

5023/22

I. 5046/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Handwritten notes: 24.5.22, 2-1460956/m



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 20<sup>th</sup> DAY OF MAY 2022.

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

Add. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

20 MAY 2022

BETWEEN

G 25645

BIHAR BENGAL TEA COMPANY PVT. LTD  
Handwritten signature

DIRECTOR

G 256451

KRISHNA BUILDCON  
Handwritten signature  
Partner

KRISHNA BUILDCON

Handwritten signature  
Partner

**NON JUDICIAL STAMP**

No. 1089 Date 24.1.22

Sold Swishma B. Vidyan

of Siliguri

Value Rs. 5000/-



*S. H.*  
Sudhangshu Saran Roy  
Govt. Stamp vendor  
L. No. 173/R.M.  
Siliguri Court



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

20 MAY 2022

অতিরিক্ত উপায়ুক্তের কার্যালয়  
ভক্তি নগর জেলা জালপাইগুড়ি  
২০ মে ২০২২

স্বাক্ষরিত  
স্বাক্ষরিত

BIHAR BENGAL TEA COMPANY PVT. LTD.

*Mahendra Prasad Bansal*

DIRECTOR

KRISHNA BUILDCON

*Dipak Mundhra*  
Partner

**BIHAR BENGAL TEA COMPANY PRIVATE LIMITED** (PAN: AABC6047L), having its Registered Office at 240B, A.J.C. Bose Road -700020 and Branch Office at C/o Bansal Tea Ware House, 2<sup>nd</sup> Miles, Sevoke Road, P.O Sevoke Road, P.S Bhaktinagar, District Jalpaiguri, represented by one of its Director, **Sri Mahendra Prasad Bansal**, son of Ramnarayan Agarwal - Hindu by Religion, Indians by Nationality, hereinafter called the "**FIRST PARTY/OWNER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors-in-office, representatives, administrators and assigns) of the "**FIRST PART**".

AND

**KRISHNA BUILDCON**, (PAN: AAXFK7234R) a **Partnership Firm**, having its office at Metro Heights, 1st Floor, Back-side , P.S. Bhaktinagar, District Jalpaiguri, represented by its **Partner, SRI DIPAK MUNDHRA**, son of Sri Bijay Kumar Mundhra, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of 3<sup>rd</sup> Floor Plot 9, Panchwati Housing Complex, P.O Sevoke Road, P.S Bhaktinagar, District Jalpaiguri - 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 assigns) of the "**SECOND PART**".

KRISHNA BUILDCON

*Dipak Mundhra*  
Partner

BIHAR BENGAL TEA COMPANY PVT. LTD.

*[Handwritten signature]*

DIRECTOR

KRISHNA BUILDCON

*[Handwritten signature]*

Partner

AND WHEREAS abovenamed M/s Bihar Bengal Tea Company Pvt. Ltd. had purchased land measuring 57 Kathas 4 Chhataks together with old and dilapidated Godown measuring 30,200 sq.ft. from Sri Harbans Singh & another, both are sons Mansha Singh Braich, by virtue of a Registered Deed of Conveyance, being Document No.447, for the year 2005 and same was registered in office of District Sub Registrar Jalpaiguri, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS in the manner aforesaid M/s Bihar Bengal Tea Company Pvt. Ltd. became the sole, absolute and exclusive owner of all that land measuring 57 Kathas 4 Chhataks together with Structure measuring 30,200 sq.ft., having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS in the manner aforesaid abovenamed M/s Bihar Bengal Tea Company Pvt Ltd became the sole, absolute and exclusive owner of all that land measuring 57 Kathas 4 Chhataks together with Structure measuring 30,200 sq.ft., having permanent, heritable and transferable right, title and interest therein.

The Owner will demolish the existing structure 30,200 sq.ft. and the Owner has decided to construct a Multistoried Residential Cum Commercial building on the aforesaid land. The developer herein having experience in construction business have agreed to construct a Residential cum Commercial building on aforesaid land and has agreed on the terms and conditions stated hereunder.

