Darjeeling, in the State of West Bengal, India - hereinafter referred to as the "**DEVELOPER / SECOND PARTY**" (which expression shall mean and include unless excluded by or repugnant to the context its directors, executors, administrators, successors, representatives and assigns) of the "**OTHER PART**".



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*Gopinath Singh*

DARJEELING INFRACON PRIVATE LIMITED  
*Namoh Kumar Aggarwala*  
DIRECTOR

**WHEREAS** the landowner became the owner of altogether 0.2170 Acres of land in the manner as described below and has decided to enter into this Development Agreement.

I. (A) **AND WHEREAS** the above-named Landowner had acquired a piece and parcel of land measuring 0.087 Acres or 5 Kathas 4 Chhataks 32 Square Feet appertaining to and forming part of Plot No. 3550 recorded in Khatian No. 1629 within Mouza Siliguri, J.L. No 110 (New 88), Pargana Baikunthapur, within jurisdiction of Ward No. 25 of Siliguri Municipal Corporation, P.S., Sub Division and Sub Registry Office Siliguri, Dist. Darjeeling, from Smt. Laxmi Devi Agarwal, W/o Sri Purnamal Agarwal, by virtue of Deed of Sale, being No. I-450 for the year 2005 registered in the office of the A.D.S.R. Siliguri and shall ever since the above-named Landowner has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

(B) **AND WHEREAS** the above-named Landowner had acquired another piece and parcel of land measuring 0.13 Acres or 7 Kathas 9 Chhataks 36 Square Feet appertaining to and forming part of Plot No. 3550 recorded in Khatian No. 1629 within Mouza Siliguri, J.L. No 110 (New 88), Pargana Baikunthapur, within jurisdiction of Ward No. 25 of Siliguri Municipal Corporation, P.S., Sub Division and Sub Registry Office Siliguri, Dist. Darjeeling, from Smt. Rani Prova Roy, W/o Late Khushi Mohan Roy, by virtue of Deed of Gift, being No. I-2315 for the year 2006 registered in the office of the A.D.S.R. Siliguri and shall ever since the above-named Landowner has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.



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Namoh Kumar Aggarwala

DIRECTOR

**AND WHEREAS** the above-named Landowner subsequently also recorded the aforesaid land in his name in the record of rights at the Office of B. L. & L. R. O Siliguri, Dist. Darjeeling and shall ever since L. R. Khatian, being Khatian No. 1805 in LR Plot No. 10563 was framed was framed in the name of Principal as per provision of W.B.L.R Act, 1955.

II. **AND WHEREAS** the Landowner has conceptualized a Project to be constructed on the Schedule land measuring 0.2170 Acres.

III. **AND WHEREAS** the Landowner in order to put his contemplation and scheme into action has approached the Second Party to promote and develop the said Project on the Schedule land under certain term and conditions.

IV. **AND WHEREAS** the Second Party finding the offer of the First Party, reasonable and relying on the aforesaid fact has accepted the offer of the First Party, to promote and develop the said Project under certain terms and conditions mentioned herein under after fully being satisfied with right, title and interest of the First Party in respect of the below described land.

V. **AND WHEREAS** the parties hereto are now entering into this Agreement to record their mutual and inter se rights and obligations for developing the said Project and for joint development of the said Project in general.

VI. **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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*Chopra*

DARJEELING INFRACON PRIVATE LIMITED.

*Namoh Kumar Aggarwal*  
DIRECTOR

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

**1. DEVELOPMENT RIGHTS**

1.1 THAT on the execution of these presents, the Landowner have granted their development rights to develop the project, along with 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 units / parking spaces / commercial units / utility spaces in the said Project and the cost shall be borne by the Developer.

**2. CONSIDERATION AND REALISATION**

2.1 THAT in consideration for the grant of the Development Rights as mentioned in clause - 1 above, from the Landowner to the Developer.

2.1.1 The Developer shall pay a sum of **Rs. 1,00,00,000/- (Rupees One Crore)** only at the time of execution of this agreement which is non-interest-bearing Security Deposit and the receipt of which is acknowledged by the Landowner.

It is understood between the Parties i.e., Landowner and Developer, that the 1/3<sup>rd</sup> share of total Security Deposit will be refundable after floor casting of building, 1/3<sup>rd</sup> share of total Security Deposit will be refundable after Bricks and plaster of the building & last, 1/3<sup>rd</sup> share of total Security Deposit will be refundable after completion of the entire project.



