

9844/22

I 9792/2022



पश्चिम बंगाल WEST BENGAL

H 992538 H 992538



Index for Chandak.

RONAK REAL ESTATE
Seema Choudhary
Partner

DEVELOPMENT AGREEMENT

Q 2003079063/22

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

[Signature]
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

28 OCT 2022

NON JUDICIAL STAMP

No. 970 Date 21.10.22

Subj. Road Real Estate

of Siliguri

Value Rs. 5000/- Pr. H. Thumansky

Govt. Stamp Vendor
Bagdogra
Dist. No. 546/22
07 / Darjeeling

803135 -



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

28 OCT 2022

Inder for Chandak.

RONAK REAL ESTATE
Seema Agarwal
Partner

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**THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE
28TH. DAY OF THE MONTH OF OCTOBER, 2022.**

::BETWEEN::

SRI INDER KUMAR CHANDAK, son of Late Champa Lal Chandak, having I.Tax PAN :- **AEXPC3878H**, Hindu by Religion, Indian by Nationality, Business by Occupation, Residing at New Milanpally, P.O. Siliguri Bazar, P.S. Siliguri, Pin Code-734005, District Darjeeling, in the State of West Bengal -- **HEREINAFTER** referred to and called as the "**FIRST PARTY / LAND OWNER**" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the "**ONE PART**".

AND

RONAK REAL ESTATE, a Partnership Firm, having I.Tax PAN :- **ABFFR1400D**, having its Office at Radhika Bhawan, Hill Cart Road, Sevoke More, Siliguri, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal, Represented by one of its **PARTNER** - **SMT. SEEMA AGARWAL**, wife of Sri Sanjiv Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, Siliguri, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal -- **HEREINAFTER** referred to and called as the "**SECOND PARTY / DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its partner, executors, successors, legal representatives, administrators and assigns) of the "**OTHER PART**".

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WHEREAS the abovenamed **SRI INDER KUMAR CHANDAK** (herein referred to as the **FIRST PARTY/ LAND OWNER**) is the sole and absolute recorded owner-in-possession of all that piece or parcel of LAND measuring 7 Katha 9 Chatak 27 Sq.Ft. by virtue of Gift from Sri Jai Kishan Chandak @ Jay Krishan Chandak, son of Late Champa Lal Chandak, vide a registered Deed of Gift dated 06.01.2016, being Document No. I-18 for the year 2016 and the same was registered in the Office of the Additional District Sub Registrar Bhaktinagar and ever since he is in exclusive and peaceful possession of the aforesaid land without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein free from all charges and encumbrances whatsoever and the said land is more particularly described in the **SCHEDULE-"A"** given hereunder.

AND WHEREAS the name of the abovenamed First Party in respect of his aforesaid land was duly mutated/recorded in the records of the B.L.&L.R.O. Rajganj in R.O.R. and a separate **L.R. Khatian No. 676** was framed in his name under the provisions of West Bengal Land Reforms Act, 1955.

AND WHEREAS the First Party being desirous of constructing a multistoried building complex on his aforesaid land measuring 7 Katha 9 Chatak 27 Sq.Ft., more particularly described in the Schedule-"A" given hereunder, but is not in a position to put his contemplation and scheme into action due to paucity of fund and experience and as such have approached the bonafide Developer or the Second Party herein to construct/promote/develop such multistoried building complex on his below Schedule-"A" land in consideration of allocations/shares in the said multistoried building complex, as mentioned herein, to be constructed on the below mentioned Schedule-"A" land of the First Party.

AND WHEREAS the Second Party has accepted the offer of the First Party to construct/promote/develop a multistoried building complex on the below Schedule -"A" land under certain terms and conditions mentioned hereunder.