The Owner hereby declare that the land owned by them is free from all encumbrances, charges, liens, lispendens, attachments, trusts whatsoever or howsoever.

KRISHNA BUILDCON

*[Handwritten signature]*

Partner

BIHAR BENGAL TEA COMPANY PVT. LTD.

*Mahesh Prasad Banerjee*

DIRECTOR

KRISHNA BUILDCON

*Opal Bhandari*

Partner

4

The Owner have agreed to grant an exclusive right of development of their owned land in favour of the Developer for the consideration and on the terms and conditions stated hereinafter. It may be clarified here that land or possession of land has not been transferred to the Promoter/Developer but exclusive rights has been granted to Promoter/Developer to take necessary permissions from Govt. Authorities and to Develop/Construct building and to that extent possession of land is hereby handed over to Promoter/Developer. Moreover, the Developer shall be at liberty to appoint Contractors, if required, for the development of the premises.

The Developer shall cause to prepare a building plan to construct Multistoried Residential cum Commercial building on the aforesaid Land and shall get the plan approved from Municipality after obtaining the necessary LUCC from appropriate Authority at their own cost.

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

#### ARTICLE I - DEFINITIONS

In this Agreement, unless otherwise specifically mentioned:-

1.1 The Owner shall mean the said **M/s Bihar Bengal Tea Company Private Limited**, the aforesaid Owner not only as owner but also as having whatsoever right, title or interest that they have or shall have as executor, Legatee, Trustee, Beneficiary or otherwise in respect of the Schedule Land and also their heirs, successors, legal representatives, administrative, executors and assigns.

KRISHNA BUILDCON

*Opal Bhandari*

Partner

BIHAR BENGAL TEA COMPANY PVT. LTD

*Heal-ka Band B...*

DIRECTOR

KRISHNA BUILDCON

*Dipak Mundhra*  
Partner

5

- 1.2 Developer shall mean the said **KRISHNA BUILDCON**, a Partnership Firm, having its office at Metro Heights, 1<sup>st</sup> Floor, Back-side, P.S. Bhaktinagar, District Jalpaiguri, represented by its Partner, **SRI DIPAK MUNDHRA**, son of Sri Bijay Kumar Mundhra, partners, successor/successors, executors and administrators and assigns at all material times.
- 1.3 Building(s) shall mean the building to be constructed on the Scheduled Land as per the plan or plans sanctioned by the said authorities.
- 1.4 Unit shall mean the constructed area and/or spaces in the Commercial/Residential Complex intended to be built and/or constructed, capable of being occupied and enjoyed separately as a distinct entity at the Residential/Commercial Complex or buildings to be constructed on the said land.
- 1.5 Super built-up area shall mean the total constructed area which will include common pathway, staircases, passageways, water tanks, reservoirs, statutory vacant space together with the width of the walls and such other areas used for accommodating common services to the building to be constructed on the Scheduled Land.
- 1.6 Architect shall mean any person or other association of persons, whether incorporated or not, whom the Developer may appoint from time to time as the Architect of the building/s to be constructed on the said land.
- 1.7 The Plan shall mean the plan or plans, elevation, designs, drawings and specifications of the building or buildings as sanctioned by the Municipality/Local body or Development Authority including modification or variation thereof which may be made from time to time.

KRISHNA BUILDCON

*Dipak Mundhra*  
Partner

BIHAR BENGAL TEA COMPANY PVT. LTD.

*Manoj Kumar Baid*

DIRECTOR

KRISHNA BUILDCON

*Opal Sankar*

Partner

6

1.8 Saleable Area shall mean the space or spaces in the new Residential /Commercial complex available for independent use and occupation after making due provisions of common facilities and the space required therefore.

