

Sl. No. 2977/2022

I - 2676/wm



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

2/2665782/2022 H 983297

Byangdai
12:22

07.07.22

Ramid
K.P. Apurva

RUDRAM SQUARES PRIVATE LIMITED

Ramid

Director

RUDRAM SQUARES PRIVATE LIMITED

Arundhati

Director

DEVELOPMENT AGREEMENT

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

Byangdai
2/19/2022

REGISTRAR
BRIGUDDUR

NO 757 DATED 6/9/22

SOLD TO Rudham squares Pvt Ltd

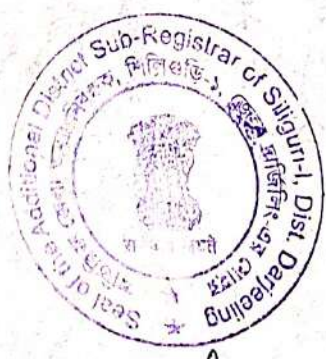
JP Belgami

RUPRES 6769



S.R. Sarkar
(S.R. Sarkar)
STAMP VENDOR,
A.D.S.R. Office, Siliguri
I/No-8/107

H 983537



Adll. Dist. Sub-Registrar
Siliguri-I, Dist. Darjeeling
07 SEP 2022

Rawat Agal

V.P. Agarwal

RUDRAM SQUARES PRIVATE LIMITED

Rawat Agal

Director

RUDRAM SQUARES PRIVATE LIMITED

April 2024

Director

**THIS DEVELOPMENT AGREEMENT
IS MADE ON THIS THE 07th DAY OF September
IN THE YEAR TWO THOUSAND AND TWENTY TWO (2022)
BETWEEN**

1) SRI RAVI KANT AGARWAL , Son of LATE RAWATMAL AGARWAL, HAVING I.TAX PAN NO . ACRPA8850B AADHAR CARD NO. 421575949629.

2) SRI SRI KAILASH PRASAD AGARWALLA, Son of Late DURGA DUTTA AGARWAL, HAVING I.TAX PAN NO .ACBPA5702A AADHAR CARD NO. 714731307445.

both of Indian By Citizen, Hindu By Religion, Business by Occupation, **No .1)** Santoshi Nagar, Ward No 5 Opp Ganesh Mandir, P.O. & P.S. Siliguri, District – Darjeeling, Pin-734005 , West Bengal. **No 2)** Burdwan Road, P.O. & P.S. Siliguri, District – Darjeeling, Pin-734005, West Bengal **HEREINAFTER** called the **LAND OWNERS / FIRST PARTY** (Which expression shall mean and include unless excluded by or repugnant to the context be deemed to be his legal heirs, successors ,executors administrators, legal representatives ,nominees or nominees and /or assigns) of the **ONE PART**

AND

RUDRAM SQUARES PRIVATE LIMITED, [I.T.PAN: AALCR1466K] a Private Limited Company incorporated under the provision of the Companies Act, 1956, bearing its Certificate of Incorporation No. U70109WB2021PTC246531, having its office at , Agrasen Road ,Opp. Maheshwari Bhawan , Post Office & Police Station Siliguri, in the District of Darjeeling, Pin-734005 - hereinafter called the **“DEVELOPER/SECOND PARTY”** (which expression shall mean and include unless excluded by or repugnant to the context its office bearers, executors, successors, administrators, representatives and assigns) of the **OTHER PART.**

Represented by of its Director

Ramat Agarwal

K. P. Agarwal

RUDRAM SQUARES PRIVATE LIM

Ramat Agarwal

Dir

RUDRAM SQUARES PRIVATE LIMITEI

Ankit Sureka

Directo

a) **SRI RAVI KANT AGARWAL**, Son of Late Rawatmal Agarwal, Hindu by religion, Indian by nationality, Business by Occupation, resident of Santoshi Nagar, Ward No 5 Opp Ganesh Mandir, P.O. & P.S. Siliguri, District – Darjeeling, Pin-734005 in the State of West Bengal.

b) **SRI. ANKIT SUREKA** , Son Naresh Sureka, Hindu by religion, Indian by nationality, Business by Occupation, resident 15 Chowk Bazaar, Near Central Bank, Sahebganj PO & PS - Sahebganj, Pin – 816109 in the State of Jharkhand.

