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पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

E 894451

E 894451

Shri Rajiv Kumar Shah

*Q-2-687237/2020
Date 30.6.2020*

Done Sd/-

Ajay Kumar Shah

Ashok Kumar Shah

Ayush

: 1 :

MNDK VENTURES LLP

PARTNER

Signature

MNDK VENTURES LLP

PARTNER

Signature

DEVELOPMENT AGREEMENT

THIS AGREEMENT IS MADE ON THIS THE 30th DAY OF June 2020

BETWEEN

Bubika Borkan

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

Signature

ADDL. DIST. SUB-REGISTRAR
SHILIGURI

30/06/2020

05/01/2020

05/01/2020

NON JUDICIAL STAMP

No 391 Date 03.6.2020

Sum MNDK Ventures LLP

OT Siliguri

Value Rs 500/- Re. Five hundred only

Tammy Roy
Govt. Stamp Vendo,
Bagdogra
Lic. No- 546/RM
07 / Darjeeling



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

30 JUN 2020

Durga Prasad Shah

Dene Shah

Ajay Shah

Ashok Kumar Shah

Aj Shah

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MNDK VENTURES LLP

PARTNER

Mrinal Ag

MNDK VENTURES LLP

PARTNER

Mrinal Ag

1. **SRI DURGA PRASAD SHAH**, son of Late Rameshwar Lal Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Burdwan Road, Siliguri Bazar, P.S. Siliguri, District Darjeeling, (PAN : AIMPS4283M)

2. a) **SRI ALOK SHAH**,
b) **SRI AJAY SHAH**,
c) **SRI ASHOK KUMAR SHAH** and
d) **SRI ANUP SHAH** - all are sons of Late Radhakishan Shah alias Radhakishan Agarwal, all are Hindu by Religion, Indians by Nationality, Business by Occupation, Residents of Burdwan Road, Siliguri Bazar, P.S. Siliguri, District Darjeeling, (PAN: AILPS5734N), (PAN: AIYPS6238G), (PAN: AKMPS2271D), (PAN: AIYPS6240A).

3. **MNDK VENTURES LLP**, A Limited Liability Partnership, having its office at Patanjali Chikitsalay, 19 R.K Compound, Burdwan Road, P.O Siliguri Bazar, P.S Siliguri, District Darjeeling - represented by one of its Partner, **SRI MRINAL AGARWAL**, son of Sri **Naresh Kumar Agarwal**, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Cigaratte Company Compound, S.F Road, P.O Siliguri Bazar, P.S. Siliguri, District Darjeeling - (PAN: ABLFM0184D),

hereinafter called the "LAND OWNERS/FIRST PARTY" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, partners, executors, successors, representatives, administrators and assigns) of the "**FIRST PART**".

AND

Babita Sarkar



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

30 JUN 2020

Durga Prasad Shah
Rameshwar

Mrinal Agarwal
Ashok Kumar Shah
Aj Shah

: 3 :

MNDK VENTURES LLP
Mrinal
PARTNER

MNDK VENTURES LLP
Mrinal
PARTNER

MNDK VENTURES LLP, A Limited Liability Partnership, having its office at Patanjali Chikitsalay, 19 R.K Compound, Burdwan Road, P.O Siliguri Bazar, P.S Siliguri, District Darjeeling - represented by one of its Partner **SRI MRINAL AGARWAL**, son of **Sri Naresh Kumar Agarwal**, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Cigarette Company Compound, S.F Road, P.O Siliguri Bazar, P.S. Siliguri, District Darjeeling - hereinafter called the **"DEVELOPER/SECOND PARTY"** (which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors, representatives administrators and assigns) of the **"SECOND PART"**. (PAN: ABLFM0184D).

Ownership of said property:

I) WHEREAS one Rameshwar Lal Agarwal, son of Mangal Chand Agarwala had become the owner of land measuring 34 Kathas, by virtue of a Registered Deed of Partition, dated 22.05.1969, being document No. I- 2583 for the year of 1969 and the same was registered in the Office of the Sub-Registrar Siliguri, in the District of Darjeeling.

AND WHEREAS one **Rameshwar Lal Agarwal**, had during his lifetime transferred land measuring 6 Kathas in favour of his three sons namely **1. Sri Radha Kishan Agarwala @ Shah**, **2. Sri Gobindram Agarwal Shah** and **3. Sri Durga Prasad Shah**, by virtue of a Registered Deed of Gift dated 05.05.1975, being Document No. I- 4324 for the year of 1975 and the same was registered in the Office of the Sub-Registrar Siliguri, in the District of Darjeeling.

AND WHEREAS **1. Sri Radha Kishan Agarwala @ Shah**, **2. Sri Durga Prasad Shah**, had during their lifetime transferred their undivided share of land measuring 4 Kathas out of the aforesaid 6 Kathas in favour of their brother, **Sri Gobindram Agarwal Shah** by virtue of a Registered Deed of Gift dated 09.10.1986, being Document No. I- 6131 for the year 1986 and the same was registered in the Office of the Sub-Registrar Siliguri, in the District of Darjeeling.

Rameshwar

Durga Prasad Shah

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Rameshwar

Ashok Kumar Shah

Aj Shah

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PARTNER

MNDK VENTURES LLP

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PARTNER

AND WHEREAS abovenamed **Rameshwar Lal Agarwal** died interstate leaving behind his wife **1. Smt Binadevi Agarwala** and his three sons namely, **2. Sri Radha Kishan Agarwala @ Shah, 3. Sri Gobindram Agarwal Shah** and **4. Sri Durga Prasad Shah**, as his only legal heirs and successors as per the provisions of Hindu Succession Act. Accordingly, by virtue of law of inheritance **1. Smt Binadevi Agarwala, 2. Sri Radha Kishan Agarwala @ Shah, 3. Sri Gobindram Agarwal Shah** and **4. Sri Durga Prasad Shah**, each of them became the owners of 1/4th undivided share in the remaining land measuring 28 Kathas having permanent, heritable and transferable, right, title and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS abovenamed **Smt Binadevi Agarwal, Sri Radha Kishan Agarwala @ Shah, Sri Durga Prasad Shah** and **Sri Gobindram Agarwal Shah** thereafter partitioned land measuring 24 Kathas 12 Chhataks 32 sq ft out of the land measuring 28 Kathas amongst themselves by virtue of a Registered Deed of Partition dated 09.10.1986, being Document No. I-6132 for the year 1986 and the same was registered in the Office of the Sub-Registrar Siliguri, in the District of Darjeeling and the remaining land measuring 3 Kathas 3 chhataks and 13 sq ft continued to remain in their joint ownership.

AND WHEREAS by virtue of the above Partition Deed **Smt Binadevi Agarwal** became the owner of undivided land measuring 1 Kathas 14 Chattaks 18 sq.ft, **Sri Radha Kishan Agarwala @ Shah** became the owner of undivided land measuring 9 Kathas 13 Chattaks 21 sq.ft, **Sri Gobindram Agarwal Shah** became the owner of undivided land measuring 2 Kathas 11 Chattaks and **Sri Durga Prasad Shah** became the owner of undivided land measuring 10 Kathas 5 Chattaks 38 sq.ft. and the remaining land measuring 3 Kathas 3 chhataks and 13 sq ft continued to remain in their joint ownership.