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*Gopinath Roy*

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*Namini Kumar Aggarwal*  
DIRECTOR

2.1.2 The Developer shall allot and handover in favour of the Landowner constructed units of the total constructed area of the Project as described in clause - 3.8 below.

2.2 The Developer shall be entitled to the remaining constructed area in the Project after the allocation of the constructed area in favour of the Landowner as described in clause - 3.8 below.

### **3. PROJECT DEVELOPMENT**

3.1 THAT the Developer shall develop the Project on the Schedule Land measuring 0.2170 Acres particularly described in schedule below.

3.2 THAT all the approvals which may be required for the development and basement plus four storied of the projects shall be obtained by the Developer at its own costs and expense; provided however that the Landowner shall provide full cooperation to the Developer in obtaining such approvals as and when sought.

3.3 THAT the Developer may undertake the development over the Schedule Land either by itself or through any sub-contractors and sub-divide the work or appoint sub-contractors as it may deem fit and that the Developer is responsible for the quality of the building.

However, in case of any difference of opinion regarding quality and standard of the fittings, construction materials, civil works, etc. reference will be made with that of "Dwarika Signature" one of the standard constructions of Dwarika Group (the trade-name of the developer) on Sevoke Road, will be referred to as benchmark.



Handwritten signature in blue ink.

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Nimesh Kumar Aggarwal

DIRECTOR

3.4 THAT the entire cost of development/construction of the Project, including fees, taxes thereon or any other payments/levy (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 and without sharing with the owner/first party.

3.5 THAT the Developer shall develop the project always in accordance with the applicable law. The Developer shall ensure that quality standards are maintained while developing the project, subject to clause no. 3.3.

3.6 THAT it is agreed between the parties i.e., Landowner and Developer that the name of the Project shall/will be "**SRI GIRIDHAR DWARIKA ARCADE**".

3.7 THAT it has been decided that out of the total saleable area of different floors of the proposed basement plus four storied (total five storied) building to be elevated over the below schedule land, the proportionate allocation of both the parties will be specified in the following ways:

3.8 THAT it has been specifically decided in between the parties to the agreement that the Developed area will be shared to landowner/first party and will be of developer/second party as follows:

Landowner's allocated area will be as follows:

- i) Basement: 9 nos. parking area
- ii) Upper Ground Floor: entire upper ground floor excluding common area
- iii) Second Floor: 2 nos. flat at the front facing S.F. Road
- iv) Third Floor: Entire floor excluding common area



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Namoh Kumar Aggarwala

DIRECTOR

Developer's allocated area will be as follows:

- i) Basement: front shop and 6 nos parking
- ii) First Floor: entire first floor excluding common area
- iii) Second Floor: one flat at the back side of the floor

However, it has been decided that the base price of the different development unit of the building will be amicably decided in between the owner and the developer and the difference, if any, of the area will be adjusted accordingly.


That the front portion of Roof Right of the building allot to the Landowner and back portion of Roof Right of the building allot to Developer.

3.9 THAT the land owner or his representatives will have the right to closely monitor the progress of the project work including quality/ quantity of the construction material, fitting fixings, equipment's, including electrical, plumbing etc only to safeguard the interests of the owner as well as the building, but without any intention to interference to the work of the developer.

3.10 THAT it has also been decided that all the toilets, washroom, bathrooms areas shall be treated finished with waterproofing chemicals like *sika rentide/ 107 sika* particularly water pipeline channels and inner portion of the wall bottom surface to avoid future dampness and leakage.

3.11 THAT Second party will assist the first party in marketing (sale, letting out, lease, etc.) of the owner's allocation out of the proposed building at the below described land.



  
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Gyapwan Roy

DARJEELING INFRACON PRIVATE LIMITED

Namoh Kumar Ghosh  
DIRECTOR

#### 4. POSSESSION AND RIGHT TO TRANSFER

4.1 THAT the Landowner shall handed over the peaceful and vacant possession of the Schedule Land to the Developer, so that the Developer can start with the application process of plan passing etc.