AND

AND WHEREAS the first party No 1) acquired land measuring **5(five) katha 61(Sixty one) chhatak**, appertaining to R.S. plot No.2677 and 2678, recorded in R.S khatian No.4368 and 4369 of Mouza – Siliguri, J. L .No110, Corresponding L.R Plot No. 5400 and 5401, recorded in L.R Khatian No.9037 of Mouza – Siliguri Madhya Paschim , J. L .No: 90 P.S -Siliguri, Dist- Darjeeling, west Bengal., vide **Three DEED NO. 00847/2021 AND DEED NO. 01071/2021 AND DEED NO. 01240/2021** , registered at the office of sub registrar, siliguri having his permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS the first party No 2) acquired land measuring **7(seven) katha 11(Eleven) chhatak**, appertaining to R.S. plot No.2677, recorded in R.S khatian No.4368 of Mouza – Siliguri, J.L .No110, Corresponding L.R Plot No. 5400 and 5401, recorded in L.R Khatian No.9000 of Mouza – Siliguri Madhya Paschim , J. L .No: 90 P.S -Siliguri, Dist- Darjeeling, west Bengal., vide **Two DEED NO. 00846/2021 AND DEED NO. 01146/2021**, registered at the office of sub registrar, siliguri having his permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

Rajit Ash

K.P. Agrawal

RUDRAM SQUARES PRIVATE LIMITED

Rajit Ash

Director

RUDRAM SQUARES PRIVATE LIMITED

Amit Kumar

Direct

AND WHEREAS the first party **AMALGAMATED TOTAL LAND** Which is after amalgamated is **16 KATHAS 8 CHHATAKS**.

AND WHEREAS the first party hereto has decided to develop his land 16 kathas 8 chhataks being together to form one plot of land, morefully described in the schedule below, but due to lack of funds and technical knowledge and experience in construction field /industry, the first party has decided to get his plot of land developed through the **DEVELOPER/SECOND PARTY** herein, as the **SECOND PARTY** is having experience in construction of multi-storeyed buildings.

AND WHEREAS the first party, has thus agreed to get his said land Developed, through the **DEVELOPER /SECOND PARTY** herein and the **DEVELOPER /SECOND PARTY** has also agreed to part with its money, for construction of multi -storeyed Building/s on the schedule land and to enter into this Development agreement on the terms and conditions as hereinafter appearing.

AND WHEREAS the first party desirous of construct G + 4 multi-storeyed Residential cum commercial Buildings/Blocks on the said Land consisting of residential flats/ apartments/garage/car parking space/shops/godown etc. According to the drawings plans and specification of the siliguri municipal corporation and /or appropriate authorities according to law.the first party has irrevocable put his said plot of land at the disposal of the second party / developer and to promote/develop the said property by constructing G+4 multistoried residential cum commercial building/block on his aforesaid land.

AND WHEREAS the second party finding the offer of the first party as reasonable and relying on the aforesaid facts have accepted the offer of the first party to build the said G + 4

Ravik Agarwal

K.P. Agarwal

RUDRAM SQUARES PRIVATE LIMITED

Ravik Agarwal

Director

RUDRAM SQUARES PRIVATE LIMITED

Anant Kumar

Director

multistoried Building, within a stipulated period in terms of this agreement.

AND WHEREAS it is stated that the Building plan duly sanctioned, according to the building plans and specification, sanctioned by the Siliguri Municipal corporation , it is stated that G + 4 multistoried building Residential cum commercial/Block shall be constructed upon the said Land Described in the schedule below.

AND WHEREAS in order to avoid all future disputes and differences and legal complication that may crop amongst the parties herein. It has been deemed fit and proper to reduce in writing the said oral terms and conditions as mutually agreed by and between the parties herein.

WHEREAS SOME OF THE DEFINITION ARE SPECIFICALLY MENTIONED HEREIN:

1. DEFINITIONS:

That unless there be any contrary to the subject or context

I. **LAND OWNER** shall mean unless specifically described **SRI RAVI KANT AGARWAL AND KAILASH PRASAD AGARWALLA** only.

DEVELOPER shall mean only **RUDRAM SQUARES PRIVATE LIMITED**, [I.T.PAN: AALCR1466K] a Private Limited Company incorporated under the provision of the Companies Act, 1956, bearing its Certificate of Incorporation No. U70109WB2021PTC246531, having its office at Anjani Apartment II , Opp. Maheshwari Bhawan , Agrasen Road, Post Office & Police Station Siliguri, in the District of Darjeeling, Pin-734005 , West Bengal, Now Represented by its Director -SRI RAVIKANT AGARWAL Son Late Rawatmal Agarwal AND SRI. ANKIT

Ravish Asth

K.P. Aravinda

RUDRAM SQUARES PRIVATE LIMITED

Director

Ravish Asth

RUDRAM SQUARES PRIVATE LIMITED

Director

Aravinda

SUREKA , Son of Naresh Sureka. **But The Director Shall Change At Any Time.**

THE SAID Land shall mean the Land, more fully and particularly Described in **SCHEDULE** hereunder written.