Rakesh Agarwal

Durga Prasad Shah

Binu Shah

Radha Kishan

Atsnox Kumar Shah
A P Shah

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MNDK VENTURES LI

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Binu Shah

MNDK VENTURES LLP

PARTNER

Binu Shah

AND WHEREAS abovenamed Binadevi Agarwala thereafter died interstate leaving her three sons namely, **1. Sri Radha Kishan Agarwala @ Shah, 2. Sri Gobindram Agarwal Shah and 3. Sri Durga Prasad Shah**, as her only legal heirs and successors as per the provisions of Hindu Succession Act. Accordingly, by virtue of Law of Inheritance , **1. Sri Radha Kishan Agarwala @ Shah, 2. Sri Gobindram Agarwal Shah and 3. Sri Durga Prasad Shah, each of them** became the owners of 1/3th undivided share in the land measuring 1 Kathas 14 Chattaks and 18 sq ft acquired by Late Binadevi Agarwala vide Partition Deed No. I- 6132 for the year 1986 and each of them also became the owners of 1/3th undivided share in the land measuring 12.75 Chattaks and 3.25 sq ft being the share of Late Binadevi Agarwal in the land measuring 3 Kathas 3 Chhataks 13 sq ft which remained in the joint ownership of **Late Binadevi Agarwala, Sri Radha Kishan Agarwala @ Shah, Sri Gobindram Agarwal Shah and Sri Durga Prasad Shah** after Partition.

AND WHEREAS the abovenamed **Sri Gobindram Agarwal Shah** transferred his undivided share of land measuring 456 sq.ft. and tin shed structure measuring 456 sq ft which he inherited from his mother and his undivided land measuring 1 Katha 1 Chhatak and 4.33 sq. ft in favour of **Sri Durga Prasad Shah** by virtue of two separate Registered Deeds of Gift both being dated 17.06.2019 , being Document Nos. I-1292 and I- 1319 for the year 2019 and the same were registered in the Office of the Additional District Sub-Registrar Siliguri, in the District of Darjeeling.

AND WHEREAS in the manner aforesaid, **Sri Durga Prasad Shah** , became the owner of land measuring **13 Kathas 7 Chatak and 238.66 sq ft** (land measuring 10 Katha 5 Chatak and 38 sq ft by virtue of a Registered Deed of Partition dated 09.10.1986, being Document No. I-6132 for the year 1986, land measuring 456 sq ft inherited from his mother Late Binadevi Agarwala, land measuring 456 sq.ft and undivided land measuring 1 Katha 1 Chhatak and 4.33 sq. ft from his brother **Sri Gobindram Agarwal Shah** by virtue of two Registered Deeds of Gift both being dated 17.06.2019 , being Document Nos. I-1292 and I- 1319 for the year 2019 and land measuring 1 Katha 1 Chatak 4.33 sq ft being his share in the land measuring 3 Kathas 3 Chhataks 13 sq ft which remained in the joint ownership of Late Binadevi Agarwala, Sri Radha Kishan Agarwala @ Shah, Sri Gobindram Agarwal Shah and Sri Durga Prasad Shah after Partition.

Radha Kishan

Durga Prasad Shah

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Ashok Kumar Shah
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MNDK VENTURES LLP

PARTNER

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PARTNER

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AND WHEREAS in the manner aforesaid, **Sri Radha Kishan Agarwala @ Shah**, became the owner of land measuring 11 Kathas 8 Chatak and 31.33 sq ft (land measuring 9 Katha 13 Chatak and 21 sq ft by virtue of a Registered Deed of Partition dated 09.10.1986, being Document No. I-6132 for the year 1986, land measuring 456 sq ft inherited from his mother Late Binadevi Agarwala and land measuring 1 Katha 1 Chatak 4.33 sq ft being his share in the land measuring 3 Kathas 3 Chhataks 13 sq ft which remained in the joint ownership of Late Binadevi Agarwala, Sri Radha Kishan Agarwala @ Shah, Sri Gobindram Agarwal Shah and Sri Durga Prasad Shah after Partition.

WHEREAS Sri Radha Kishan Agarwala @ Shah died interstate leaving behind his two daughters 1) SMT BIDYA AGARWAL 2) SMT MANJU AGARWAL and four sons namely 3) SRI ANUP SHAH 4) SRI ALOK SHAH 5) SRI AJAY SHAH AND 6) SRI ASHOK KUMAR SHAH and each of them became the owners of 1/6th undivided share in the land measuring 11 Kathas 8 Chatak and 31.33 sq ft and structure measuring 4101 sq ft.

AND WHEREAS the abovenamed 1) SMT BIDYA AGARWAL and 2) SMT MANJU AGARWAL transferred their 2/6th undivided land measuring 2770.45 sq. out of the total land measuring 8311.33 sq.ft together with 2/6th undivided tin shed structure measuring 1367 sq.ft out of the total tin shade structure measuring 4101 sq.ft in favour of their four brothers abovementioned namely 3) SRI ANUP SHAH 4) SRI ALOK SHAH 5) SRI AJAY SHAH and 6) SRI ASHOK KUMAR SHAH by virtue of Registered Gift Deed, dated 27.01.2020, being Document No. I- 206, for the year of 2020 and the same was registered in the Office of the Additional District Sub-Registrar Siliguri, in the District of Darjeeling.

AND WHEREAS in the manner aforesaid **SRI ALOK SHAH, SRI AJAY SHAH, SRI ASHOK KUMAR SHAH and SRI ANUP SHAH** all sons of Late Radhakishan Shah alias Radhakishan Agarwal became the joint owners of land measuring 11 Kathas 8 Chatak and 31.33 sq ft and structure measuring 4101 sq ft.

Babita Sarkar

Bidya Agarwal Shah

Lena Shah

Anup Shah

Ashok Kumar Shah

Ajay Shah

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MNDK VENTURES LLP

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PARTNER

MNDK VENTURES LLP

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PARTNER

II) WHEREAS **SMT BIDYA AGARWAL** had received by way of Gift land measuring 3 Kathas 12 Chhataks from her father Late Radhakishan Shah @ Radhakishan Agarwal, son of Late Rameshwarlal Shah, by virtue of Registered Gift Deed, dated 02.11.1998, being document No. I-2479, for the year of 1999 and the same was registered in the Office of the Additional District Sub-Registrar Siliguri, in the District of Darjeeling.

AND WHEREAS **SMT BIDYA AGARWAL**, daughter of Late Radhakishan Shah alias Radhakishan Agarwal transferred land measuring 3 KATHAS 12 CHHATAKS in favour of **SRI ANUP SHAH**, son of Late Radhakishan Shah alias Radhakishan Agarwal, by virtue of Registered Deed of Gift being dated 28.01.2020 , being Document No. I-269 for the year 2020 and the same was registered in the Office of the Additional District Sub-Registrar Siliguri, in the District of Darjeeling.

III) AND WHEREAS **SRI ANUP SHAH** had also received by way of Gift land measuring 4 Kathas from his mother ,Sri Godavari Devi Agrawal (Shah), wife of Late Radhakishan Shah alias Radhakishan Agarwal, by virtue of Registered Gift Deed, dated 15.05.2013, being Document No. I-1959, for the year of 2013 and the same was registered in the Office of the Additional District Sub-Registrar Siliguri, in the District of Darjeeling.

AND WHEREAS **SRI ANUP SHAH** transferred undivided land measuring 2.25 KATHAS in favour of his brothers, **SRI ALOK SHAH, SRI AJAY SHAH and SRI ASHOK KUMAR SHAH** by virtue of Registered Deed of Gift being dated 13.11.2019 , being Document No. I-2460 for the year 2019 and the same was registered in the Office of the Additional District Sub-Registrar Siliguri, in the District of Darjeeling.