AND WHEREAS in consideration of the aforesaid offer and the acceptance by the Parties herein and to avoid future disputes and misunderstandings the Parties

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RONAK REAL ESTATE
See-ma Agarwal
Partner

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hereby mutually agree to the following terms and conditions appearing hereunder.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

1. **THAT** the Second Party will construct/promote/develop a Ground plus Three Storied Multistoried Building on the land mentioned in the Schedule-"A" given hereinbelow, as per plans, elevations, designs, drawings and specifications approved by the appropriate authority/ies.
2. **THAT** the Second Party will construct the proposed multistoried building the plan prepared for which will be approved by the appropriate authority.
3. **THAT** the Second Party will get the plans, elevations, designs, drawings and specifications approved from the appropriate authority at its own cost.
4. **THAT** the First Party undertakes to signify his consent to the plans, elevations, designs, drawings, specifications, etc. as proposed by the Second Party and to sign it and all other incidental and necessary papers for approval of the L.U.C.C. and Building Plan.
5. **THAT** in case some adjustments have to be made in the construction of the building due to the direction of the concerned authority then both the Parties shall be bound to accept it.
6. (a) **THAT** the First Party hereby declares that the below Schedule-"A" land is free from all encumbrances, charges, liens, lispendences, acquisition, requisitions, claims and demands whatsoever or howsoever.

(b) **THAT** the First Party has not entered into any binding contract with any other person whatsoever to sale or to transfer otherwise said land conveyed by these presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof at the date of these presents.

Inder for Chandak.

RONAK REAL ESTATE
Seema Agarwal
Partner

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(c) **THAT** the First Party also declare that there is no impediment whatsoever which may prevent the Second Party from construction on the below Schedule-"A" land.

(d) **THAT** in the event the title of the First Party to the said land is found to be defective or encumbered in any way, then the First Party shall take all necessary and effective steps to remove such defects and encumbrance and shall also remove all hurdles in the way of development so as to enable the Second Party to carry on the construction work smoothly.

7. **THAT** the First Party shall be entitled to the Constructed Areas in the proposed Ground plus Three Storied Multistoried Building to be constructed on the below Schedule-"A" land which is more particularly described in the **SCHEDULE-"B"** below (hereinafter referred to as the **FIRST PARTY/ LAND OWNER'S ALLOCATION**).
8. **THAT** the Second Party shall be entitled to the Constructed Areas in the proposed Ground plus Three Storied Multistoried Building to be constructed on the below Schedule-"A" land which is more particularly described in the **SCHEDULE-"C"** below (hereinafter referred to as the **SECOND PARTY/ DEVELOPER'S ALLOCATION**).
9. **THAT**, on the request of the First Party, the Second Party has paid to the First Party an amount of Rs. 2,00,000/- (Rupees Two Lakh Only) by Cheque as an Advance, the receipt of which the First Party hereby acknowledges, which shall be adjusted with the First Party's share/ consideration realised from transferring the said Flat No. 3-C (back side) at Third Floor of the proposed building as mentioned herein.
10. **THAT** the Second Party shall demolish the existing structure if any standing on the below Schedule land at its own costs and responsibility and shall remove the debris therefrom.

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RONAK REAL ESTATE
Seema Afarwal
Partner

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11. **THAT** the Second Party shall be entitled to realise and receive any advances, sale consideration, premium, rent, lease premium, lease rent or in other form from any intending Parties/Purchaser/s or from any bank or any other institutions of their behalf against sale, lease, tenancy, etc., in respect of the said Developer's Allocation mentioned in the Schedule "C" below.
12. **THAT** the Second Party shall be at liberty to occupy, sale, gift, mortgage, exchange or let-out, transfer, assign or otherwise alienate and also to enter any agreement/s for sale, exchange or let-out, lease out or transfer and/or assign the Developer's Allocation mentioned in the Schedule "C" below in the said building wholly or in part/s or in separate unit/s of different specifications to any person or party upon the terms and conditions as per its choice and convenience, in the manner the Second Party likes or prefers at any point of time after execution of this Agreement.
13. **THAT** the First Party shall execute all necessary papers and documents from time to time as may be required by the Second Party for construction of the said building and transfer of the title of the total constructed areas in favour of the intending Purchaser/s as the case may be.
14. **THAT** the First Party shall handover the possession of the below mentioned Schedule-"A" land to the Second Party for the purpose of construction of the said building on execution of these present and the Second Party shall use the said land for the purpose of construction. The Second Party may store the building materials as per requirement, keep the guard/chowkidar or any other staff or may take other security measures but shall not use the same for any illegal or immoral purpose.
15. **THAT** the First Party shall also handover his original Title Deed/s of the below Schedule-"A" land to the Second Party and the Second Party shall return and handover the said original Title Deed/s to the First Party after completion of the said building.