- II. Multistoried Buildings shall mean, one multistoried Building to be constructed on the said plot of Land in **SCHEDULE** Land. It is stated that multistoried Residential cum commercial Building shall be constructed upon the said total Land.
- III. **SANCTIONED PLAN** shall mean and include the plan as sanctioned by the Siliguri Municipal Corporation, Siliguri and such other plan or plans, lay out and specifications to be prepared by the engineer for the Development and construction of the said multistoried Building/Block at the said Land and shall include such other modified/amended plan or plans as may be sanctioned and or regularized by the Siliguri Municipal Corporation or such other authority or authorities.
- IV. Transfer with its Grammatical variation and cognate expressions shall mean transfer by way of sale of flats/Parking space/shops/Godown spaces etc., to be transferred by the Developer for consideration to the intending Transferee/Transferees/Purchasers in the said multistoried Building, Block.
- V. Transfer /purchaser shall mean purchaser to whom any flats/parking space, spaces/premises etc., in the said multistoried building/Block may be transferred or sold for consideration.
- VI. Words importing singular shall include plural and vice versa.

Ranjit Ash
K.P. Aher

UDRAM SQUARES PRIVATE LIMITED
Ranjit Ash
Director

UDRAM SQUARES PRIVATE LIMITED
Anil Kulkarni
Director

- VII. Words importing masculine gender shall include feminine and neutral genders, likewise words importing feminine gender shall include masculine and neuter Genders.
- VIII. It is stated total One number of multistoried residential cum commercial will be constructed on the schedule land. It is stated that for the purpose of understanding herein, the Name of Flat or others commercial space.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1. That the first party /land owner hereby grants exclusive right to the developer/second party, for the development of the said vacant Land and the developer accepts the same for and subject to the terms and conditions herein provided.
- 2. That the developer upon execution of this agreement agrees to the First party/land owner, as per **SCHEDULE "AA" for No 1(One) Land OWNER AND** as per **SCHEDULE "BB" for No 2(Two) Land OWNER Building AS PER THE SANCTIONED PLAN,** Being specifically the first party /land owners allocation in the proposed multistoried building to be erected on the said schedule land.

3. OBJECTS

- i) The object behind this agreement is to construct and/or caused to be constructed multistoried building G + 4 storied building as per the sanctioned plan on the said plot of land, described in the **SCHEDULE** Below.
- ii) that it is stated that the first party being devoid of technical knowledge and finance has engaged the developer/second party herein. IT is being expressly declared by the first party and understood by the **SECOND PARTY/DEVELOPER,** that

Ranjit Patel
K.P. Appalling

RUDRAM SQUARES PRIVATE LIMITED
Ranjit Patel
Director

RUDRAM SQUARES PRIVATE LIMITED
Anil Kumar
Director

development costs and expenses to be borne, by the **SECOND PARTY /DEVELOPER** only.

4.that the first party also undertakes that the **SECOND PARTY/DEVELOPER**, shall be entitled to construct and complete the multistoried building upon the said land, as described in the SCHEDULE below as agreed between the parties hereto and shall also enter into agreements with the intending Transferers and or purchasers, for the transfer of the **DEVELOPER'S ALLOTTED AREA** and for the purpose of which, to receive the advance, total consideration money, from them or any of them.

5. FIRST PARTY' S/LAND OWNERS ALLOCATION

i. That the developer upon execution of this agreement has/had agreed to allot and deliver physical possession of **SCHEDULE "AA" for No 1(One) Land OWNER AND** as per **SCHEDULE "BB" for No 2(Two) Land OWNER AS PER THE SANCTIONED BUILDING PLAN** in the MULTI - STORIED BUILDING to the **FIRST PARTY**.

6. SECOND PARTY'S/DEVELOPER'S ALLOCATION

i. That the **SCHEDULE "CC"** portion of the constructed area (excluding the land Owner allotted area), belongs wholly and exclusively to the **DEVELOPER** and shall be referred to as the **DEVELOPER ALLOTTED AREA**. It is further specifically stated that all the residential flats, car parking space and /or other spaces, other than the land Owner allotted area as per **SCHEDULE "AA"** and **SCHEDULE "BB"** belongs exclusively to the developer and shall exclusively be called to as the **DEVELOPER'S ALLOTTED AREA**.