Bidya Agarwal

Durga Prasad Shah

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IV) AND WHEREAS **MNDK VENTURES LLP**, A Limited Liability Partnership, purchased land measuring 8.6875 Kathas **SRI GOVINDRAM AGARWAL SHAH** by virtue of two Registered Sale Deeds , being Document No. I- 1400 and 1819 for the year of 2019 and the same were registered in the Office of the Additional District Sub-Registrar Siliguri, in the District of Darjeeling.

AND WHEREAS in the manner aforesaid First Party No. 1) **SRI DURGA PRASAD SHAH**, son of Late Rameshwar Lal Agarwal became the absolute owner of land measuring **13 Kathas 7 Chatak and 238.66 sq ft**, First Party No. 2 a) **SRI ALOK SHAH**, b) **SRI AJAY SHAH** and c) **SRI ASHOK KUMAR SHAH**, all sons of Late Radhakishan Shah alias Radhakishan Agarwal each of them became the absolute owners of undivided land measuring 3.25 Kathas 3.5 Chattaks 120.33 sq.ft , First Party No. 2 d) **SRI ANUP SHAH**, son of Late Radhakishan Shah alias Radhakishan Agarwal became the absolute owner of undivided land measuring 8 Katha 3.5 Chattaks 120.33 sq.ft and First Party No.3, **MNDK VENTURES LLP** ,became the absolute owner of land measuring 8.6875 Kathas.

AND WHEREAS the aforesaid First parties amalgamated their land into a single land and desirous of constructing a multi storeyed building on the aforesaid plot of land more particularly described in the schedule 'A' given hereunder but due to lack of experience was in look out for a Entity/Developer to develop its scheduled landed property.

AND WHEREAS the Second Party being experienced in construction, erection and completion of multistoried Commercial/residential buildings and one of the reputed business organization of the region was in search of certain landed property to develop and built commercial/ residential building.

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Durga Prasad Shah

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PARTNER

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PARTNER

AND WHEREAS the First Party on satisfying themselves with the competency and reputation of the Second Party hereof agreed to permit the Second Party to develop the aforesaid landed property as more fully described herein below for the consideration and on the terms and conditions hereinafter appearing –

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 Owners shall mean the said –

- 1. SRI DURGA PRASAD SHAH, son of Late Rameshwar Lal Agarwal,
- 2. a) SRI ALOK SHAH,
- b) SRI AJAY SHAH,
- c) SRI ASHOK KUMAR SHAH and
- d) SRI ANUP SHAH - all are sons of Late Radhakishan Shah alias Radhakishan Agarwal,

3.MNDK VENTURES LLP, A Limited Liability Partnership.

1.2 The Developer shall mean the said “MNDK VENTURES LLP ” and their partners, successor/successors in office, 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.

Rabika Barhan

Dr. Farhad Shah

Alau Shah

Arshad Shah

Arshad Kumar Shah

A. J. Shah

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MNDK VENTURES LLP

PARTNER

Arshad Shah

MNDK VENTURES LLP

PARTNER

Arshad Shah

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.

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 Transfer within its grammatical variations and cognate expression shall include transfer by delivery of possession and by any other means adopted for effecting what is understood as a transfer of space in a multi-storied building to purchasers thereof although the same may not amount to a transfer in law.

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1.10 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.

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

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 Owners are absolutely seized and possessed or otherwise well and sufficiently entitled to all that the entirety of Scheduled Land.

3.2 Excepting the Owners, 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 Owners 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 Owners 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.

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Deep Prasad Shah

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Ashok Kumar Shah

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MNDK VENTURES LLP

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PARTNER

MNDK VENTURES LLP

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PARTNER

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.

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.

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 Owners 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 owners allowing the Developer to develop the said premises the Developer shall allocate owner's area as mentioned hereunder:

5.2 The Owner's Allocation :-

That the First party No.1 shall be allotted Three Flats in total measuring 7000 sq.ft approx (including super built up Area) and Three Car Parking Spaces in the building to be constructed on the land fully described in Schedule-A .

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Ashok Kumar Shah

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PARTNER

That the First party No. 2 (a),(b) and (c) shall be allotted One Flat each, measuring about 2000 sq.ft approx (including super built up Area) and One Car Parking Space each in the building to be constructed on the land fully described in Schedule-A .

That the First party No. 2 (d) shall be allotted Three Flats each measuring 2000 sq.ft approx (including super built up Area) and Three Car Parking Spaces in the building to be constructed on the land fully described in Schedule-A .

That the First party No. 3 shall be allotted Four Flats each measuring 2000 sq.ft approx (including super built up Area) and Four Car Parking Spaces in the building to be constructed on the land fully described in Schedule-A .

5.3 The Developer's Allocation :-

That all the remaining constructed area of the building to be constructed on the land fully described in Schedule-A shall belong to the Developer.

ARTICLE VI – PROCEDURE

6.1 The Land Owners shall grant a Registered Power of Attorney in favour of the Developer above named for obtaining necessary permissions and/or sanctions from different authorities in connection with the development of the new building/s at the said land and also for pursuing and following up the matter with the Municipality and /or any local body/Development authority and other statutory authorities and also for execution and presentation of Sale Deed, Lease Deed etc before the Registering Authority in respect of the Developer's Allocation only.

Babita Barykar

Durgam Road 5489

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Ashok Kumar Shah

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ARTICLE VII - BUILDING

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PARTNER

MNDK VENTURES LLP

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PARTNER

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, tube-well, 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 Owners so far as is necessary, to apply for and obtain allocation of building/s materials allocable to the Owners 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 Owners 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.

Babita Sarkar

Design & Feasibility Study

Ram Sethi

Amy Sethi

Ashok Kumar Shah

A J Sethi

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MNDK VENTURES LLP

Mehal Chh

PARTNER

MNDK VENTURES LLP

Mehal Chh

PARTNER

ARTICLE IX - COMMON FACILITIES

8.1 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 Owners to the Developer, till the date of the Owners receiving the Owners' Allocation as stated herein in the new building/s and thereafter the Developer and/or it's nominee or transferees shall bear such taxes, fees, etc, in respect of the Developer's Allocation only.

8.2 The Developer shall complete the Construction of the proposed building within such time as may be allowed by Municipality/Local/Development authority and as soon as the complex is/are completed, the Developer shall give notice to the Owners requiring the Owners to take possession of the Owners' Allocation in the building/s and after 15(Fifteen) days from the date of service of such a notice and at all times thereafter, the Owners shall be exclusively responsible for payment of all municipal and property taxes, rates, duties, dues and other public outgoing and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said Rates") with effect from the date of delivery of possession of the said Owners' Allocation, payable in respect of the said Owners' Allocation, the said Rates to be apportioned pro-rata with reference to the saleable space in the Commercial/Residential complex if they are levied on the building/s as a whole.

8.3 The Owners and the Developer shall punctually and regularly pay for their respective allocations of the said Rates to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and the Developer and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be, consequent upon a default by the Owners or the Developer in this behalf.