1.9 The Owner's Allocation shall be:-

THAT in consideration for the grant of the Development Rights from the Owner to the Developer, it is hereby agreed that the Owner shall entitled to have 40% of share in the Sale proceeds in the proposed Residential cum Commercial building to be constructed on Schedule Land.

The Owner allocation as stated above is the total consideration payable to the Owner for permitting the Developer to develop the Schedule land and commercially exploiting the same.

1.10 The Developer's Allocation :- That the Developer shall entitled to have 60% of share in the Sale Proceeds in the proposed of land fully described in Schedule below.

1.11 Transferee shall mean a person, persons, Firm, Limited Company, Association of persons to whom any space and/or unit in the Residential/Commercial complex to be constructed at the said premises has been transferred.

1.12 Words importing singular shall include plural and vice versa and shall include all the other genders, i.e. masculine, feminine and neutral genders.

KRISHNA BUILDCON

*Opal Sankar*

Partner

BIHAR BENGAL TEA COMPANY PVT. LTD.  
*Heta Kund G*

DIRECTOR

KRISHNA BUILDCON

*Oyat Mendha*  
Partner

7

## ARTICLE II - COMMENCEMENT

2.0 This Agreement shall be deemed to have commenced on and with effect from the date of its execution.

## ARTICLE III - OWNERS' RIGHTS & REPRESENTATIONS

- 3.1 The Owner are absolute owners of the below Scheduled Land.
- 3.2 Excepting the Owner and its assigns , no other person or persons have any claim or interest and/or demand over and in respect of Scheduled Land.
- 3.3 The Land owned by the Owner is free from all encumbrances, lien, lispendens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.
- 3.4 There is no bar, legal or otherwise, for the Owner to obtain any certificates, sanctions, consents or permissions that may be required for transferring the proportionate undivided share or interest in the land owned by him to the respective purchasers of Shops/Offices/units in the new building/s to be constructed on the said land.
- 3.5 There is no subsisting agreement for sale and/or development of the land owned by the owner with any other party or parties.

KRISHNA BUILDCON

*Oyat Mendha*  
Partner



SHRI BEVGAL TEA COMPANY PVT. LTD.  
*M. S. Prasad*  
DIRECTOR

KRISHNA BUILDCON  
*D. Jayaram*  
Partner

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#### ARTICLE IV - DEVELOPER'S RIGHTS

4.1 The Owner hereby grants, subject to the provisions contained herein, exclusive right to the Developer to build upon and to commercially exploit the Scheduled Land in accordance with the plan or plans sanctioned by the Municipality and or any local Authority with or without any modification and/or amendment thereto made or caused to be made by the parties hereto. The Developer shall construct one building on the land referred to scheduled land.

4.2 All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer at its own cost and shall be signed by the Owner or (through duly authorised representative in that behalf) and submitted by the Developer at the Developer's own costs and expenses for sanction.

#### ARTICLE V - CONSIDERATION

5.1 In consideration of the Owner allowing the Developer to develop the said premises the Developer shall allocate owner's area and the consideration in terms of money as mentioned in clause 1.9 hereinabove.

#### ARTICLE VI - PROCEDURE

6.1 The Owner shall grant a Registered Power of Attorney in favour of the Developer for execution and presentation of Sale Deed, Lease Deed etc of the entire Constructed Area before the Registering Authority.

KRISHNA BUILDCON

*D. Jayaram*  
Partner

SIHAR BENGAL TEA COMPANY PVT. LTD.  