Ranjit Arora

K.P. Arora

RUDRAM SQUARES PRIVATE LIMITED

Ranjit Arora

Director

RUDRAM SQUARES PRIVATE LIMITED

Amit Kumar

Director

7. DEVELOPMENT RIGHT

- i That the first party has delivered the possession of the said land to the developer and the first party also further grants exclusive development right to the developer to develop the said land in such manner as the developer may deem fit and proper but in consistence of the provisions contained herein and in accordance with the sanctioned plan and specifications.
- ii. That the party of the FIRST PARTY Simultaneously with the execution of this Deed of Agreement would execute a registered **GENERAL POWER OF ATTORNEY** constituting and appointing the **SECOND PARTY/DEVELOPER**, as his attorney to carry all sorts of development works on the said land and/or the construct the proposed building as per the plan and to approach all public authorities and to submit and obtain plan of the building and structure/s to be constructed on the said total land or any portion thereof from the appropriate authorities and or other authorities government/semi-government authorities concerned and to do all that acts, deeds and things as may necessary subsequent to execution of this document for completion of the construction of the proposed multistoried building and further for sale of the developers allocated area/share, so as to facilitate the development of the total land hereby agreed to be developed by the developers on behalf of the first party/land Owner.
- iii. By the said **GENERAL POWER OF ATTORNEY**, the **FIRST PARTY** shall also empower the **SECOND PARTY / DEVELOPER**, to negotiate with the intending purchaser to receive advance and the final payments

Rajiv Agarwal

K.P. Agarwal

RIJDRAM SQUARES PRIVATE LIMITED

Rajiv Agarwal

Director

RIJDRAM SQUARES PRIVATE LIMITED

Rajiv Agarwal

Director

and execute and admit the Deeds, for the registration in respect of the flats/units car parking space/spaces etc., to be transferred to the intending purchaser/s etc., in respect of the **DEVELOPERS ALLOCATION**. the first party hereby agrees that the said power of attorney shall not be under any circumstances, revoked by the first party as these presents subsist and remain binding upon the parties hereto.

8. **BUILDING AND CONSTRUCTION**

Upon the construction of the multistoried building the **FIRST PARTY** shall have to execute all the sale Deeds or any Transfer Deed/s in respect of the **DEVELOPERS ALLOCATION**, to the intending purchaser/s, together with the proportionate undivided share of interest in the said land of the said **SCHEDULE**. It is being distinctly understood by and or between the parties hereto; that while executing and registering such deed or deeds in connection with the **DEVELOPER'S ALLOTTED AREA**, the first party will not accept or claim any amount or consideration money whatsoever and will also be bound to execute all the necessary deeds and documents of transfer with respect to the developers allocation/area.

9. **CONSIDERATION OF DEVELOPERS ALLOTTED AREA.**

That the **SECOND PARTY /DEVELOPER**, Shall be entitled to realise and receive any advances, sale consideration, baina, rent, lease fee, etc, in respect of the **DEVELOPER'S ALLOTTED AREA** , to which the **FIRST PARTY** shall not object and shall have no claim or share in such realisation. It is specifically settled that the constructed area ALLOTTED to the first party is the first party's full consideration amount against right given to the **SECOND PARTY/ DEVELOPER**, to construct the entire multi-Storeyed

Rajiv Agarwal

K. P. Agrawal

RUDRAM SQUARES PRIVATE LIMITED

Rajiv Agarwal

Director

RUDRAM SQUARES PRIVATE LIMITED

Arvind Kumar

Director

buildings and complete the entire construction process and transfer the **DEVELOPER 'S ALLOTTED AREA.**

10. **AUTHORITIES.**

- i. that the **FIRST PARTY** shall be at liberty and entitled to transfer or otherwise, dispose or deal with the said **FIRST PARTY 'S ALLOCATION** as the first party in his absolute discretion as it may think fit and proper.
- ii. That the **SECOND PARTY /DEVELOPER**, shall be at liberty to occupy or to transfer by way of sale, gift, mortgage, exchange or let out lease out the **DEVELOPER'S ALLOTTED AREA**, to any person/party on terms and conditions of their choice at any time after execution of these presents.
- iii. That the **FIRST PARTY** shall not sell or transfer otherwise or enter into agreement for sale or transfer otherwise at any time in respect to the **DEVELOPER'S ALLOTTED AREA.**

11. **DEFAULT**

That the **SECOND PARTY/DEVELOPER**, shall complete the said building without stipulated period, from the date of execution of this agreement and also on completion of all the formalities needed for getting the construction work started.

That the **FIRST PARTY** shall present and execute the deed of transfer of the **DEVELOPER'S ALLOTTED** in favour of the intending purchaser/s or any other person of the choice of the developer and the first party binds himself, to appear before the Ld. Registrar, for Registration of the deed/s of transfer, whenever required.