4.2 THAT 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.

4.3 THAT the Landowner have, as on the date hereof executed Power of Attorney in favour of the Developer to do all acts and deeds necessary on their behalf for the development of the Schedule Land, deal with the Schedule Land in accordance with this Agreement only as to the developers allocation and to give effect to this Agreement and shall ensure and procure execution of such Power of Attorney from the Landowner to enable the Developer to carry out development and completion of the Project and confer upon the Developer the right to sell or transfer parking spaces / commercial units / utility spaces of the Developer's Allocation in the said project, independently, without any prior consent or execution of the Landowner.

4.4 THAT the Landowner agrees and undertakes 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 of the Project and as may be requested by the Developer to consummate more effectively the purposes or subject matter of this Agreement.



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*Gopinath Roy*

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*Nehal Kumar Ghosh*  
DIRECTOR

## 5. REPRESENTATIONS & WARRANTIES

5.1 THAT the Landowner hereby represent and warrant to the Developer that the Landlord:

(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 Schedule 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 Schedule Land in accordance with this Agreement;

(c) have acquired the Schedule Land free of any attachment by any governmental authority or lender or creditor or other person, including any revenue authority;

(d) have acquired the Schedule Land free of any litigation, acquisition proceedings under the Land Acquisition Act, or proceedings under any urban, agricultural or other land ceiling laws;

(e) shall at the request of the Developer execute all such documentation which may be deemed necessary for the development of the Schedule Land, including all and any documentation to be submitted with the government departments / bodies;

(f) undertakes 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;



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DARJEELING INFRACON PRIVATE LIMITED.

*Harish Kumar Agarwala*  
DIRECTOR

(g) shall cooperate with the Developer to obtain the requisite statutory approvals, permissions, and licenses to commence the development and construction on the Schedule Land;

(h) shall agree and covenant with the Developer not to let out, mortgage, sale etc. the said premises or any portion thereof during the period of construction of project;

(i) shall pay all taxes and dues including that of land revenue, relating to the period prior to the execution of these presents/commencement of the construction of the building and provide all land documents with mutation papers and khazana receipt to the Developer;

5.2 THAT the Developer hereby represents and warrants to the Landowner 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 from the date of execution of these presents;

(b) shall get the said /project registered under the provisions of the proposed legislations on its effective commencement;

(c) shall complete the said Project within two point five years from the date of commencement of the construction / development of the said project after passing the sanctioned building plan from the concern authority/ies;



Handwritten signature  
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DARJEELING INFRACON PRIVATE LIMITE.

Nanda Kumar Dasgupta  
DIRECTOR

(d) shall use fine quality steel, rod, cement, bricks, electric switches, boards and all other construction materials with the mutual decision between the parties i.e., Landowner and Developer, subject is clause od 3.3 and 3.4 supra.

5.3 THAT the Landowner also represents and warrants to the Developer that no one other than the Developer shall be entitled to undertake the development and construction work on the Schedule Land, unless this agreement is terminated and the Landowner shall not grant or create any third-party rights or interest in respect of development of the Schedule Land, from the date hereof until this agreement is valid and enforced.

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 Agreement and have taken or obtained all necessary corporate and other action to authorize the due execution, delivery and performance of this Agreement and have duly executed and delivered this Agreement;

(b) neither the execution of this 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



Handwritten signature in blue ink over the stamp.

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Siliguri-I, Dt. Darjeeling

23 JUN 2023





DARJEELING INFRACON PRIVATE LIMITED.

Namanish Kumar Aggarwal  
DIRECTOR

## 7. 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 either Party, except to the limited extent of Developer requiring to disclose existence of this agreement to any third-party for marketing and/or for the purposes of taking government approvals. The Landlord 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.

## 8. GOVERNING LAW AND JURISDICTION

THAT this Agreement shall be governed and interpreted by and construed in accordance with the Laws of India. Subject to the District & Civil Court at Siliguri shall have the territorial jurisdiction over the subject matter of this Agreement.

## 9. MISCELLANEOUS

9.1 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.



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Namoh Kumar Agarwala

DIRECTOR

9.2 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.

9.3 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 building so as to cause hindrance in any manner in the free movement of users of places of common use in the building.

9.4 Death of Parties: In case of death of any of the Parties i.e., Landowner, the rights and obligations of the party under this agreement would automatically deem transferred as per applicable Law of India.

9.5 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.

9.6 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 deemed to be a conveyance or sale or transfer of any right, title or interest of the Schedule Land from the Landowners to the Developer save and except as otherwise provided in this Agreement. The title in the Schedule Land shall continue to be with the Landowners and the same shall vest in the name of the Landowner, till such time the same is transferred in accordance with this Agreement.