DIRECTOR

KRISHNA BUILDCON

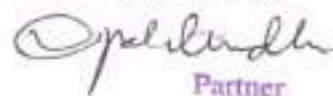
  
Partner

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## ARTICLE VII – BUILDING

- 7.1 The Developer shall at its own costs, construct erect and complete the Commercial/Residential complex on the Scheduled land as described in schedule hereto in accordance with the plan with good and standard materials as may be specified by the Architects. The new building/s shall be a Residential/Commercial complex having elevation and features permissible under the rules and regulation applicable to the said premises as may be approved by the Municipality and or Local Body/Development Authority.
- 7.2 Subject as aforesaid, the decision of the Developer regarding the quality of the materials and the specification shall be final and binding upon the parties hereto.
- 7.3 The Developer shall install and erect in the said new building/s, at its own costs, pumps, tubewell, water storage tanks, and other facilities as are required to be provided in a Commercial/Residential complex having self-contained units for sale of constructed areas therein on ownership basis and as mutually agreed to.
- 7.4 The Developer shall be authorised in the name of the Owner so far as is necessary, to apply for and obtain allocation of building/s materials allocable to the Owner for the construction for the building/s and to similarly apply for and obtain temporary and permanent connections of water, electricity power, drainage, sewerage to the new building/s and other inputs and facilities required for the construction and enjoyment of the Residential/Commercial complex for which purpose the Owner shall execute in favour of the nominee of the Developer, Power(s) of Attorney and other authorities as shall be required by the Developer. All costs charges and expenses therefore shall be borne and met by the Developer.

KRISHNA BUILDCON

  
Partner

SUHRU BENGAL TEA COMPANY PVT. LTD.  
*[Signature]*

DIRECTOR

KRISHNA BUILDCON  
*[Signature]*  
Partner

### ARTICLE VIII - COMMON RESTRICTIONS

8.1 The parties hereto shall not do or cause or permit to be done any act or things which may render void or voidable any insurance of the new building or buildings or any part thereof and shall keep each other and other occupiers of the said building/s harmless and indemnified from and against the consequences of any breach.

8.2 No goods or other items/materials shall be kept by the Owner or by the Developer for display or otherwise in the corridors or other places for the common use in the complex and no hindrance shall be caused in any manner in the free movement in the corridors and other places for common use in the new building/s and in case any such hindrance is caused, the Developer or the Owner, as the case may be, shall be entitled to remove the same at the risk and cost of the other.

8.3 Neither party shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the complex or in the compounds corridors or any other portion or portions of the new building/s.

### ARTICLE IX - OWNER'S OBLIGATIONS

9.1 The Owner hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the new building at the said premises by the Developer.

9.2 The Owner hereby agree and covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, and/or disposing of any part of the constructed area in the new building.

KRISHNA BUILDCON

*[Signature]*  
Partner

SHAR BENGAL TEA COMPANY PVT. LTD.

*Pratibha Prasad Bose*

DIRECTOR

KRISHNA BUILDCON

*Dipal Bhattacharya*

Partner

11

9.3 The Owner hereby agree and covenant with the Developer not to let out, mortgage, and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction.

9.4 The Owner hereby agree that the Developer shall be at liberty to enter into Development Agreement with the adjacent land Owner or purchase their land and expand the construction and the owner shall have no objection in this regard and there will be no increase in the Owner Allocation/Consideration as mentioned in this Development Agreement and all the owner, developer and intending purchasers shall have right to use and enjoy the common provisions and facilities of the constructed complex.

#### ARTICLE X - DEVELOPER'S OBLIGATIONS

10.1 The Developer hereby agrees and covenants with the Owner to complete the construction of the new building/s at the said premises in terms of the sanctioned plan/s within Such time as be allowed by Municipality/any other authority.

10.2 The Developer shall comply with all Laws, Rules/Regulations of construction of the proposed building and the owner will not be liable for any violation of any law, Rules/regulation by the Developer.

10.3 The Developer shall complete the construction of the building within 3(Three) years from the date of passing of the Plan.

KRISHNA BUILDCON

*Dipal Bhattacharya*

Partner

SHAR BENGAL TEA COMPANY PVT. LTD.

*[Handwritten Signature]*

DIRECTOR

KRISHNA BUILDCON

*[Handwritten Signature]*

Partner

12

10.4 That the Developer shall be solely responsible for any liability civil or criminal arising out of any accident/incident that may happen in course of construction of the proposed building and the owner will have no responsibility in this regard.