Ravinit Patel
K. P. Afansula

RUDRAM SQUARES PRIVATE LIMITED
Ravinit Patel
Director

RUDRAM SQUARES PRIVATE LIMITED
Amit Kumar
Director

12. NOTICE

Any notice to be given by either party to the other shall be without prejudice to any other mode of service and be deemed to have been delivered or served if delivered by hand or by registered post at the addresses mentioned herein in this deed.

13. MISCELLANEOUS

- I.) That out of the total construction of proposed building, the developer shall handover the complete constructed portion of the **First Party's Allocation/Area** as mentioned herein above, including the super built-up area share of the stair case. And the remaining/balance portion of the constructed area (inclusive of the residential flats, car parking space, shops/godown and/or other spaces) is/are hereinafter called to as the developers area and shall belong exclusively to the **DEVELOPER'S ALLOTTED AREA.**
- II.) That First Party declares that he has fully understood and is fully satisfied with the ideas of the developer for the development of the said land, described in the schedule, for construction of Multistoried building.
- III.) That the **FIRST PARTY** declares that the **SECOND PARTY/DEVELOPER**, shall be entitled to receive all money/sale proceeds etc., arising out of the sale in respect of the **DEVELOPER'S/ SECOND PARTY ALLOTTED AREA**, to which the **FIRST PARTY** shall not object and shall have no claim or share in such realization.

Ravint Abd
K.P. Afrin

UDRAM SQUARES PRIVATE LIMITED
Ravint Abd
Director

UDRAM SQUARES PRIVATE LIMITED
Ahmed Kader
Director

- IV.) That the **SECOND PARTY/DEVELOPER**, declares that the **FIRST PATY**, shall be entitled to receive all moneys/sale proceeds etc., arising out of the in respect of the **FIRST PARTY' S ALLOTED AREA**, to which the **SECOND PARTY** shall not object and shall have no claim or share in such realization.
- V.) The **SECOND PARTY/ DEVELOPER**, shall take all steps for the overall development and construction of the said project at its own costs by deploying its men and material and to get the maximum output/benefit from the same.
- VI.) The first party shall allow free ingress to and egress from the premises, to the Developers servants, employees, sub- contractors and all other persons, who are required/ necessary or whose presence is required in connection with the carrying out of the work under the agreement and/ or related to the land described in the schedule below.
- VII.) That the sale price of the individual units of the Developers allocated share of the Multistoried buildings shall be decided by the developer/second party only.
- VIII.) That in case of death of the parties to this agreement, the terms and conditions of this agreement shall not be changed or any addition, modification or deletion shall only be provided as per law.
- IX.) That this agreement shall not be treated as a partnership between the parties herein in way or manner whatsoever.
- X.) That the total finance as needed for the construction and/ or completion of the said multistoried

Ranjit Ash

K.P. Afarwile

RUDRAM SQUARES PRIVATE LIMITED

Ranjit Ash

Director

RUDRAM SQUARES PRIVATE LIMITED

Anu Kark

Director

residential building shall be borne and paid by the developer/second party.

- XI.) That after completion of the construction of said proposed multistoried building and at the time of sale of the unit/flat/car parking space/servant quarters/shops/godown spaces of the said multistoried building the **SECOND PARTY/ DEVELOPER**, hereby agrees to join in such instruments/deeds/deeds of conveyance/s as a confirming party also and the said instruments/deeds/ of conveyance/s shall be prepared by the Ld. Advocate of the developer.
- XII.) That the multistoried building /block/ complex, for identification, shall be named by the second party only.
- XIII.) That the specifications of the flat premises, which shall be handed over by the **SECOND PARTY/ DEVELOPER**, to the **FIRST PARTY** shall be of standard make.
- XIV.) **FORCE MAJEURE**
That parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of the force majeure and shall be suspended from the obligation during the force majeure. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock-out, suit, legal disputes, clearance from authority concerned delay in obtaining completion certificate and/ or any other acts.

Prakash Periwal

Kantosh Prasad Agarwala

RUDRAM SQUARES PRIVATE LIMITED

Prakash Periwal

Director

RUDRAM SQUARES PRIVATE LIMITED

Ana K. Sinha

Director

xv) All disputes or differences between the parties hereto concerning this agreement or interpretation hereof the same shall be referred to the arbitrator. This reference to arbitration shall be deemed to be a reference within the meaning of the arbitration and conciliation Act, 1996 or any statutory modification thereof.

