

Sl. 1575/2020

P - 1483/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 443985

Q-2-13/4252/2020
 12.10.2020

Jai Tuls Nirman Private Limited
 Director
Pankaj Ray

PMN VENTURES
 PARTNER
[Signature]

DEVELOPMENT AGREEMENT

THIS AGREEMENT IS MADE ON THIS THE 12TH DAY OF

OCTOBER 2020.

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

G.

[Signature]
 ADDL DIST SWS REGISTRAR
 12/10/2020

Sl. No. 12526 Date 25, 9, 2020
PURCHASER PMN Ventures
Full Address Station Feeder Road, Siliguri
Total Value 5000/-
Stamp Purchased from JPG Treasury-1

JRD
STAMP VENDOR
JAYA RANI DAS
Licence No. 1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiguri



[Signature]
Addl. Dist. Sub-Registrar
Siliguri-1, Dt. Darjeeling

12 OCT 2020

: 2 :

Jai Tulsi Nirman Private Limited
Prithviraj Goyal, Director

PMN VENTURES
Prithviraj Goyal, Partner

BETWEEN

JAI TULSI NIRMAN PRIVATE LIMITED, a Private Limited Company, registered under the Companies Act, 1956, bearing Certificate of Incorporation No.U70200WB1999PTC089895, Dated 21-07-1999, having its Office at Hari Kunj, New Milanpally, Road No.2, Siliguri, P.O.-Siliguri Bazar, P.S.-Siliguri, District-Darjeeling, PIN-734005, in the State of West Bengal, represented by its **Director - SRI PRITHVIRAJ GOYAL** alias **PRITHIVIRAJ GOYAL**, son of Liladhar Goyal, Indian by Nationality, Hindu by faith, Business by occupation, residing at Dakshin Station Para, Bhimram, Naxalbari, P.O. and P.S.- Naxalbari, District - Darjeeling, PIN - 734429, in the State of West Bengal, hereinafter called the "**FIRST PARTY / LANDLORD**", (which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors-in-office, representatives, administrators and assigns) of the "**ONE PART**". (I.T. PAN - AABCJ1254F).

A N D

PMN VENTURES, a Partnership Firm, having its office at Platinum Square, Opposite S.B.I. Bank, Station Feeder Road, Siliguri, P.O. - Siliguri Bazar, P.S.- Siliguri, District - Darjeeling, PIN - 734005, in the State of West Bengal, represented by its **Partner - SRI MRINAL AGARWAL**, son of Sri Naresh Kumar Agarwal, Indian by Nationality, Hindu by faith, Business by occupation, residing at Station Feeder Road, Siliguri, P.O. - Siliguri Bazar, P.S.- Siliguri, District - Darjeeling, PIN - 734005, in the State of West Bengal, hereinafter called the "**SECOND PARTY / DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors-in-office, representatives, administrators and assigns) of the "**OTHER PART**". (I.T. PAN- AAZFP0930B)

: 3 :

Jai Tuls Nirman Private Limited

Ranjan - Raj Roy
Director

PMN VENTURES

Hirak M
PARTNER

I. A) WHEREAS Smt. Ashalata Mitra, wife of Ram Ranjan Mitra, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.10 Acres, forming part of R.S. Plot No.5207, recorded in R.S. Khatian No.1946, situated within Mouza - Siliguri, J.L.No.110 (88), Pargana - Baikunthapur, P.S. and Sub-Div. - Siliguri, in the District of Darjeeling, unto and in favour of Sri Bibhuti Roy, son of Late Gour Chandra Roy, by virtue of Sale Deed, executed on 03-05-1974, being Document No.4181 for the year 1974, registered in the Office of the Sub-Registrar, Siliguri.

B) AND WHEREAS abovenamed Sri Bibhuti Roy, thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.082 Acres out of the aforesaid land, unto and in favour of Naba Diganta Construction Private Limited, by virtue of Sale Deed, executed on 28-08-2003, being Document No.413 for the year 2005, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.

II. A) AND WHEREAS Smt. Ashalata Mitra, wife of Ram Ranjan Mitra, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.10 Acres, forming part of R.S. Plot No.5207, recorded in R.S. Khatian No.1946, situated within Mouza - Siliguri, J.L.No.110 (88), Pargana - Baikunthapur, P.S. and Sub-Div. - Siliguri, in the District of Darjeeling, unto and in favour of Smt. Manju Roy, wife of Sri Bibhuti Roy, by virtue of Sale Deed, executed on 03-05-1974, being Document No.4182 for the year 1974, registered in the Office of the Sub-Registrar, Siliguri.