Barkha Sarkar

Durga Prasad Sharma

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Harish Sharma

Ashok Kumar Shah

Aj Patel

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MNDK VENTURES LLP

Harish Sharma

PARTNER

MNDK VENTURES LLP

Harish Sharma

PARTNER

8.4 As and from the date of service of notice of possession, the Owners shall also be responsible to pay and bear and shall forthwith pay on demand to the Developer the proportionate service charges in respect of the new building/s which will be fixed and/or determined mutually from time to time for the common facilities in the new building/s payable in respect of the Owners' Allocation. The said charges include proportionate share of water, fire and scavenging charges and taxes, light, sanitation, maintenance, operation, renovation, replacement, repair and renewal charges and management of the common facilities, renovation, replacement, repair and maintenance charge and expenses for the building/s and of all common wiring pipes, electrical and mechanical equipment switch-gear, transformers, generators, pumps, motors and other electrical and mechanical installations, appliances, and equipment, stairways, corridors, halls, passageways, pathways and other common facilities whatsoever as may be mutually agreed upon from time to time PROVIDED THAT if any additional maintenance or repair is required for the Owners' Allocation by virtue thereof, the Owners shall be exclusively liable to pay and bear the additional maintenance or repair charges, as the case may be.

8.5 Any transfer of any part of the Owners' Allocation in the new building/s shall be subject to the other provisions hereof and the Owners shall thereafter be responsible in respect of the space transferred to other persons , to pay the said Rates and service charges due for the common facilities till the date of transfer. It is made clear that the Owners shall be responsible for payment of all municipal and property taxes and other outgoing and impositions in respect of the portions allocated to the Owners to the authorities concerned only.

8.6 The Owners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said Commercial/ Residential complex at the said premises.

Rakifa Barhan

Durga Basad Shah

Deve Shah

Arav Shah

Ashok Kumar Shah

A. J. Shah

MNDK VENTURES LLP

[Signature]

PARTNER

MNDK VENTURES LLP

[Signature]

PARTNER

ARTICLE X - COMMON RESTRICTIONS

9.1 The Owners' Allocation in the new building constructed on the Scheduled land shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the Commercial/Residential complex intended for the common benefits of all occupiers of the Commercial/Residential complex which shall include the following.

9.2 The Owners/Developer shall not use or permit to use the Owners' Allocation/Developer's Allocation in the Commercial/Residential complex or any portion thereof of for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupiers of the Commercial/Residential complex.

9.3 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent of the other in writing in this behalf.

9.4 Neither party shall transfer or permit transfer of their respective allocations or any portion thereof unless:

a) Such party shall have observed and performed all terms and conditions on their respect/part to be observed and/or performed, and

b) The proposed Transferees have given a written undertaking to be bound by the terms and conditions hereof and to duly and promptly pay all and whatsoever which shall be payable in relation to the area in his possession.

Babita Sarkar

Dang & Francis 87.02.17

Deve Sth.

Ashok Kumar Shah

Ashok Kumar Shah.

Ay Jhal

: 18 :

MNDK VENTURES LLP

Mehnoor

PARTNER

MNDK VENTURES LLP

Mehnoor

PARTNER

9.4 Both the parties shall abide by all Laws, Bye-Laws, Rules and Regulations of the Government, Local Bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said Laws, Bye-Laws, Rules and Regulations.

9.5 The respective Allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc, in each of their respective allocations in the Commercial/Residential complex in good working condition and repair and in particular so as not to cause any damage to the complex or any other space or accommodation therein and shall keep other occupiers of the complex indemnified from and against the consequences of any breach.

9.6 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.

9.7 No goods or other items/materials shall be kept by the Owners 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 Owners, as the case may be, shall be entitled to remove the same at the risk and cost of the other.

9.8 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.

Babita Sarkar

Handwritten note: KAVS PROJECT SHARE

Handwritten signature: Anu Shah

Handwritten signature: Annu Kumar Shah

Handwritten signature: Annu

: 19 :

MNDK VENTURES LLP PARTNER (two instances)

ARTICLE XI - OWNER'S OBLIGATIONS

10.1 The Owners 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.

10.2 The Owners 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 Developer's Allocation in the new building.

10.3 The Owners 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.

ARTICLE XII - DEVELOPER'S OBLIGATIONS

11.1 The Developer hereby agrees and covenants with the Owners 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.

11.2 The Developer hereby agrees and covenants with the Owners not to do any act deed or thing whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of any of the Owners' Allocation in the Commercial/Residential complex at the said premises, subject to the terms and conditions herein contained.

11.3 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.

Handwritten note: Rakita Sarkar

Durga Prasad Shah

[Signature]

[Signature]

Ashok Kumar Shah

[Signature]

: 20 :

MNDK VENTURES LLP

PARTNER

[Signature]

MNDK VENTURES LLP

PARTNER

[Signature]

11.4 The Developer shall complete the construction of the building within 4(Four) years from the date of passing of the Plan or handover of possession whichever is greater with grace period of further six months subject to Force Majeure.

11.5 The Owners hereby agree that the Developer shall be at liberty to enter into Development Agreement with the adjacent land owners 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 Owners Allocation/Consideration as mentioned in this Development Agreement and all the owners, developer and intending purchasers shall have right to use and enjoy the common provisions and facilities of the constructed complex.

ARTICLE XIII - OWNERS' INDEMNITY

12. The Owners hereby undertake that the Developer shall be entitled to the Developer's allocation in said construction and shall enjoy its allocated space without any interference and/or disturbance provided the Developer performs and fulfills all the terms and conditions herein contained and on its part to be observed and performed.

ARTICLE XIV - DEVELOPER'S INDEMNITY

13.1 The Developer hereby undertake to keep the Owners 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.

13.2 The Developer hereby undertakes to keep the Owners 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.

Barbara Bayron

Amrinder Prasad Shah

Amrinder Prasad Shah

Amrinder Prasad Shah

Ashok Kumar Shah

: 21 :

ARTICLE XV – TAXES

MNDK VENTURES LLP

PARTNER

Amrinder Prasad Shah

MNDK VENTURES LLP

PARTNER

Amrinder Prasad Shah

14.1 The Landowners shall be liable to pay the amount of GST as applicable on the constructed area allocated to them.

14.2 The Landowners shall bear their respective Capital Gains and other Tax Liabilities as Applicable.

ARTICLE XVI – MISCELLANEOUS

15.1 The Owners 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 Owners or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an Association of Persons.

15.2 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 Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein and the Owners hereby undertakes to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the Owners shall execute any such additional Power(s) of Attorney and/or authority as may be required by the Developer for the purpose and the Owners 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 Owners and/or go against the spirit of this Agreement. That the execution and registration of sale deeds/Lease Deeds etc shall be done by the joint signatures of both the Landowners and developer.

Robita Barhan

George Prasad Shah

Deve Ghosh

Aravind Shah

Ashok Kumar Shah
A. J. Shah

: 22 :

MNDK VENTURES LLP

Aravind Shah

PARTNER

MNDK VENTURES LLP

Aravind Shah

PARTNER

15.3 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 Owners 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.

15.4 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.

15.5 The Developer and the Landowners shall mutually decide the name of the new building.

ARTICLE XVII - FORCE MAJURE

16.1 **Meaning** : Force Majeure shall mean and include an event preventing either party from performing any or all of its obligations under this agreement, which arises from or is attributable to unforeseen occurrences , act events, omissions or accidents which are beyond the reasonable control of the party so prevented and does not arise out of a breach by such party of any of its obligations under this agreement , including without limitation any abnormally inclement weather flood, lightning, storm, fire explosion, earthquake, subsidence structural damage, epidemic or other natural physical disaster, failure or storage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, non availability of construction material, hike in prices of construction material and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either party) or any relevant Government or Court orders.