SCHEDULE

OF THE TOTAL LAND ABOVE REFERRED

ALL THAT piece or parcel of **PEACEFUL VACANT (BASTU) LAND MEASURING 16 katha 8 Chhatak**, forming part R.S PLOT NO. 2677 and 2678 ,Recorded in R.S **KHATIAN NO. 4368 and 4369 of MOUZA- SILIGURI** J.L. NO.110 (88), Corresponding L.R Plot No. 5400 and 54001, recorded in L.R Khatian No. 9000 and 9037 of Mouza – Siliguri Madhya Paschim , J. L .No: 90 P.S -Siliguri P.O Siliguri ward No. 8(Eight) M.G Road of siliguri municipal corporation, dist- Darjeeling west Bengal.,

Land is butted and bounded as follows:-

- | | | |
|---------------------|----------|---|
| By the North | : | Land & Building of shiv Shankar Mitruka; |
| By the South | : | Land and Building of Prakash Periwal; |
| By the East | : | 12 Feet wide Pucca Siliguri Muncipal Road; |
| By the West | : | 23 Feet wide Pucca Siliguri Muncipal Road; |

Ravindra Ashok

9/13/14
K.P.

RUDRAM SQUARES PRIVATE LIMITED

Ravindra Ashok

Director

RUDRAM SQUARES PRIVATE LIMITED

Ashok Kumar

Director

SCHEDULE "AA"
OF THE FIRST PARTY
NO 1 LAND OWNERS ALLOCATION

constructed area at **First Floor** Flat No being. 1B, 1C AND , 1E (**1E Flat Is at South West Corner**) , in **Second Floor** Flat No. 2C, in **Third Floor** Flat No Being . 3B and 3C, in **Forth Floor** Flat No. 4C and 7(Seven) car parking space/garages at the Ground Floor which will be identified by Developer with proportionate undivided share of total land mentioned in Schedule- 'A' above as per SMC sanction plan.

Ravint Ash

K.P. Agarwal

RUDRAM SQUARES PRIVATE LIMITED

Ravint Ash

Director

RUDRAM SQUARES PRIVATE LIMITED

Amit Kumar

Director

SCHEDULE "BB"
OF THE FIRST PARTY
NO 2 LAND OWNERS ALLOCATION

constructed area at **First Floor** Flat No being. 1D, , in **Second Floor** Flat No being . 2B and 2D in **Third Floor** Flat No being. 3D, in **Forth Floor** Flat No being. 4B and 4D, AND 6(Six) car parking space/garages at the Ground Floor which will be identified by Developer with proportionate undivided share of total land mentioned in Schedule- 'A' above as per SMC sanction plan.

Ravind Arora

K.P. Arora

RUDRAM SQUARES PRIVATE LIMITED

Ravind Arora

Director

RUDRAM SQUARES PRIVATE LIMITED

Anita Khandelwal

Director

SCHEDULE "CC"
OF THE SECOND PARTY
DEVELOPER OWNERS ALLOCATION

All constructed area of Commercial Space in Ground Floor. In **Second Floor** Flat No being. 2A (2A Flat is at 22Ft Road Side) and 2E in, **Third Floor** Flat No being. 3A and 3E, in **Forth Floor** Flat No being. 4A and 4E, AND 6(Six) car parking space/garages at the Ground Floor with proportionate undivided share of total land mentioned in Schedule-'A' above as per SMC sanction plan.

NOTE: SEPARATE SHEET/S ARE BEING USED FOR THE PURPOSE OF AFFIXING IMPRESSIONS OF ALL THE fingers of the hands of the party, thus forming part of these presents.

IN WITNESS WHEREOF THE PARTIES have in their good health and sound mind has/have signed and set and subscribed their respective hands and seals on these presents on the day and year first hereinabove written

WITNESSES:-

1. Bajrang Agarwal
S/o Lt. S. N Agarwal
Nehru Road, Hepta
Siliguri - 734005

(2) Pradip Tanti
S/o Suresh Tanti
Siliguri - 734005

Rajit Agast
K.P. Agasth

SIGNATURE OF THE
FIRST PARTY

RUDRAM SQUARES PRIVATE LIMITED

Rajit Agast

Director

RUDRAM SQUARES PRIVATE LIMITED

Anil Kumar

Director

SIGNATURE OF THE SECOND
PARTY/ DEVELOPER

Drafted as per the instructions of the parties and read over and explained by me to the parties and printed in my office:-

Bajrang

BAJRANG AGARWAL
ADVOCATE / SILIGURI
Enroll No : F/1666/2062/2013

IMPRESSION SHEET



DEVELOPER/SECOND PARTY

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



RUDRAM SQUARES PRIVATE LIMITED
Signature

Ramint Asud
Director

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

RUDRAM SQUARES PRIVATE LIMITED
Signature

Anat Suresh
Director

IMPRESSION SHEET

LAND OWNERS / FIRST PARTY



[Handwritten signature]