B) AND WHEREAS abovenamed Smt. Manju Roy, thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.09 Acres out of the aforesaid land, unto and in favour of Naba Diganta Construction Private Limited, by virtue of Sale Deed, executed on 28-08-2003, being Document No.3078 for the

: 4 :

Jai Tulsi Nirman Private Limited
Ranvir Raj Singh
Director

PMN VENTURES

PARTNER

III. AND WHEREAS by virtue of the aforesaid two separate Sale Deeds, i) being Document No.413 for the year 2005 and ii) being Document No.3078 for the year 2003, abovenamed Naba Diganta Construction Private Limited, became the sole, absolute and exclusive owner of all that aforesaid land in total measuring 0.172 Acres, having permanent, heritable and transferable right, title and interest therein.

IV. AND WHEREAS abovenamed Naba Diganta Construction Private Limited, thereafter had transferred for valuable consideration and made over physical possession of the aforesaid land measuring 0.172 Acres, unto and in favour of **JAI TULSI NIRMAN PRIVATE LIMITED**, by virtue of Sale Deed, executed on 18-11-2005, being Document No.1647 for the year 2006, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.

V. AND WHEREAS by virtue of the aforesaid Sale Deed, being Document No.1647 for the year 2006, abovenamed **JAI TULSI NIRMAN PRIVATE LIMITED** (The First Party of these presents), became the sole, absolute and exclusive owner of all that aforesaid land measuring 0.172 Acres, more particularly described in the Schedule given hereinbelow, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS **JAI TULSI NIRMAN PRIVATE LIMITED** (The First Party of these presents), is now desirous of constructing a residential / commercial building (hereinafter referred to as 'Project' for the sake of convenience and brevity) on the Scheduled land.

AND WHEREAS the First Party, not being in a position to put its contemplation and scheme into action due to devoid of technical know-how, preoccupation in their daily course of business and shortage of funds have approached the Second Party to promote the said Project on the Scheduled land.

: 5 :

Jai Tuls Nirman Private Limited
Ranbir Singh
Director

PMN VENTURES
PARTNER

AND WHEREAS the Second Party finding the offer of the First Party reasonable and relying on the aforesaid fact has accepted the offer of the First Party to promote the said Project under certain terms and conditions mentioned hereinunder.

AND WHEREAS, the Parties are now entering into this Agreement to record their mutual and inter se rights and obligations for jointly developing the Project and for joint development of the Project in general.

NOW, THEREFORE, in order to avoid future disputes and differences between the parties and in consideration of the foregoing and the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it has been thought fit and proper to put into writing the terms and conditions as mutually agreed by and between the Parties.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

1. DEVELOPMENT RIGHTS

1.1 THAT on the execution of these presents, the Landlord has granted any and all entire development rights, unrestricted access and advertisement rights with respect to the Scheduled Land together with the benefit of the development approvals to the Developer.

1.2 THAT the Developer possesses the right to advertise in the media and/or publish brochure, etc., for the sale of flats / parking spaces / commercial units / utility spaces in the said project and the cost shall be borne by the Developer.

1.3 THAT the Landlord hereby grants in favour of the Developer and the Developer hereby accepts from the Landlord, the entire Development Rights over the Scheduled Land.

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: 6 :

Jai Tuli Mirman Private Limited
Jai Tuli Mirman
Director

PMEN VENTURES
PMEN VENTURES
PARTNER

2. CONSIDERATION AND REALISATION

THAT in consideration for the grant of the Development Rights from the Landlord to the Developer, the Developer hereby agrees that the allocations to be made to the Landlord and the Developer with respect to the constructed area shall be made in the ratio of 55 : 45 i.e., Landlord : Developer :: 55 : 45.

3. PROJECT DEVELOPMENT

3.1 THAT the Developer shall develop the Project on the Scheduled Land.

3.2 THAT the Developer shall commence the development and construction over the Scheduled Land upon acquiring all necessary plans, elevations, designs, drawings, specifications, approvals and permissions as may be required under the rules and guidelines of Siliguri Municipal Corporation and/or other Applicable Laws from the appropriate authority for the development of the Project and if any violation as such is made, the Developer will be solely responsible.