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Seema Agarwal
Partner

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16. **THAT** the First Party also undertake to execute a registered Power of Attorney in favour of the Second Party for executing any document/s for passing of the L.U.C.C., Building Plan, payment of taxes and all related words and for construction of the said building and for occupation, sale, gift, mortgage, let-out, lease-out, exchange or transfer otherwise the Developer's Allocation mentioned in the Schedule "C" below in the said building.
17. **THAT** the First Party shall have no claim or objection in respect of the Second Party/ Developer's Allocation mentioned in the Schedule "C" below and the Second Party, as Attorney by virtue of a registered General Power of Attorney as mentioned herein, can sign, execute and register on behalf of the First Party any kind of Deed/s or Document/s, Deeds of Conveyance, Sale Deed/s, Mortgage/s, Settlement/s, Exchange/s, Rectification/s, Declaration/s, Lease, Gift/s, Partition/s, Agreement/s for Sale, Agreement/s, Affidavits, undertakings, indemnities and other documents or otherwise in favour of person or persons as and when required by the Second Party to effect the deed or deeds more perfectly and effectively in respect of the Developer's Allocation mentioned in the Schedule "C" below.
18. **THAT** the Second Party shall have no claim or objection in respect of the First Party/ Landowner's Allocation mentioned in the Schedule "B" below and the Second Party can deal with his Schedule "B" Allocation in any manner as mentioned herein.
19. **THAT** all the costs of transfer of title, i.e., stamp duty, registration fee, etc. shall be borne by the intending Purchaser/s or as agreed amongst the Parties thereof.
20. **THAT** 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.

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RONAK REAL ESTATE
Seema Agarwal
Partner

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21. **THAT** all taxes and dues including that of land revenue if any payable by the First Party relating to the period prior to the execution of these presents/commencement of the construction of the building shall be paid by the First Party.
22. **THAT** both the Parties herein shall bear their respective proportionate charges in respect of their respective Allocations for the electricity transformer expenses including lift incurred by the Second Party.
23. **THAT** both the Parties herein shall bear their respective proportionate statutory impositions and/or tax liabilities. The capital gain, wealth tax, gst, income tax 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 respective share in the said building.
24. **THAT** the Second Party shall construct the said building at its own cost and engaging direct labourers or through the contractor/s of its choice as per approved plan and the Second Party shall construct the said building with standard materials and in accordance with the rules and guidelines of the other concerned authorities and if any violation is made then the Second Party will be responsible.
25. **THAT** the Second Party shall complete the construction within 3 (three) years from the date of approval/passing of the building plan provided however in case of delay in the construction due to any act of God or force majeure or pandemic or non availability of materials or anything beyond the control of the Second Party, then the time shall be mutually extended. However in case of any abnormal delay other than the act of God or force majeure or pandemic or non availability of materials or anything beyond the control of the Second Party then the Second Party shall be liable to pay interest at the rate of prevailing bank rate of interest to the First Party on such amount as may then have been realised by him by transferring his allocation in the said building.