Rabika Barhan

Shree Prasad Shah

Gene Slab

Asmita Shah

Ashok Kumar Shah

Aj Jhel

: 23 :

MNDK VENTURES LLP

PARTNER

Mairal Jy

MNDK VENTURES LLP

PARTNER

Mairal Jy

16.2 **Saving Due to Force Majeure:** if either party is delayed in or prevented from performing any of its obligations under this Agreement by any event of force majeure that party shall have no liability in respect of the performance of such of its obligations as are prevented by the event/s of force majeure. Neither the owners nor the developer shall be held responsible for any consequences or liabilities under this Agreement if in performing the same by reason of force majeure. Neither party shall deemed to have defaulted in the performance of its contractual obligations whist the performance thereof is prevented by force majeure and the time limits laid down in this agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting force majeure.

ARTICLE XVIII - ARBITRATION

17 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 XIX - JURISDICTION

18 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.

THE SCHEDULE 'A' ABOVE REFERRED

(Total Amalgamated Land)

All that piece or parcel of vacant land measuring 41 Kathas 12 Chattaks out of which land measuring 7 Kathas 12 Chhataks appertains to and forms part of R.S Plot No 3180, recorded in R.S. Khatian No. 1254 and land measuring 34 Kathas appertains to and forms part of R.S Plot No. 3178, recorded in R.S. Khatian No 1429, in Mouza Siliguri, J.L. No. 110 (88) , Pargana Baikunthapur, within the limits of Siliguri Municipal Corporation P.S Siliguri, Dist Darjeeling.

Babita Barhan

Dr. Jyoti Prasad Shrivastava

Devi Shrivastava

Ashok Kumar Shrivastava

Ashok Kumar Shrivastava
A. J. Shrivastava

: 24 :

MNDK VENTURES LLP
Madan Lal Agarwal
PARTNER

MNDK VENTURES LLP
Madan Lal Agarwal
PARTNER

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

North ... Land of Shankar Lal Agarwal
South ... Property of Madanlal Agarwal
East ... 15 feet wide Road.
West ... Burdwan Road

SCHEDULE 'B'

LAND OWNERS ALLOCATION

That the First party No.1 shall be allotted Three Flats in total measuring 7000 sq.ft approx (Including super built up Area) and Three Car Parking Spaces in the building to be constructed on the land fully described in Schedule-A .

That the First party No. 2 (a),(b) and (c) shall be allotted One Flat each, measuring about 2000 sq.ft approx (including super built up Area) and One Car Parking Space each in the building to be constructed on the land fully described in Schedule-A .

That the First party No. 2 (d) shall be allotted Three Flats each measuring 2000 sq.ft approx (including super built up Area) and Three Car Parking Spaces in the building to be constructed on the land fully described in Schedule-A .

That the First party No. 3 shall be allotted Four Flats each measuring 2000 sq.ft approx (including super built up Area) and Four Car Parking Spaces in the building to be constructed on the land fully described in Schedule-A

SCHEDULE 'C'

DEVELOPER'S ALLOCATION

That all the remaining constructed area of the building to be constructed on the land fully described in Schedule-A shall belong to the Developer.

Madan Lal Agarwal

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.

George Prasad Shah

Devi Shah

Ajay Mittal

Ashok Kumar Shah

SIGNED and DELIVERED by the

Within named OWNERS at Siliguri

In the presence of: Shuvradip Kundu

MNDK VENTURES LLP

Harish
PARTNER

SIGNED and DELIVERED by the

Within named DEVELOPER at Siliguri

In the presence of: Aspal Roy

Ap Shah

MNDK VENTURES LLP

Harish

PARTNER

Drafted, readover and explained
by me and printed in my office.

Babita Sarkar

BABITA SARKAR

Advocate, Siliguri.

Enrolment No. F/2596/2436 OF 2018



Jyoti P. Shah

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

Jyoti P. Shah

Signature



Anil Shah

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

Anil Shah

Signature

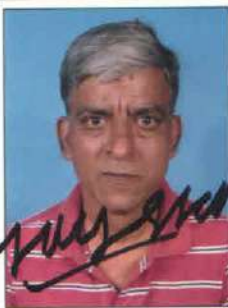












Ashok Kumar Shah

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












Ashok Kumar Shah

Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Aray Shah</i>	LEFT HAND					
	RIGHT HAND					












Aray Shah

 Signature

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 <i>Aray Shah</i>	LEFT HAND					
	RIGHT HAND					

Aray Shah

 Signature












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Minal Ho

MNDK VENTURES LLP

Minal Ho

Signature PARTNER

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

Minal Ho

MNDK VENTURES LLP

Minal Ho

Signature PARTNER



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/04/02S/0555294



Elector's Name : **Shah Durgaprasad**
নির্বাচকের নাম : সাহ দুর্গাপ্রসাদ
Father/Mother/
Husband's Name : **Rameshwar**
পিতা/মাতা/স্বামীর নাম : রামেশ্বর
Sex : **Male**
লিঙ্গ : পুরুষ
Age as on 1.1.95 : **49**
১.১.৯৫ -এ বয়স : ৪৯

Address :

**Bardwan Road
Siliguri
Darjeeling**

ঠিকানা :

**বর্ধমান রোড
শিলিগুড়ি
দার্জিলিং**

Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For Siliguri Assembly Constituency

শিলিগুড়ি বিধানসভা নির্বাচন কেন্দ্র

Place : **Siliguri**
স্থান : **শিলিগুড়ি**
Date : **8.3.95**
তারিখ : **৮.৩.৯৫**


শাহ দুর্গাপ্রসাদ সাহ


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIMPS4283M



नाम /NAME
DURGA PRASAD SHAH

पिता का नाम /FATHER'S NAME
RAMESH WARLAL SHAH

जन्म तिथि /DATE OF BIRTH
18-03-1946

हस्ताक्षर /SIGNATURE



आयकर आयुक्त, प.सं.-II
COMMISSIONER OF INCOME-TAX, W.B. - II



Durga Prasad Shah

ভারত সরকার
Government of India





দুর্গা প্রসাদ শাহ
Durga Prasad Shah
পিতা : রামেশ্বর লাল শাহ
Father : Rameshwar Lal Shah

জন্মতারিখ/DOB: 18/03/1946
পুরুষ / Male



8676 3799 2965

আধার - সাধারণ মানুষের অধিকার

ভারতীয় পরিচয় পরিচয় প্রাধিকরণ
Unique Identification Authority of India



আধার



ঠিকানা: শ্রোভাত রেসিডেন্সী
নন্দন পান্ডে রোড, শিলিগুড়ি টাউন, -
শিলিগুড়ি বাজার, শিলিগুড়ি বাজার
দার্জিলিং, পশ্চিম বঙ্গ

Address: PRABHAT
RESIDENCY, MANGAL
PANDEY ROAD, SILIGURI
TOWN, - Siliguri Bazar,
Darjeeling, Siliguri Bazar,
West Bengal, 734005

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www.uidai.gov.in

দুর্গা প্রসাদ শাহ

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AILPS5734N



नाम /NAME
ALOK SHAH

पिता का नाम /FATHER'S NAME
KADHAKISHAN SHAH

जन्म तिथि /DATE OF BIRTH
02-08-1961

हस्ताक्षर /SIGNATURE

Alok Shah

(Signature)