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



K. P. Aparanthe

Ramit Paul
Signature

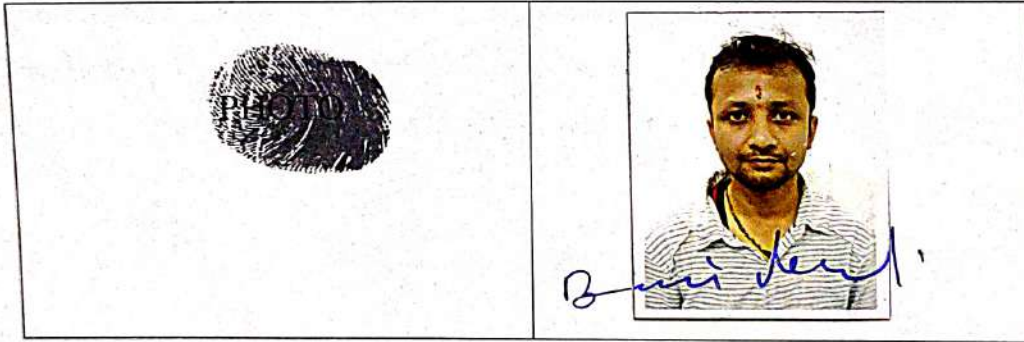
	Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

K. P. Aparanthe

Signature

IMPRESSION SHEET

IDENTIFIER THUMB OF LEFT HAND



Bajrang Kumar
Signature



सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that RUDRAM SQUARES PRIVATE LIMITED is incorporated on this Twentieth day of July Two thousand twenty-one under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70109WB2021PTC246531.

The Permanent Account Number (PAN) of the company is AALCRI466K

The Tax Deduction and Collection Account Number (TAN) of the company is CALR19447B

Given under my hand at Manesar this Twentieth day of July Two thousand twenty-one .

MINISTRY OF
CORPORATE AFFAIRS

Digital Signature Certificate

Mr RAJENDER KUMAR

DEPUTY REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

RUDRAM SQUARES PRIVATE LIMITED

C/o RaviKant Agarwal Anjani Tower, Plot 2951 Agrasen Road Opp

Maheshwari Bh, Siliguri, Darjeeling, West Bengal, India, 734005



* as issued by the Income Tax Department

Major Information of the Deed

	I-0402-02676/2022	Date of Registration	07/09/2022
No / Year	0402-2002665782/2022	Office where deed is registered	
Entry Date	05/09/2022 4:18:09 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	BAJRANG AGARWAL LAW CHAMBERS KHALPARA SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9832372308, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 4,30,65,006/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



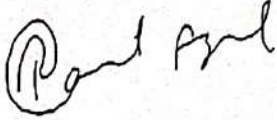
Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: KHALPARA, Road Zone : (Ward No.8 – Ward No.8) , Mouza: Siliguri, JI No: 88, Pin Code : 734005



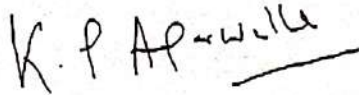
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2677	RS-4368	Bastu	Bastu	8 Katha 4 Chatak		2,15,32,503/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L2	RS-2678	RS-4369	Bastu	Bastu	8 Katha 4 Chatak		2,15,32,503/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
		TOTAL :			27.225Dec	0 /-	430,65,006 /-	
		Grand Total :			27.225Dec	0 /-	430,65,006 /-	

Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Shri RAVI KANT AGARWAL (Presentant) Son of Late RAWATMAL AGARWAL Executed by: Self, Date of Execution: 07/09/2022 , Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Office			
	07/09/2022	LTI 07/09/2022	07/09/2022

SANTOSHI NAGAR, WARD NO. 05, 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.:: ACxxxxxx0B, Aadhaar No: 42xxxxxxxx9629, Status :Individual, Executed by: Self, Date of Execution: 07/09/2022 , Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Shri KAILASH PRASAD AGARWALLA Son of Late DURGA DUTTA AGARWAL Executed by: Self, Date of Execution: 07/09/2022 , Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Office			
		07/09/2022	LTI 07/09/2022	07/09/2022