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RONAK REAL ESTATE
Seema Agarwal
Partner

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26. **THAT** the Second Party may advertise in the media and/or publish brochure, etc., for sale of its allocation in the said building and the cost shall be borne by the Second Party.
27. **THAT** the First Party will not object, stop and/or obstruct the construction work. If the construction is stopped/delayed due to the First Party inspite of Second Party eagerness to complete the construction the First Party shall adequately compensate the Second Party.
28. **THAT** if for any reason any losses are incurred and damages cause or suffered on account of negligence of the Second Party or its sub-contractors, agents, engineers, architect, labour, etc. in connection with the construction of the said building including super structure, the Second Party shall be responsible thereof and shall keep the First Party indemnified against such damages.
29. **THAT** it is agreed and recorded that the Parties hereto shall mutually indemnify and keep indemnified each other against all actions, losses, claims, damages, that will be incurred or suffered by the Parties hereto on account of or arising out of any breach of any of the terms or any law, rules and regulations or otherwise howsoever.
30. **THAT** the First Party further agrees that neither the powers and authorities as given hereinabove to the Second Party nor the Power of Attorney executed in favour of the Second Party can be rescinded or cancelled during the pendency or continuance and till the time this Agreement is in force until and unless the Second Party acts against the interest of the First Party or the Second Party defies the contents of this Agreement.
31. **THAT** in case of death of the First Party, then in that event his respective successors/heirs will remain bound to execute the Sale Deed/s in favour of prospective Purchaser/s to be selected by the Second Party in respect of the Developer's Allocation and also remain bound to

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RONAK REAL ESTATE

SEEMA A. JAYWAL

Partner

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execute a registered Power of Attorney authorising the same power in favour of the Second Party.

32. **THAT** the Parties hereby declare that they have entered into this Agreement purely as a Joint Venture and nothing contained herein shall be deemed to construe as a Partnership between them or as a Joint Venture in any manner nor shall the Parties hereto constitute an Association of persons.
33. **THAT** in case of any changes in Government policies, rules, laws effecting the construction work the effect shall be borne by both the Parties herein.
34. **THAT** any notice required to be given by either of the Parties to the other of them shall without prejudice to any other mode of service available be deemed to have been served if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due to the last known or recorded address of the Party concerned.
35. **THAT** the Parties are entitled to use Specific Performance of Contract against each other to execute the terms and conditions of this Agreement.
36. **THAT** any further matter arising out of this Agreement which has not been specifically clarified shall be mutually dealt with and decided.
37. **THAT** in case of any dispute arising out of this Agreement or with respect to the interpretation of any terms and conditions recorded herein or with respect to the working of this Agreement or any other matter, it shall be referred to the Arbitrators under the provisions of the Arbitration and Conciliation Act, 1996 and if the matter is not settled then the Parties hereto may approach the competent Court of Law at Siliguri/Jalpaiguri.

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Order for Chandak

RONAK REAL ESTATE
Seema Arora
Partner

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SCHEDULE - "A"
(DESCRIPTION OF THE LAND)

All that piece or parcel of VACANT LAND measuring 7 KATHA 9 CHATAK 27 SQ.FT., situated within MOUZA DABGRAM, appertaining to and forming part of R.S. PLOT No. 66 corresponding to L.R. PLOT No. 552, under R.S. SHEET No. 15, L.R. SHEET No. 168, Recorded in R.S. KHATIAN No. 757/13, L.R. KHATIAN No. 676, J.L. No. 2, Pargana Baikunthapur, within the limits of WARD No. 32 of Siliguri Municipal Corporation, Ashoke Nagar Bye Lane, Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri, in the State of West Bengal. The classification and proposed land use is bastu.

The said land is bound and butted as follows:-

- By the North : House of Sarmila Dutta;
By the South : Rita Kunj;
By the East : 17 Feet wide Road;
By the West : House of Samiran Chanda.

Lot 52

Continued to next page

Inder K. Chandel

RONAK REAL ESTATE
Seema Agarwal
Partner

SCHEDULE - "B"
(BEING FIRST PARTY/ LANDOWNER'S ALLOCATION IN THE SAID PROPOSED G+3 STORIED BUILDING)

Ground Floor	Covered Parking Spaces being Nos. G-C and G-D both at the front side. ✓ 50% (Fifty Percent) Open Parking Spaces. ✓
First Floor	Residential Flat No. 1-B (front side) ✓
Second Floor	Residential Flat No. 2-B (front side) ✓ Residential Flat No. 2-C (back side)
Third Floor	Residential Flat No. 3-A (front side) 50% (Fifty Percent) Residential Flat No. 3-C (back side)

Together with proportionate undivided share in the Schedule-"A" land on which the proposed building is to be constructed.