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Namoh Kumar Agarwala  
DIRECTOR

9.7 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.

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

9.9 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.

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

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 shall further pay the same in favour of the Government.

That if the Landowner retains/sell their allocated areas/ units then in that event, they shall be liable to pay the GST applicable on the retained/sell allocated areas/ units to Developer and the Developer shall further pay the same in favour of the government, or in any other method as may be prescribed under law.



Additional District Sub-Registrar  
Siliguri-I, Dt. Darjeeling

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Gopinath Roy

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Nand Kumar Ghosh

DIRECTOR

9.11 Force Majure: That an event preventing either party from performing any or all of its obligations under this agreement, which arises from or is attributable to unforeseen occurrences, act, events, omissions or accidents which are beyond the reasonable control of the party so prevented and does not arise out of a breach by such party of any of its obligations under this agreement, including without limitation any abnormally inclement weather flood, lightning, storm, fire explosion, earthquake, pandemic, epidemic or other natural physical disaster, failure or storage of power supply, war, military operations, riots, crowd disorder, strike, terrorist action etc.

9.12 Amendments/ Supplements/ Variation: The Parties hereto shall execute a Deed of Supplement to allocate specified parking spaces / commercial units / utility spaces to the Landowner Allocation and to the Developer's Area to render a more comprehensive meaning and interpretation to above Clauses of these presents.

No amendments/ supplements/ variation of this Agreement (including its Annexure and Schedules) shall be binding on any Party unless such variation is in writing and signed by each Party.



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Gopinath Roy

DARJEELING INFRACON PRIVATE LIMITED.

Abanish Kumar Ghosh  
DIRECTOR

## **SCHEDULE**

(Description of Land)

**ALL THAT** piece or parcel of Homestead Land measuring 0.2170 Acres land appertaining to and forming part of RS Plot No. 3550 corresponding to LR Plot No. 10563 recorded in RS Khatian No. 1629 corresponding to LR Khatian No. 1805 within RS Mouza Siliguri corresponding to LR Mouza Siliguri Madhya Paschim, R.S. J.L. No 110 (New 88) Corresponding to LR J.L. No. 90, Pargana Baikunthapur, P.S., Sub Division and Sub Registry Office Siliguri, Pin - 734005, Located at S. F. Road, Road Zone: Electric Off. & Fire Brigade - Siliguri P.S., bearing Holding No. 178/138/110 of Ward No. 25 of Siliguri Municipal Corporation Area, Dist. Darjeeling, West Bengal. The Classification of land as per ROR is Danga & proposed use of land is Bastu.

The said land is butted and bounded as follows: -

By the North	:	60 Feet wide S.F. Road
By the South	:	12 Feet wide Private Road
By the East	:	Land & House of Ashim Das & Others
By the West	:	Land & House of P.K. Jain & Others



Adul. Dist. Sub-Registrar  
Siliguri-1, Dt. Darjeeling

23 JUN 2023

**IN WITNESSES WHEREOF** the parties hereto have set and subscribed their respective hands on this Agreement on the day, month and year first above written at Siliguri.

**WITNESSES: -**

1.

Bhuresh Karmari  
S/O Prakash Karmari  
B, Mangotumam Compound  
Siliguri - 734005.

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

Gopinath Roy  
**SIGNATURE OF LANDOWNER**

DARJEELING INFRACON PRIVATE LIMITED  
Hanish Kumar Agarwala  
**SIGNATURE OF DEVELOPER**

2.

Sudhi Chandra  
S/O Ishwar Chandra  
Sudhanshu Agarwala  
Siliguri

Drafted as per the instructions of the parties, read over and explained by me and typed in my Office.

Deवानshu Dev Tiwary  
**DEWANSHU DEV TIWARY**  
**ADVOCATE, SILIGURI**  
**ENROL. NO. F-279/229 OF 2014**



Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling

23 JUN 2023



SA of Indian Registration Act, 1908  
aimant sheet signature

*Gopinath Roy*

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

*Gopinath Roy*  
Signature with date

23-6-2023



*Nansh Kumar Agarwala*

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



*Nansh Kumar Agarwala*  
Signature with date



Addl. Dist. Sub Registrar  
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23 JUN 2023

**IMPRESSION SHEET OF WITNESS**

PHOTO	LEFT THUMB IMPRESSION
	

Bhmesh Kasran

Signature



Adcl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling

23 JUN 2023



(Live Data As On 17/05/2023,20:56:30)