THAT the Developer shall be at liberty to implement the Project in such phases as may be deemed appropriate by the Developer.

3.3 THAT all the approvals which may be required for the development of the Project shall be obtained by the Developer at its own costs and expense; provided however that the Landlord shall provide full cooperation to the Developer in obtaining such approvals.

3.4 THAT the Developer may undertake the development over the Scheduled Land either by itself or through any contractors and sub-divide the work or appoint sub-contractors as it may deem fit and proper.

THAT the entire cost of development/construction of the Project, including fees, taxes thereon or other payments (including statutory dues to workmen, employees, etc.) which may

: 7 :

Jai Tuteh Nirman Private Limited
Anshu Raj Director

PMN VENTURES
Anshu Raj PARTNER

3.5 THAT the Developer shall be free to develop the Project in such manner as it may deem fit, but always in accordance with the applicable law. The Developer shall make best endeavours to ensure that quality standards are maintained while developing the Project.

3.6 THAT the Developer shall, in its sole and absolute discretion, decide the name of the Project.

3.7 THAT the Developer shall be at complete liberty to change the nature of development over the Scheduled Land, which shall not materially change the Project.

4. POSSESSION AND RIGHT TO TRANSFER

4.1 THAT the Landlord shall handover the peaceful and vacant possession of the Scheduled Land to the Developer on execution of these presents.

The Developer may store the building materials as per requirement and employ a guard/choawkidar or any other staff or may take other security measures.

4.2 THAT the Landlord has as on the date hereof, agreed to hand over the original title deeds of the Scheduled Land to the Developer as and when required.

4.3 THAT the Landlord shall, execute such power of attorney in favour of the Developer to do all acts and deeds necessary on their behalf for the development of the Scheduled Land, deal with the Scheduled Land in accordance with this Agreement and to give effect to this Agreement and shall execute such power of attorney to enable the Developer to carry out development and completion of the Project and confer upon the Developer the right to sell or transfer flats / parking spaces / commercial units / utility spaces of the Developer's Allocation in the said Project, independently, without any prior consent or execution of the Landlord.

4.4 THAT the Landlord agrees and undertakes that it will execute and deliver such documents, deeds, no-objection certificates, authorizations and take such other actions that may be required for the Developer to market and sell the developed areas and as may be requested by the Developer to consummate more effectively the purposes or subject matter of

Jai Tuls Nirman Private Limited
[Signature]
Director

PMN VENTURES
[Signature]
PARTNER

5. REPRESENTATIONS & WARRANTIES

5.1 THAT the Landlord hereby represents and warrants to the Developer that the Landlord:

- (a) has a clear and marketable title to the Scheduled Land free from all or any encumbrances, charges, liens, lispendens, acquisition, requisitions, claims and demands, and the Scheduled Land is capable of being developed into the Project;
- (b) shall provide all information as concerning any future acquisition of land which is capable of becoming part of the Scheduled Land in accordance with this Agreement;
- (c) has acquired the Scheduled Land free of any attachment by any governmental authority or lender or creditor or other person, including any revenue authority;
- (d) has acquired the Scheduled Land free of it being a HUF property;
- (e) has acquired the Scheduled Land free of any litigation, acquisition proceedings under the Land Acquisition Act, or proceedings under any urban, agricultural or other land ceiling laws;
- (f) ensures that it shall have no objection or claim if the Developer consolidates adjacent land for development and expansion of the said project and that the entitlement of the Landlord shall remain confined to the allocations made in the said project upon the Scheduled land and not upon the adjacent land intended to be consolidated;
- (g) shall at the instructions of the Developer execute all such documentation which may be necessary for the development of the Scheduled Land as envisaged by the Developer, including all and any documentation to be submitted with the government departments / bodies;
- (h) ensures that the Developer shall have the absolute right to claim and utilize any monetary compensation or any other form of compensation in lieu of any acquisition of the Scheduled Land;