SCHEDULE - "C"
(BEING SECOND PARTY/ DEVELOPER'S ALLOCATION IN THE SAID PROPOSED G+3 STORIED BUILDING)

Ground Floor	Covered Parking Spaces being Nos. G-A and G-B both at the front side. 50% (Fifty Percent) Open Parking Spaces.
First Floor	Residential Flat No. 1-A (front side) Residential Flat No. 1-C (back side)
Second Floor	Residential Flat No. 2-A (front side)
Third Floor	Residential Flat No. 3-B (front side) 50% (Fifty Percent) Residential Flat No. 3-C (back side)

Together with proportionate undivided share in the Schedule-"A" land on which the proposed building is to be constructed.

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RONAK REAL ESTATE
Seema Arora
Partner

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SCHEDULE-"D"
SPECIFICATION OF THE PROPOSED BUILDING

Foundation	Earthquake resistant RCC frame super structure with red bricks.
Doors/Windows	Natural Anodised Sliding, Aluminium windows fitted with grills. Wooden door frames, Water resistant flush doors with standard fittings.
Flooring	Vitrified tiles in Drawing, Dining and Bedroom. Anti-skid tiles in toilet.
Wall Finish	Interior- Wall putty, Exterior-Painted with good quality exterior paint.
Kitchen	Anti-skid Ceramic tiles in floor, Granite counter top with stainless steel sink and Ceramic tiles upto 2feet above counter.
Toilet	CP fittings of jaquar, hindware or equivalent brand; wall hung EWC; Wash Basin and High quality ceramic tiles upto door height.
Elevator	One automatic elevator.
Electrical wiring	Concealed wiring with fire resistant ISI grade copper conductors having provision for adequate points and TV sockets in Drawing and Master bedroom. A.C points in master bedroom, protective M.C.B's and elegant modular switches of reputed brand.
Packages	Internal upgradation available on request at extra cost.

Note:- That the photographs and the fingerprints of both the hands of the First Party herein and the Signatory of the Second Party hereto are duly affixed upon Sheet/s forming PART of these presents.

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IN WITNESSES WHEREOF the First Party herein and the Signatory of the Second Party hereto in good health and conscious mind have put their respective seal and signatures on this **DEVELOPMENT AGREEMENT** on the day, month and year first above written.

WITNESSES:-

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

1. Ronak Agarwal

S/o: Naryiv Kumar Agarwal

Sevoke Road, Siliguri

P.S - Siliguri

Dist - Darjeeling

Inder K. Chandak

FIRST PARTY / LANDOWNER

2. Rajat Chandak

S/o Inder Kumar Chandak

Milan Pally, Mukund
Das Road, Siliguri
PIN - 734005












Dist. - Darjeeling

RONAK REAL ESTATE
Seema Agarwal
Partner

SECOND PARTY / DEVELOPER

Drafted as per instructions of the parties, readover and explained to the parties and printed in my office.

N Saraf
NIKUNJ SARAF
Advocate :: Siliguri
Regn. No. WB/1287/2008.

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

Inder kv. Chandak.
SIGNATURE



2014/04/09



Seema Agarwal

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

RONAK REAL ESTATE

Seema Agarwal
Partner

SIGNATURE

WITNESS / IDENTIFIER



Ronak Agarwal



✓

Ronak Agarwal
SIGNATURE

✓

Major Information of the Deed



Deed No	I-0711-09792/2022	Date of Registration	28/10/2022
Query No./Year	0711-2003079063/2022	Office where deed is registered	
Query Date	28/10/2022 11:11:20 AM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	N Saraf Siliguri, Thane : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832076733, 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], [4309] Other than Immovable Property, Indemnity Bond [Rs : 50/-], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
	Rs. 86,18,396/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,023/- (Article:48(g))	Rs. 2,028/- (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:- New Jalpaiguri, Municipality: SILIGURI MC, Road: Ashoke Nagar Ward No.32, Road Zone : (Bye Lane -- Bye Lane) , Mouza: Dabgram Sheet No - 15, - JI No: 2, Pin Code : 734004