10.5 The Developer shall pay and bear all Local/Development Authority charges, Municipal Taxes and other statutory outgoing as would be levied by the Government or any statutory authorities in respect of the said premises accruing as and from the date of handing over of vacant possession of the land by the Owner to the Developer, till the completion of the Complex .

#### ARTICLE XI - DEVELOPER'S INDEMNITY

11.1 The Developer hereby undertake to keep the Owner indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relating to or arising out of the construction of the said building/s at the said premises.

11.2 The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises.

#### ARTICLE XII - TAXES

12.1 The GST payable on the project shall be paid as per the provisions of GST laws as applicable respectively on landowners and /or on Promoter/Developer .

KRISHNA BUILDCON

*[Handwritten Signature]*

Partner

BHAR BENGAL TEA COMPANY PVT. LTD.

*Handwritten signature*

DIRECTOR

13

KRISHNA BUILDCON

*Handwritten signature*  
Partner

### ARTICLE XIII – MISCELLANEOUS

13.1 The Owner and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as a Partnership between the Developer and the Owner in any manner nor shall the parties hereto constitute as an Association of Persons.

13.2 It is understood that from time to time to facilitate the construction of the new building/s at the said premises by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been made herein and the Owner hereby undertakes to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the Owner shall execute any such additional Power(s) of Attorney and/or authority as may be required by the Developer for the purpose and the Owner also undertake to sign and execute all such additional applications and other documents as the case may be, provided that all such acts, deeds, matters and things do not in any way infringe the right of the Owner and/or go against the spirit of this Agreement.

13.3 The Developer shall at the time of his choice frame Scheme for the management and administration of the said building at the said premises and/or common part thereof. The Developer and the Owner hereby agree to abide by all the Rules and Regulations of such Management/ Society/Association/ Holding Organization and hereby give their consent to abide by the same.

KRISHNA BUILDCON

*Handwritten signature*  
Partner

BHAR BENGAL TEX COMPANY PVT. LTD.  
Mukunda Prasad Banerjee  
DIRECTOR

KRISHNA BUILDCON  
Opal Sankha  
Partner

14

13.4 As and from the date of completion of the new building, the Developer and/or its transferees and the Owner and/or his transferees shall each be liable to pay and bear proportionate charges on account of all taxes payable in respect of their allocations.

13.5 The Developer and the Owner shall mutually decide the name of the new building.

#### ARTICLE XIV - FORCE MAJURE

14.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of the Force Majeure and shall be suspended from the obligation during the duration of the Force Majeure.

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

#### ARTICLE XV - ARBITRATION

15 In case if any dispute, difference or question arising between the parties hereto with regards to this Agreement, the same shall be referred to arbitration under the provisions of the Arbitration and Conciliation Act, 1996 and/or any other statutory modification and/or enactment relating thereto.

#### ARTICLE XVI - JURISDICTION

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

KRISHNA BUILDCON

Opal Sankha  
Partner

BIHAR BENGAL TEA COMPANY PVT. LTD.

DIRECTOR

KRISHNA BUILDCON

Partner

15

### SCHEDULE

All that piece or parcel of vacant Bastu land measuring 57 Kathas and 4 Chhataks or 94.4625 Decimals, out of which Land measuring 0.4184 Acres appertains to and forms part of R.S Plot No.74, recorded in R.S Khatian No. 90/1, Land measuring 0.3870 Acres appertains to and forms part of R.S Plot No.74/766, recorded in R.S Khatian No. 90/1 and Land measuring 0.139225 Acres appertains to and forms part of R.S Plot No.73/661, recorded in R.S Khatian No.600/5, corresponding to L.R. Plot No.690, LR Khatian No. 721, situated within Mouza-Dabgram, J.L.No.2, Pargana-Baikunthapur, R.S. Sheet No.8 corresponding to L.R. Sheet No. 4, P.S. - Bhaktinagar, at **Sevoke Road, Byelane, Road Zone- Payal Cinema Hall to Check Post** in Ward No.42 of Siliguri Municipal Corporation, District- Jalpaiguri.