জে.এল নং (J.L No.): 90 থানা (P.S.): শিলিগুড়ি

খতিয়ান নং (Khatian No):	1805
রায়তের নাম (Owner Name):	গোপীনাথ রায়
পিতা/স্বামী (Father/Husband):	খুশীমোহন রায়
ঠিকানা (Address):	নিজ
জমির পরিমাণ (TOTAL LAND):	0.2170 একর/Acre
দাগের সংখ্যা (Total Plot):	1

অত্রস্থত্বের দাগের বিবরণ ও পরিমাণ:

Plot No. দাগ নং	Classification শ্রেণী	Share অংশ	Share Area(Acre) অংশ পরিমাণ(একর)	Remarks মন্তব্য
18563	ডাঙ্গা	0.9686	0.2170	Nil

Gopinath Ray



Handwritten signature

Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling

23 JUN 2023

### Major Information of the Deed

Deed No :	I-0402-01632/2023	Date of Registration	23/06/2023
Query No / Year	0402-2001623773/2023	Office where deed is registered	
Query Date	23/06/2023 11:16:17 AM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Dewanshu Dev Tiwary Dagapur, Siliguri, Thana : Pradhan Nagar, District : Darjeeling, WEST BENGAL, PIN - 734003, Mobile No. : 9679405651, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,00,000/-]		
Set Forth value	Market Value		
	Rs. 5,68,14,548/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 1,00,021/- (Article:E, E. B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



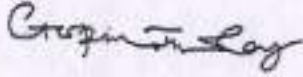
District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: S.F ROAD, Road Zone : (Electric off.&Fire Brigade point -- Siliguri P.S) , Mouza: Siliguri, JI No: 88, Pin Code : 734005

Sch No	Plot Number	Khatlan Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3550	RS-1629	Bastu	Danga	0.217 Acre		5,68,14,548/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>21.7Dec</b>	<b>0 /-</b>	<b>568,14,548 /-</b>	

Table 1. Description of the study

Study	Year	Country	Sample Size (n)	Study Design	Outcome
1	2001	USA	1000	Case-control	Chronic pain
2	2002	USA	2000	Cross-sectional	Chronic pain
3	2003	USA	1500	Case-control	Chronic pain
4	2004	USA	3000	Cross-sectional	Chronic pain
5	2005	USA	1200	Case-control	Chronic pain
6	2006	USA	2500	Cross-sectional	Chronic pain
7	2007	USA	1800	Case-control	Chronic pain
8	2008	USA	3500	Cross-sectional	Chronic pain
9	2009	USA	1000	Case-control	Chronic pain
10	2010	USA	2200	Cross-sectional	Chronic pain
11	2011	USA	1600	Case-control	Chronic pain
12	2012	USA	2800	Cross-sectional	Chronic pain
13	2013	USA	1400	Case-control	Chronic pain
14	2014	USA	3200	Cross-sectional	Chronic pain
15	2015	USA	1100	Case-control	Chronic pain
16	2016	USA	2600	Cross-sectional	Chronic pain
17	2017	USA	1700	Case-control	Chronic pain
18	2018	USA	3100	Cross-sectional	Chronic pain
19	2019	USA	1300	Case-control	Chronic pain
20	2020	USA	2900	Cross-sectional	Chronic pain

**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Gopinath Roy (Presentant)</b> Son of Late Khushi Mohan Roy Executed by: Self, Date of Execution: 23/06/2023 , Admitted by: Self, Date of Admission: 23/06/2023 ,Place : Office	 23/06/2023	 LTI 23/06/2023	 23/06/2023
Ganga Apartment, Mangal Pandey Road, Khalpara, 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, PAN No.:: acxxxxxx6p, Aadhaar No: 53xxxxxxxx6584, Status :Individual, Executed by: Self, Date of Execution: 23/06/2023 , Admitted by: Self, Date of Admission: 23/06/2023 ,Place : Office				