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Jai Tuls Nirman P

Private Limited
Director

PMN VEIN TURES

PARTNER

5.2 THAT the Developer hereby represents and warrants to the Landlord that the Developer:

- (a) shall get the plans, elevations, designs, architectural drawings (as per the sanctioned Floor-Area Ratio) and specifications approved from the appropriate authority at its own cost; submission of which is to be made within one year from the date of execution of these presents, provided that an extension may be considered due to delay caused beyond the control of the Developer;
- (b) must deliver one true copy of the proposed building plan to the Landlord before the submission of the building plan to the concerned authority for its approval;
- (c) shall make khazana payments to the concerned authority till the completion of the project;
- (d) shall carry the sale of flats / parking spaces / commercial units / utility spaces of the Developer's Allocation in the said project to intending buyers/allottees as per the prevailing market value;
- (e) shall make timely payments to the Landlord /vendors /Government Agencies;
- (f) shall get the said /project registered under the provisions of the proposed legislations on its effective commencement;
- (g) shall make payments for the conversion of the character of the Scheduled Land; and
- (h) shall complete the said Project within three years from the date of commencement of the construction / development of the said project.

The Developer shall not be responsible for any failure to complete the said Project within the stipulated time, if the construction/development is prevented or delayed by an event of *force majeure*.

In an event of *force majeure*, the Developer must immediately notify the Landlord giving full particulars of the event of *force majeure* and the reasons for the event of *force*

: 11 :

Jai Tulsī Nirman Private Limited
[Signature]
Director

PMN VENTURES
[Signature]
PARTNER

5.3 THAT the Landlord also represents and warrants to the Developer that no one other than the Developer shall be entitled to undertake the development and construction work on the Scheduled Land and the Landlord shall not grant or create any third party rights or interest in respect of development of the Scheduled Land, from the date hereof.

5.4 THAT the Parties hereby represent and warrant to each other that:

- (a) they have the full power, authority and legal right to enter into and engage in the transactions contemplated by this Agreement and have taken or obtained all necessary corporate and other action to authorize the due execution, delivery and performance of this Agreement and have duly executed and delivered this Agreement;
- (b) neither the execution of this Agreement nor the performance by the Parties of any of their respective obligations hereunder will conflict with or result in a breach of any provisions of their respective memorandums and articles of association or other similar constituent documents or law, regulation, judgment, order, authorization, agreement or obligation or document binding on or applicable to the Parties; and
- (c) all consents, approvals, permissions, authorizations or requirements required from any government authority or from any other persons for or in connection with the creation, execution, validity and performance of this Agreement have been obtained and are in full force and effect.

6. INDEMNITY

6.1 THAT each Party (a "Defaulting Party") shall keep indemnified and hold harmless the other Party (a "Non-defaulting Party") against any losses or liabilities, cost(s) or claim(s), action(s) or proceeding(s) or third party claim(s) that may arise against the Non-defaulting Party on account of:

... of the Project over the Project Land

: 12 :

Jai Tulsil Niwan Private Limited
Pantlun Ray / Director

PMN VENTURES
Mati Nijdy PARTNER

(b) any failure on the part of the Defaulting Party to discharge its liabilities and/or obligations under this Agreement; and/or

(c) on account of any act(s) of omission(s) or commission(s) or misrepresentations or for breach of any obligations, representation and warranties made under this Agreement; and/or

(d) on account of or arising out of any breach of any of the terms or any law, rules and regulations or otherwise howsoever.

6.2 THAT without prejudice to the Developer's rights under Clause 6.1 above, in particular the Landlord shall keep indemnified and hold harmless the Developer against any losses or liabilities, cost(s) or claim(s), action(s) or proceeding(s) or third party claim(s) that may arise against the Developer on account of any defect in or want of title in relation to the Scheduled Land or any part thereof on the part of the Landlord.

7. NOTICES

7.1 THAT any notice required or permitted to be given hereunder shall be addressed to the address as given by a Party in this Agreement.

7.2 THAT any notice required or permitted to be given hereunder shall be in writing and shall be effectively served

(i) if delivered personally, upon receipt by the other Party;

(ii) if sent by facsimile or other similar means of electronic communication (with confirmed receipt), upon receipt of transmission notice by the sender.

7.3 THAT any Party hereto may change any particulars of its address for notice, by notice to

: 13 :

Jai Totsi Mirman Private Limited
Partnership Registered.
Director

PM N VENTURES
PARTNER

8. CONFIDENTIALITY

THAT this Agreement, its existence and all information exchanged between the Parties under this Agreement shall not be disclosed to any person by the Landlord. The Landlord shall hold in strictest confidence, shall not use or disclose to any third party, and shall take all necessary precautions to secure any confidential information of the Developer. Disclosure of such information shall be restricted solely to employees, agents, consultants and representatives who have been advised of their obligation with respect to the confidential information.