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

- NORTH : 24 Feet wide Common Private Road & land of Gopi Kishan Kandoi  
SOUTH : Space Town Complex  
EAST : Land of Don Bosco School /Siliguri Educational Society,  
WEST : Land of Ramesh Kumar Bansal and others

KRISHNA BUILDCON

Partner



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe their respective hands and seals to these presents on the day month and year first above written.

BIHAR BENGAL TEA COMPANY PVT. LTD.

*Malika Prasad Banerjee*

DIRECTOR

SIGNED and DELIVERED by the  
Within named OWNER at Siliguri

In the presence of:

*Sahmat Coen Coen  
S/O Late Siswiprasanna  
Sahar Bahadur Sahar  
P.O. DS Licil Ghar  
Dist Jalpaiguri*

KRISHNA BUILDCON

*Opal Kundher*  
Partner

SIGNED and DELIVERED by the  
Within named DEVELOPER at Siliguri

In the presence of:

*Rupam Roy  
P/O Sri Animeshwar Roy  
Siliguri*




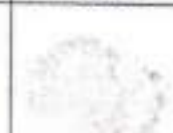







Drafted as per instructions of the  
Parties, read-over & explained:-

*Manoj Agarwal*

Manoj Agarwal  
Advocate, Siliguri.  
(Enr No. F-505/434 of 1997)

KRISHNA BUILDCON

*Opal Kundher*  
Partner

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Pradeep Prasad Baid</i>	LEFT HAND					
	RIGHT HAND					

BIHAR BENGAL TEA COMPANY PVT. LTD.

*Pradeep Prasad Baid*

-----  
 Signature DIRECTOR

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

KRISHNA BUILDCON

*Ojesh Chandra*

-----  
 Signature Partner

KRISHNA BUILDCON

*Ojesh Chandra*

Partner

### Major Information of the Deed

Deed No :	I-0711-05046/2022	Date of Registration	20/05/2022
Query No / Year	0711-2001460956/2022	Office where deed is registered	
Query Date	18/05/2022 12:42:25 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	MANOJ AGARWAL Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7602241704, 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. 15,11,20,467/-	
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: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Sevoke Road bye lane, Road Zone : (Payel Cinema hall -- Checkpost) , Mouza: Dabgram Sheet No - 8, JI No: 2, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-74	RS-90/1	Bastu	Bastu	0.4184 Acre		4,14,58,108/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	RS-74/766	RS-90/1	Commercial Use	Bastu	0.387 Acre		9,58,66,935/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L3	RS-73/661	RS-600/5	Bastu	Bastu	0.139225 Acre		1,37,95,424/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>94.4625Dec</b>	<b>0 /-</b>	<b>1511,20,467 /-</b>	
		<b>Grand Total :</b>			<b>94.4625Dec</b>	<b>0 /-</b>	<b>1511,20,467 /-</b>	