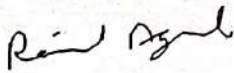


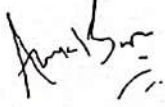
BURDWAN ROAD, WARD NO. 9, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx2A, Aadhaar No: 71xxxxxxxx7445, Status :Individual, Executed by: Self, Date of Execution: 07/09/2022 , Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RUDRAM SQUARES PRIVATE LIMITED AGRASEN ROAD , WARD NO. 9, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 , PAN No.:: AAxxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

ative Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Shri RAVI KANT AGARWAL Son of Late RAWATMAL AGARWAL Date of Execution - 07/09/2022, , Admitted by: Self, Date of Admission: 07/09/2022, Place of Admission of Execution: Office	 Sep 7 2022 12:39PM	 LTI 07/09/2022	 07/09/2022
SANTOSHI NAGAR, WARD NO. 5, 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.:: ACxxxxxx0B, Aadhaar No: 42xxxxxxxx9629 Status : Representative, Representative of : RUDRAM SQUARES PRIVATE LIMITED (as DIRECTOR)			
Name	Photo	Finger Print	Signature
2 Shri ANKIT SUREKA Son of Shri NARESH SUREKA Date of Execution - 07/09/2022, , Admitted by: Self, Date of Admission: 07/09/2022, Place of Admission of Execution: Office	 Sep 7 2022 12:41PM	 LTI 07/09/2022	 07/09/2022
15 CHOWK BAZAR, SAHEBGANJ, City:- Not Specified, P.O:- SAHEBGANJ, P.S:-SAHIBGANJ NAGAR, District:-Sahibganj, Jharkhand, India, PIN:- 816109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: FBxxxxxx4K, Aadhaar No: 25xxxxxxxx5922 Status : Representative, Representative of : RUDRAM SQUARES PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri BAJRANG AGARWAL Son of Late S. N. AGARWAL KHAL PARA, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	 07/09/2022	 07/09/2022	 07/09/2022
Identifier Of Shri RAVI KANT AGARWAL, Shri KAILASH PRASAD AGARWALLA, Shri RAVI KANT AGARWAL, Shri ANKIT SUREKA			

Transfer of property for L1

From	To. with area (Name-Area)
Shri RAVI KANT AGARWAL	RUDRAM SQUARES PRIVATE LIMITED-9 Chatak
Shri KAILASH PRASAD AGARWALLA	RUDRAM SQUARES PRIVATE LIMITED-123 Chatak

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri RAVI KANT AGARWAL	RUDRAM SQUARES PRIVATE LIMITED-132 Chatak

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.

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

Presented for registration at 12:22 hrs on 07-09-2022, at the Office of the A.D.S.R. SILIGURI by Shri RAVI KANT AGARWAL , one of the Executants.

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 4,30,65,006/-

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

Execution is admitted on 07/09/2022 by 1. Shri RAVI KANT AGARWAL, Son of Late RAWATMAL AGARWAL, SANTOSHI NAGAR, WARD NO. 05, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 2. Shri KAILASH PRASAD AGARWALLA, Son of Late DURGA DUTTA AGARWAL, BURDWAN ROAD, WARD NO. 9, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Shri BAJRANG AGARWAL, , , Son of Late S. N. AGARWAL, KHAL PARA, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Advocate

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

Execution is admitted on 07-09-2022 by Shri RAVI KANT AGARWAL, DIRECTOR, RUDRAM SQUARES PRIVATE LIMITED (Private Limited Company), AGRASEN ROAD , WARD NO. 9, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Indetified by Shri BAJRANG AGARWAL, , , Son of Late S. N. AGARWAL, KHAL PARA, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Advocate

Execution is admitted on 07-09-2022 by Shri ANKIT SUREKA, DIRECTOR, RUDRAM SQUARES PRIVATE LIMITED (Private Limited Company), AGRASEN ROAD , WARD NO. 9, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Indetified by Shri BAJRANG AGARWAL, , , Son of Late S. N. AGARWAL, KHAL PARA, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/09/2022 6:53PM with Govt. Ref. No: 192022230115810691 on 06-09-2022, Amount Rs: 21/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB06092022290556 on 06-09-2022, Head of Account 0030-03-104-001-16

Stamp Duty

Stamp Duty required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs

by online = Rs 70,020/-

Description of Stamp

Stamp: Type: Impressed, Serial no 757, Amount: Rs.5,000.00/-, Date of Purchase: 06/09/2022, Vendor name: S K

arkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/09/2022 6:53PM with Govt. Ref. No: 192022230115810691 on 06-09-2022, Amount Rs: 70,020/-, Bank:
Indian Bank (IDIB000C001), Ref. No. IB06092022290556 on 06-09-2022, 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

of Registration under section 60 and Rule 69.
red in Book - I
me number 0402-2022, Page from 91615 to 91645
ing No 040202676 for the year 2022.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN
Date: 2022.10.14 16:19:19 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2022/10/14 04:19:19 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)