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-66	RS-757/13	Bastu	Bastu	7 Katha 9 Chatak 27 Sq Ft		86,18,396/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
Grand Total :					12.54Dec	0/-	86,18,396 /-	



Land Lord Details :

Sl. No	Name, Address, Photo, Finger print and Signature
1	Name Photo Finger Print Signature
1	<p>Shri Inder Kumar Chandak (Presentant) Son of Late Champa Lal Chandak Executed by: Self, Date of Execution: 28/10/2022 , Admitted by: Self, Date of Admission: 28/10/2022 ,Place : Office</p>   <p>Signature: <i>Inder Kumar Chandak</i></p> <p>28/10/2022 LTI 28/10/2022 28/10/2022</p>
<p>New Milanpally, 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.:: aexxxxxx8h, Aadhaar No: 31xxxxxxx7466, Status :Individual, Executed by: Self, Date of Execution: 28/10/2022 , Admitted by: Self, Date of Admission: 28/10/2022 ,Place : Office</p>	

Developer Details :

Sl. No	Name, Address, Photo, Finger print and Signature
1	<p>Ronak Real Estate Radhika Bhawan, Hill Cart Road, Sevoke More, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: abxxxxxx0d, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl. No	Name, Address, Photo, Finger print and Signature
1	Name Photo Finger Print Signature
1	<p>Smt Seema Agarwal Wife of Shri Sanjiv Kumar Agarwal Date of Execution - 28/10/2022 , Admitted by: Self, Date of Admission: 28/10/2022, Place of Admission of Execution: Office</p>   <p>Signature: <i>Seema Agarwal</i></p> <p>Oct 28 2022 1:47PM LTI 28/10/2022 28/10/2022</p>
<p>Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxx1j, Aadhaar No: 70xxxxxxx8346 Status : Representative, Representative of : Ronak Real Estate (as Partner)</p>	

Identifier Details :

Name	Photo	Finger-Print	Signature
Shri Ronak Agarwal Son of Shri Sanjiv Kumar Agarwal Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001			<i>Ronak Agarwal</i>
	28/10/2022	28/10/2022	28/10/2022
Identifier Of Shri Inder Kumar Chandak, Smt Seema Agarwal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Inder Kumar Chandak	Ronak Real Estate-12.54 Dec

On 28-10-2022

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 13:30 hrs on 28-10-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Inder Kumar Chandak, 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 86,18,396/-

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

Execution is admitted on 28/10/2022 by Shri Inder Kumar Chandak, Son of Late Champa Lal Chandak, New Milanpally, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Identified by Shri Ronak Agarwal, , Son of Shri Sanjiv Kumar Agarwal, Sevoke Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

Execution is admitted on 28-10-2022 by Smt Seema Agarwal, Partner, Ronak Real Estate (Partnership Firm), Radhika Bhawan, Hill Cart Road, Sevoke More, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Identified by Shri Ronak Agarwal, , Son of Shri Sanjiv Kumar Agarwal, Sevoke Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,028.00/- (B = Rs 2,000.00/- , E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/10/2022 12:01PM with Govt. Ref. No: 192022230151593338 on 28-10-2022, Amount Rs: 2,028/-, Bank: SBI EPay (SBIEPay), Ref. No. 4562079757019 on 28-10-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

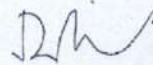
Certified that required Stamp Duty payable for this document is Rs. 10,023/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,023/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 970, Amount: Rs.5,000.00/-, Date of Purchase: 21/10/2022, Vendor name: Tanmoy Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/10/2022 12:01PM with Govt. Ref. No: 192022230151593338 on 28-10-2022, Amount Rs: 5,023/-, Bank: SBI EPay (SBIEPay), Ref. No. 4562079757019 on 28-10-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0711-2022, Page from 224983 to 225005
being No 071109792 for the year 2022.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH
Date: 2022.11.22 12:03:48 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2022/11/22 12:03:48 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)