आयकर अधिकारी, प.सं.-11
COMMISSIONER OF INCOME-TAX, W.B. - II

Alok Shah



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/04/025 / 0555303

পরিচয় পত্র

Duplicate

প্রতিরূপ



Elector's Name Alok Shah

নির্বাচকের নাম অলোক সাহ

Father's Name Radha Kishan

পিতার নাম রাধা কৃষ্ণ

Sex M

লিঙ্গ পুং

Age as on 1.1.2000 37

১.১.২০০০-এ বয়স ৩৭

Address

Burdwan Road Siliguri Siliguri
Darjeeling 734405

ঠিকানা
বর্ধমান রোড শিলিগুড়ি শিলিগুড়ি দার্জিলিং
৭৩৪৪০৫



Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 25-Siliguri Assembly Constituency

২৫-শিলিগুড়ি
বিধানসভা নির্বাচন কেন্দ্র

Place Darjeeling

স্থান দার্জিলিং

Date 16.10.2000

তারিখ ১৬.১০.২০০০

186/0402

Alok Shah



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1215/91199/01014

To
Alok Shah
অনেক সা
BURDWAN ROAD
SILIGURI TOWN
-
Siliguri Bazar
Siliguri Bazar, Darjeeling
West Bengal - 734005

04/03/2014



KL799813850FT

79981385



আপনার আধার সংখ্যা / Your Aadhaar No. :
6791 4826 9759

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



অনেক সা
Alok Shah
পিতা : রাধা কিশান শাহ
Father : Radha Kishan Shah

জন্মতারিখ/DOB: 02/08/1961
পুরুষ / Male

6791 4826 9759



আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: বর্ধমান রোড
শিলিগুরি টাউন, - শিলিগুরি বাজার
শিলিগুরি বাজার, দার্জিলিং
পশ্চিম বঙ্গ,

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Bazar, West Bengal, 734005

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Alok Shah



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/04/025 / 0555301

পরিচয় পত্র

Duplicate

প্রতিক্রম



Elector's Name Ajay Shah

নির্বাচকের নাম অজয় সাহ

Father's Name Radha Krishna

পিতার নাম রাধা কৃষ্ণ

Sex M

লিঙ্গ পুং

Age as on 1.1.2000 35

Address ২০০০-এ বয়স ৩৫

Burdwan Road Siliguri Siliguri
Darjeeling 734405

ঠিকানা

বর্ধমান রোড শিলিগুড়ি শিলিগুড়ি দার্জিলিং

৭৩৪৪০৫

Facsimile Signature
Electoral Registration Officer

নির্বাচক নিবন্ধন আধিকারিক

For 25-Siliguri

Assembly Constituency

২৫-শিলিগুড়ি

বিধানসভা নির্বাচন ক্ষেত্র

Place Darjeeling

স্থান, দার্জিলিং

Date 16.10.2000

তারিখ ১৬.১০.২০০০

1960400

Ajay Shah



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 2017/00201/13957

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

To
অজয় শাহ
Ajay Shah
S/O Radha Kishan Shah
NATIONAL FLOWER MILLS, WARD NO-9
NEAR SHILPANCHAL BHAWAN BURDWAN ROAD
SILIGURI
Siliguri Bazar Jalpaiguri
West Bengal 734005
9832666612

24/03/2012

90555



UH0009055591N



INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

আপনার আধার সংখ্যা/ Your Aadhaar No. :

4158 5578 6528

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



অজয় শাহ
Ajay Shah
জন্ম সাল / Year of Birth : 1963
পুরুষ / Male



4158 5578 6528




ঠিকানা:
S/O রাধা কিশান শাহ, নাজীয়নাল
ফ্লোবের মিল্লস, বার্ড নো-৯, নেওর
শিল্পাঞ্চল ভবন, বুর্হান রোড,
সিলিগুরি, জলপাইগুড়ি, বেঙ্গল, 734005

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O Radha Kishan Shah,
NATIONAL FLOWER MILLS,
WARD NO-9, NEAR
SHILPANCHAL BHAWAN,
BURDWAN ROAD,
SILIGURI, Siliguri Bazar,
Jalpaiguri, West Bengal,
734005


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIYPS6238G




नाम /NAME
AJAY SHAH

पिता का नाम /FATHER'S NAME
RADHA KISHAN SHAH

जन्म तिथि /DATE OF BIRTH
24-11-1963

हस्ताक्षर /SIGNATURE



आयकर आयुक्त, प.बं.-II
COMMISSIONER OF INCOME-TAX, W.B. - II

Ajay Shah



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/04/025 / 0555301

পরিচয় পত্র

Duplicate

প্রতিরূপ



Elector's Name Ashok Shah

নির্বাচকের নাম অশোক সাহ

Father's Name Radha Krishna

পিতার নাম রাধা কৃষ্ণ

Sex M

লিঙ্গ পুং

Age as on 1.1.2000 42

১.১.২০০০-এ বয়স ৪২

Address

Burdwan Road Siliguri Siliguri
Darjeeling 734405

ঠিকানা
বর্ধমান রোড শিলিগুড়ি শিলিগুড়ি দার্জিলিং
৭৩৪৪০৫

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 25-Siliguri Assembly Constituency

২৫-শিলিগুড়ি
বিধানসভা নির্বাচন ক্ষেত্র

Place Darjeeling

স্থান দার্জিলিং

Date 16.10.2000

তারিখ ১৬.১০.২০০০

188/0405

Ashok Kumar Shah.

पथार्ई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AKMPS2271D




नाम /NAME
ASHOK KUMAR SHAH

पिता का नाम /FATHER'S NAME
RADHAKISHAN SHAH

जन्म तिथि /DATE OF BIRTH
08-07-1955

हस्ताक्षर /SIGNATURE
Ashok Kumar Shah.

आयकर आयुक्त, प.बं.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI



Ashok Kumar Shah



भारत सरकार



आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1215/91148/03312

To
Ashok Kumar Shah
অশোক কুমার শাহ
BURDWAN ROAD
KHALPARA
Siliguri (M. Corp.)
Siliguri Bazar, Darjeeling
West Bengal - 734005

04/03/2014



KL799817321FT

79981732



আপনার আধার সংখ্যা / Your Aadhaar No. :

4978 2096 7709

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



অশোক কুমার শাহ
Ashok Kumar Shah
পিতা : রাধা কিশন শাহ
Father : Radha Kishan Shah

জন্মতারিখ/DOB: 08/07/1955

পুরুষ / Male

4978 2096 7709



আধার - সাধারণ মানুষের অধিকার

Ashok Kumar Shah.



ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন
IDENTITY CARD WB/04/025 / 0555307
 পরিচয় পত্র
Duplicate
 প্রতিক্রম




Elector's Name	Anup Shah
নির্বাচকের নাম	অনুপ শাহ
Father's Name	Radha Krishan
পিতার নাম	রাদ্ধা কৃষ্ণান
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2000	32
১.১.২০০০-এ বয়স	৩২

Address
 Burdwan Road Siliguri Siliguri
 Darjeeling 734405

ঠিকানা
 বর্ধমান রোড শিলিগুড়ি শিলিগুড়ি হাটিলিঙ্গ
 ৭৩৪৪০৫


 Facsimile Signature
 Electoral Registration Officer
 নির্বাচন নিবন্ধন অধিকারিক

For 25-Siliguri
 ২৫-শিলিগুড়ি
 Assembly Constituency
 বিধানসভা নির্বাচন কেন্দ্র

Place Darjeeling
 স্থান হাটিলিঙ্গ

Date 16.10.2000
 তারিখ ১৬.১০.২০০০





ভারত সরকার
Government of India



অনুপ শাহ
Anup Shah
পিতা: রাধা কিশান শাহ
Father: Radha Kishan Shah

জন্মতারিখ/DOB: 15/10/1968
পুরুষ / Male



9796 4139 7005

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় পরিষেবা প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: বর্নান রোড, খালপাড়া
শিলিগুড়ি (পৌরসভা), শিলিগুড়ি বাজার
দার্জিলিং, পশ্চিম বঙ্গ,

Address: BURDWAN ROAD,
KHALPARA, Siliguri (M.
Corp.), Darjeeling, Siliguri
Bazar, West Bengal, 734005

9796 4139 7005



1947
১৯৪৭



help@uidai.gov.in



www.uidai.gov.in

Anup Shah

आयकर विभाग
INCOME TAX DEPARTMENT
ANUP SHAH
RADHA KISHAN SHAH
15/10/1968
Permanent Account Number
AIYPS6240A
Signature
भारत सरकार
GOVT. OF INDIA
11022016

Anup Shah

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABLFM0184D



संस्था का नाम
MNDK VENTURES LLP

निगमन / गठन की तारीख
Date of Incorporation / Formation
14/03/2019

MNDK VENTURES LLP

Mahindha



PARTNER

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

MRINAL AGARWAL
NARESH KUMAR AGARWAL

22/08/1985
 Permanent Account Number

AKSPA1033F


 Signature





28112007

इस कार्ड को खाने / खरौंदा कुपय्या सुचित करें / लौटायें -
 आयकर विभाग द्वारा, एन एन सी एस
 5 फ्लोर, मास्टर स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
 मॉडल कॉलोनी-बी, दीप बंग्लो चौक के पास,
 पुणे - 411 016.

*If this card is lost / someone's lost card is found,
 please inform / return to:*
 Income Tax PAN Services Unit, NSDL
 5th floor, Master Sterling,
 Plot No. 341, Survey No. 997/8,
 Model Colony, Near Deep Bunglow Chowk,
 Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: ttinfo@nsdl.co.in

Mrinal Ag



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

ভালিকাঙ্কির আই ডি / Enrollment No 1215/10194/12504

To,
মুনাল আগরওয়াল
Minal Agarwal
CIGARETE COMPANY COMPOUND
S.F. ROAD
SILIGURI ward NO.26
Siliguri Bazar
Siliguri Bazar Siliguri Darjeeling
West Bengal 734005
9635800677

Ref 522 / 24Y / 358999 / 359259 / P



SE356984895FT



আপনার অধার সংখ্যা / Your Aadhaar No. :

7138 5840 4131

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



মুনাল আগরওয়াল
Minal Agarwal
পিতা : নরেশ কুমার আগরওয়াল
Father : Naresh Kumar
Agarwal
জন্মতারিখ / DOB 22/06/1985
পুরুষ / Male



7138 5840 4131

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: সিগারেট কোম্পানি কমপাউন্ড, Address: CIGARETE COMPANY
স্টেশন ডিভার রোড, শিলিগুরি, ওয়ার্ড COMPOUND, S.F. ROAD,
নং-26, শিলিগুরি বাজার, জর্জিঙ্গি, SILIGURI, ward NO.26, Siliguri
বিলিগুরি বাজার, পশ্চিম বঙ্গ, Bazar, Darjeeling, Siliguri Bazar,
734005 West Bengal, 734005

7138 5840 4131



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Minal Ag


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XEQ1174515





নির্বাচকের নাম : মুনাল আগরওয়াল
 Elector's Name : Mrinal Agarwal
 পিতার নাম : নরেশ কুমার আগরওয়াল
 Father's Name : Naresh Kumar Agarwal
 লিঙ্গ/Sex : পুরু / M
 জন্ম তারিখ : 22/06/1985
 Date of Birth

XEQ1174515

ঠিকানা:
 ষ্টেশন ফিডার রোড, শিলিগুরি মিউনিসিপ্যালিটি,
 শিলিগুরি, দার্জিলিং-734005

Address:
 STATION FEEDAR ROAD, SILIGURI(M.
 CORP.), SILIGURI, DARJEELING-734005


 Date: 13/01/2017

26 - শিলিগুরি নির্বাচন কেন্দ্রের নির্বাচক বিবরণ
 অধিকাংশের বাসস্থানের তথ্য

Facsimile Signature of the Electoral
 Registration Officer for

26 - Siliguri Constituency

ঠিকানা পরিবর্তন হলে মূল ঠিকানাতে যেটা নতুন নাম
 তেলি ও একই নম্বরে মূল পরিচয়পত্র পাওয়ার
 জন্য নির্বাচককে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number 141 / 226

Mrinal Ag

IDENTITY CARD

MHX3049293

পরিচয় পত্র



Elector's Name Subhrdip Kundu

নির্বাচকের নাম শুভদীপ কুন্ডু

Father's Name Subrata Kundu

পিতার নাম সূর্যত কুন্ডু

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2008 20

১.১.২০০৮ এ বয়স ২০

Subhrdip Kundu

Address:

Haydarpara(Angshik) 40 Bhaktinagar Jalpaiguri 734005

ঠিকানা:

হায়দারপাড়া(আংশিক) ৪০ ভক্তিনগর জলপাইগুড়ি ৭৩৪০০৫

Facsimile Signature

Major Information of the Deed

Deed No :	I-0402-00960/2020	Date of Registration	30/06/2020
Query No / Year	0402-2000687237/2020	Office where deed is registered	
Query Date	24/06/2020 3:11:37 PM	0402-2000687237/2020	
Applicant Name, Address & Other Details	MARY ROZARIO SEVOKE ROAD, SILIGURI, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, Mobile No. : 7001783509, Status : Buyer/Claimant		
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. 17,78,04,917/-		
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: BURDWAN ROAD, Road Zone : (Jhankar More -- Jalpai More) , Mouza: Siliguri, JI No: 88, Pin Code : 734005

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-3180	RS-1254	Bastu	Bastu	7.75 Katha		3,30,05,703/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L2	RS-3178	RS-1429	Bastu	Bastu	34 Katha		14,47,99,214/-	Width of Approach Road: 60 Ft. (Urban) Adjacent to Metal Road,
		TOTAL :			68.8875Dec	0 /-	1778,04,917 /-	
	Grand Total :				68.8875Dec	0 /-	1778,04,917 /-	

Date s

Width of Approach Road: 60 Ft., Adjacent to Metal Road,

Width of Approach Road: 60 Ft. (Urban) Adjacent to Metal Road,









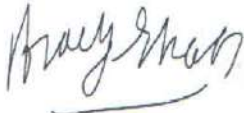
Jhankar More







Date s

Width of Approach Road: 60 Ft., Adjacent to Metal Road,

Width of Approach Road: 60 Ft. (Urban) Adjacent to Metal Road,

Land Lord Details :