**KRISHNA BUILDCON**

*Opal Krishna*  
Partner



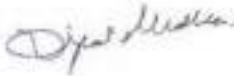



**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BIHAR BENGAL TEA COMPANY PRIVATE LIMITED</b> C/o Bansal Tea Ware House, 2nd Miles., City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx7L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>KRISHNA BUILDCON</b> Metro Heights, 1st Floor, Back-side, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx4R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr DIPAK MUNDHRA</b> (Presentant ) Son of Mr BIJAY KUMAR MUNDHRA Date of Execution - 20/05/2022, , Admitted by: Self, Date of Admission: 20/05/2022, Place of Admission of Execution: Office	 <small>May 20 2022 12:02PM</small>	 <small>LTI 20/05/2022</small>	 <small>20/05/2022</small>
	3RD FLOOR PLOT 9, PANCHWATI COMPLEX HOUSING COMPLEX, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 59xxxxxxxx7075 Status : Representative, Representative of : KRISHNA BUILDCON (as PARTNER)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr MAHENDRA PRASAD BANSAL</b> Son of RAMNARAYAN AGARWAL Date of Execution - 20/05/2022, , Admitted by: Self, Date of Admission: 20/05/2022, Place of Admission of Execution: Office	 <small>May 20 2022 12:02PM</small>	 <small>LTI 20/05/2022</small>	 <small>20/05/2022</small>
	UPPER BHANU NAGAR, 2ND MILE, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 70xxxxxxxx6304 Status : Representative, Representative of : BIHAR BENGAL TEA COMPANY PRIVATE LIMITED (as DIRECTOR)			

**KRISHNA BUILDCON**

*Dipak Mundhra*  
Partner

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUBRATA GANGULY</b> Son of Late SISHIR KUMAR GANGULY SOUTH BHARAT NAGAR, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004			
	20/05/2022	20/05/2022	20/05/2022
Identifier Of Mr DIPAK MUNDHRA, Mr MAHENDRA PRASAD BANSAL			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	BIHAR BENGAL TEA COMPANY PRIVATE LIMITED	KRISHNA BUILDCON-41.84 Dec

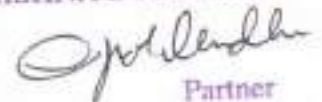
**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	BIHAR BENGAL TEA COMPANY PRIVATE LIMITED	KRISHNA BUILDCON-38.7 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	BIHAR BENGAL TEA COMPANY PRIVATE LIMITED	KRISHNA BUILDCON-13.9225 Dec

KRISHNA BUILDCON



Partner

Endorsement For Deed Number : I - 071105046 / 2022

On 20-05-2022

**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 11:57 hrs on 20-05-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Mr DIPAK MUNDHRA ,.

**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 15,11,20,467/-

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

Execution is admitted on 20-05-2022 by Mr DIPAK MUNDHRA, PARTNER, KRISHNA BUILDCON (Partnership Firm), Metro Heights, 1st Floor, Back-side, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Identified by Mr SUBRATA GANGULY, . . Son of Late SISHIR KUMAR GANGULY, SOUTH BHARAT NAGAR, P.O: SILIGURI, Thana: Siliguri, . City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Service

Execution is admitted on 20-05-2022 by Mr MAHENDRA PRASAD BANSAL, DIRECTOR, BIHAR BENGAL TEA COMPANY PRIVATE LIMITED (Private Limited Company), C/o Bansal Tea Ware House, 2nd Miles., City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Identified by Mr SUBRATA GANGULY, . . Son of Late SISHIR KUMAR GANGULY, SOUTH BHARAT NAGAR, P.O: SILIGURI, Thana: Siliguri, . City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Service

**Payment of Fees**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/05/2022 4:36PM with Govt. Ref. No: 192022230029240501 on 18-05-2022, Amount Rs: 21/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 80404471 on 18-05-2022, Head of Account 0030-03-104-001-16

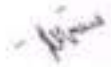
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 70,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1089, Amount: Rs.5,000/-, Date of Purchase: 24/01/2022, Vendor name: Sudhangshu Saran Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/05/2022 4:36PM with Govt. Ref. No: 192022230029240501 on 18-05-2022, Amount Rs: 70,020/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 80404471 on 18-05-2022, Head of Account 0030-02-103-003-02

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

KRISHNA BUILDCON

  
Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2022, Page from 130352 to 130374  
being No 071105046 for the year 2022.



*Tapash*

Digitally signed by TAPASH KANTI  
GHOSH

Date: 2022.05.25 13:00:45 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2022/05/25 01:00:45 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

KRISHNA BUILDCON

*Opal Sankha*  
Partner

(This document is digitally signed.)