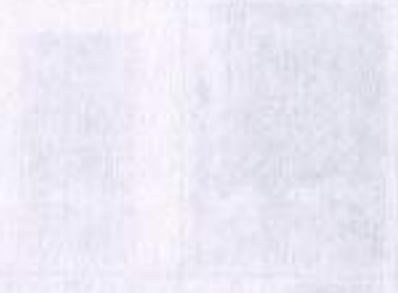
**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Darjeeling Infracon Private Limited</b> S. F. Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 , PAN No.:: aaxxxxxx1f,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
	<b>Shri Naresh Kumar Agarwal</b> Son of Late Keshoram Agarwal Date of Execution - 23/06/2023, , Admitted by: Self, Date of Admission: 23/06/2023, Place of Admission of Execution: Office	 Jun 23 2023 2:09PM	 LTI 23/06/2023	 23/06/2023
S. F. Road, 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, , PAN No.:: acxxxxxx7g, Aadhaar No: 81xxxxxxxx5864 Status : Representative, Representative of : Darjeeling Infracon Private Limited (as Director)				

Handwritten signature or initials



Faint, illegible text or markings in the upper right section.

Main body of the document containing multiple lines of extremely faint and illegible text.

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bhunesh Karnani</b> Son of Mr Prakash Kumar Karnani 8 Mangtaram Compound, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005			
	23/06/2023	23/06/2023	23/06/2023

Identifier Of Shri Gopinath Roy, Shri Naresh Kumar Agarwal

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Gopinath Roy	Darjeeling Infracon Private Limited-21.7 Dec

Name	Address	City	State
John Doe	123 Main St	New York	NY
Jane Smith	456 Elm St	Los Angeles	CA
Robert Brown	789 Oak St	Chicago	IL
Mary White	101 Pine St	Houston	TX
David Green	202 Maple St	Phoenix	AZ
Susan Black	303 Cedar St	Philadelphia	PA
Michael Gray	404 Birch St	San Antonio	TX
Jennifer King	505 Spruce St	San Diego	CA
Christopher Lee	606 Willow St	Dallas	TX
Amanda Hall	707 Ash St	San Jose	CA
Daniel Young	808 Hickory St	Austin	TX
Michelle Adams	909 Sycamore St	Jacksonville	FL
Kevin Baker	1010 Dogwood St	Fort Worth	TX
Olivia Carter	1111 Magnolia St	Columbus	GA



**Endorsement For Deed Number : I - 040201632 / 2023**

**On 23-06-2023**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:00 hrs on 23-06-2023, at the Office of the A.D.S.R. SILIGURI by Shri Gopinath Roy ,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 5,68,14,548/-

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

Execution is admitted on 23/06/2023 by Shri Gopinath Roy, Son of Late Khushi Mohan Roy, Ganga Apartment, Mangal Pandey Road, Khalpara, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Mr Bhunesh Karnani, , , Son of Mr Prakash Kumar Karnani, 8 Mangtaram Compound, 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 23-06-2023 by Shri Naresh Kumar Agarwal, Director, Darjeeling Infracon Private Limited (Private Limited Company), S. F. Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Indetified by Mr Bhunesh Karnani, , , Son of Mr Prakash Kumar Karnani, 8 Mangtaram Compound, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,00,021.00/- ( B = Rs 1,00,000.00/- ,E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,00,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/06/2023 11:32AM with Govt. Ref. No: 192023240108539461 on 23-06-2023, Amount Rs: 1,00,021/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 2001013648 on 23-06-2023, Head of Account 0030-03-104-001-16

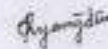
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3684, Amount: Rs.5,000.00/-, Date of Purchase: 31/05/2023, Vendor name: S K Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/06/2023 11:32AM with Govt. Ref. No: 192023240108539461 on 23-06-2023, Amount Rs: 70,021/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 2001013648 on 23-06-2023, Head of Account 0030-02-103-003-02



**Sangha Ratna Syangden**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SILIGURI**  
**Darjeeling, West Bengal**

THE UNIVERSITY OF CHICAGO  
DIVISION OF THE PHYSICAL SCIENCES  
DEPARTMENT OF CHEMISTRY

REPORT OF THE COMMITTEE ON THE  
REVISION OF THE CURRICULUM  
FOR THE PH.D. DEGREE

1964-1965

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1964-1965

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2023, Page from 44589 to 44615

being No 040201632 for the year 2023.



*Syangden*

Digitally signed by SANGHA RATNA  
SYANGDEN

Date: 2023.06.28 14:57:17 +05:30

Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2023/06/28 02:57:17 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

11-10-11  
The following information was received from the  
Department of Health and Human Services  
Volume Number: 44-3888 Page from 0458 to 0473  
Page No. 4050022 for year 2011



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