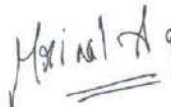
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DURGA PRASAD SHAH (Presentant) Son of Late RAMESHWAR LAL AGARWAL Executed by: Self, Date of Execution: 30/06/2020 , Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Office			
		30/06/2020	LTI 30/06/2020	30/06/2020
Burdwan Road,, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIMPS4283M, Aadhaar No: 86xxxxxxxx2965, Status :Individual, Executed by: Self, Date of Execution: 30/06/2020 , Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Office				
2	Name Mr ALOK SHAH Son of Late RADHAKISHAN SHAH Executed by: Self, Date of Execution: 30/06/2020 , Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Office			
		30/06/2020	LTI 30/06/2020	30/06/2020
BURDWAN ROAD, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AILPS5734N, Aadhaar No: 67xxxxxxxx9759, Status :Individual, Executed by: Self, Date of Execution: 30/06/2020 , Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Office				
3	Name Mr AJAY SHAH Son of Late RADHAKISHAN SHAH Executed by: Self, Date of Execution: 30/06/2020 , Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Office			
		30/06/2020	LTI 30/06/2020	30/06/2020
BURDWAN ROAD, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIYPS6238G, Aadhaar No: 41xxxxxxxx6528, Status :Individual, Executed by: Self, Date of Execution: 30/06/2020 , Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mr ASHOK KUMAR SHAH Son of Late RADHAKISHAN SHAH Executed by: Self, Date of Execution: 30/06/2020 , Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Office	 30/06/2020	 LTI 30/06/2020	 30/06/2020
BURDWAN ROAD, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKMPS2271D, Aadhaar No: 49xxxxxxxx7709, Status :Individual, Executed by: Self, Date of Execution: 30/06/2020 , Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mr ANUP SHAH Son of Late RADHAKISHAN SHAH Executed by: Self, Date of Execution: 30/06/2020 , Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Office	 30/06/2020	 LTI 30/06/2020	 30/06/2020
BURDWAN ROAD, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIYPS6240A, Aadhaar No: 97xxxxxxxx7005, Status :Individual, Executed by: Self, Date of Execution: 30/06/2020 , Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Office				
6	MNDK VENTURES LLP Patanjali Chikitsalay, 19 R.K Compound, Burdwan Ro, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 , PAN No.:: ABLFM0184D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MNDK VENTURES LLP Patanjali Chikitsalay, 19 R.K Compound, Burdwan Ro, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 , PAN No.:: ABLFM0184D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr MRINAL AGARWAL Son of Mr NARESH KUMAR AGARWAL Date of Execution - 30/06/2020, , Admitted by: Self, Date of Admission: 30/06/2020, Place of Admission of Execution: Office			
		Jun 30 2020 1:48PM	LTI 30/06/2020	30/06/2020
Cigaratte Company Compound, S.F Road, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 71xxxxxxx4131 Status : Representative, Representative of : MNDK VENTURES LLP (as PARTNER)				
2	Name Mr MRINAL AGARWAL Son of Mr NARESH KUMAR AGARWAL Date of Execution - 30/06/2020, , Admitted by: Self, Date of Admission: 30/06/2020, Place of Admission of Execution: Office			
		Jun 30 2020 1:49PM	LTI 30/06/2020	30/06/2020
Cigaratte Company Compound, S.F Road, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 71xxxxxxx4131 Status : Representative, Representative of : MNDK VENTURES LLP (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SHUVRADIP KUNDU Son of Mr SUBRATA KUMAR KUNDU Haiderpara, P.O:- Haiderpara, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734006			
	30/06/2020	30/06/2020	30/06/2020
Identifier Of Mr DURGA PRASAD SHAH, Mr ALOK SHAH, Mr AJAY SHAH, Mr ASHOK KUMAR SHAH, Mr ANUP SHAH, Mr MRINAL AGARWAL, Mr MRINAL AGARWAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ALOK SHAH	MNDK VENTURES LLP-0.75 Katha
2	Mr AJAY SHAH	MNDK VENTURES LLP-0.75 Katha
3	Mr ASHOK KUMAR SHAH	MNDK VENTURES LLP-0.75 Katha
4	Mr ANUP SHAH	MNDK VENTURES LLP-5.5 Katha
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr DURGA PRASAD SHAH	MNDK VENTURES LLP-13 Katha 7 Chatak 238.66 Sq Ft
2	Mr ALOK SHAH	MNDK VENTURES LLP-2.5 Katha 3.5 Chatak 120.33 Sq Ft
3	Mr AJAY SHAH	MNDK VENTURES LLP-2.5 Katha 3.5 Chatak 120.33 Sq Ft
4	Mr ASHOK KUMAR SHAH	MNDK VENTURES LLP-2.5 Katha 3.5 Chatak 120.34 Sq Ft
5	Mr ANUP SHAH	MNDK VENTURES LLP-2.5 Katha 3.5 Chatak 120.34 Sq Ft
6	MNDK VENTURES LLP	MNDK VENTURES LLP-8.6875 Katha

On 30-06-2020

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 13:35 hrs on 30-06-2020, at the Office of the A.D.S.R. SILIGURI by Mr DURGA PRASAD SHAH , 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 17,78,04,917/-

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

Execution is admitted on 30/06/2020 by 1. Mr DURGA PRASAD SHAH, Son of Late RAMESHWAR LAL AGARWAL, Burdwan Road,, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 2. Mr ALOK SHAH, Son of Late RADHAKISHAN SHAH, BURDWAN ROAD, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 3. Mr AJAY SHAH, Son of Late RADHAKISHAN SHAH, BURDWAN ROAD, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 4. Mr ASHOK KUMAR SHAH, Son of Late RADHAKISHAN SHAH, BURDWAN ROAD, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 5. Mr ANUP SHAH, Son of Late RADHAKISHAN SHAH, BURDWAN ROAD, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Mr SHUVRADIP KUNDU, , , Son of Mr SUBRATA KUMAR KUNDU, Haiderpara, P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

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

Execution is admitted on 30-06-2020 by Mr MRINAL AGARWAL, PARTNER, MNDK VENTURES LLP, Patanjali Chikitsalay, 19 R.K Compound, Burdwan Ro, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005

Indetified by Mr SHUVRADIP KUNDU, , , Son of Mr SUBRATA KUMAR KUNDU, Haiderpara, P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

Execution is admitted on 30-06-2020 by Mr MRINAL AGARWAL, PARTNER, MNDK VENTURES LLP (LLP), Patanjali Chikitsalay, 19 R.K Compound, Burdwan Ro, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005

Indetified by Mr SHUVRADIP KUNDU, , , Son of Mr SUBRATA KUMAR KUNDU, Haiderpara, P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, 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 27/06/2020 6:48PM with Govt. Ref. No: 192020210023091131 on 27-06-2020, Amount Rs: 21/- Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 73159074 on 27-06-2020, Head of Account 0030-03-104-001-16

SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005
Patanjali
Bhaktinagar, Thana:
by
Registration Fees
Govt. of WB
104 01-
SILIGURI MC

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 391, Amount: Rs.5,000/-, Date of Purchase: 03/06/2020, Vendor name: T Roy
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/06/2020 6:48PM with Govt. Ref. No: 192020210023091131 on 27-06-2020, Amount Rs: 70,020/-, Bank:
Oriental Bank of Commerce (ORBC0100392), Ref. No. 73159074 on 27-06-2020, Head of Account 0030-02-103-003-02



Jiwan Tamang
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

REGISTRAR
SILIGURI

REGISTRAR
SILIGURI

REGISTRAR
SILIGURI

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2020, Page from 34585 to 34642

being No 040200960 for the year 2020.



Digitally signed by JIWAN TAMANG
Date: 2020.06.30 14:13:44 +05:30
Reason: Digital Signing of Deed.

Jiwan

(Jiwan Tamang) 2020/06/30 02:13:44 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)