The obligations of confidentiality do not extend to information which:

- (a) is disclosed to employees, legal advisers, auditors and other consultants of a Party provided such persons have entered into confidentiality obligations similar to those set forth herein;
- (b) is disclosed with the consent of the Party who supplied the information;
- (c) is, at the date this Agreement is entered into, lawfully in the possession of the recipient of the information through sources other than the Party who supplied the information;
- (d) is required to be disclosed pursuant to applicable law or is appropriate in connection with any necessary or desirable intimation to the Government of India; or
- (e) is generally and publicly available, other than as a result of breach of confidentiality by the Person receiving the information.

9. DISPUTE RESOLUTION

THAT in the event any dispute or difference arises out of or in connection with the interpretation or implementation of this Agreement, or out of or in connection with the breach, or alleged breach of this Agreement, such dispute shall be referred to arbitration under

: 14 :

Jai Tulsī Nirmara Private Limited
Partnership
Director

PMN VENTURES
PARTNER

The arbitration shall be held at Siliguri in the following manner:

- (a) All proceedings in any such arbitration shall be conducted in English;
- (b) The arbitration award made by the arbitrators shall be final and binding on the Parties and the Parties agree to be bound thereby and to act accordingly; and
- (c) The award shall be in writing.

10. GOVERNING LAW AND JURISDICTION

10.1 THAT this Agreement shall be governed and interpreted by, and construed in accordance with the laws of India. Subject to Clause 9 above, the Courts at Siliguri shall have the territorial jurisdiction over the subject matter of this Agreement.

10.2 THAT if the First Party fails to execute any documents as required by the Second Party, then the Second Party shall be entitled to file suit for specific performance and all the costs, damages, charges and expenses on account of filing of the suit and damages shall be payable by the First Party to the Second Party.

11. MISCELLANEOUS

11.1 *No Partnership*: Nothing contained in this Agreement shall constitute or be deemed to constitute a partnership between the Parties or as a joint venture/ Association of persons in any manner, and no Party shall hold himself out as an agent for the other Party, except with the express prior written consent of the other Party.

11.2 *Independent Rights*: Each of the rights of the Parties hereto under this Agreement are independent, cumulative and without prejudice to all other rights available to them, and the exercise or non-exercise of any such rights shall not prejudice or constitute a waiver of any other right of the Party, whether under this Agreement or otherwise.

11.3 *Variation*: No variation of this Agreement (including its Annexure and Schedules) shall be binding on any Party unless such variation is in writing and signed by each Party.

: 15 :

Jai Tulsir Nirman

Private Limited

 Director

PMN Ventures

 PARTNER

11.5 *Waiver*: No waiver of any breach of any provision of this Agreement shall constitute a waiver of any prior, concurrent or subsequent breach of the same of any other provisions hereof, and no waiver shall be effective unless made in writing and signed by an authorized representative of the waiving Party.

11.6 *Severability*: If any provision of this Agreement is invalid, unenforceable or prohibited by law, this Agreement shall be considered divisible as to such provision and such provision shall be inoperative and shall not be part of the consideration moving from any Party hereto to the others, and the remainder of this Agreement shall be valid, binding and of like effect as though such provision was not included herein.

11.7 *Hindrance-free movement*: The articles of display or otherwise shall not be kept by the either party in any place of common use in the building so as to cause hindrance in any manner in the free movement of users of places of common use in the building.

11.8 *Death of Landlord*: In case of death of the executing Director of the Landlord, their respective successors-in-office will remain bound to execute such Deeds / Documents as required by the Developer in terms of this Indenture and also remain bound to execute an irrevocable Power of Attorney in favour of the Developer authorising the Developer to transfer the Developer's Allocation.

11.9 *Supersession*: Except as otherwise agreed between the Parties, this Agreement constitutes the entire agreement between the Parties as to its subject matter and supersedes any previous understanding or agreement on such subject matter between the Parties.

11.10 *Transfer of Property Act*: Nothing contained in this Agreement shall be deemed to be an agreement of sale under Section 53-A of the Transfer of Property Act. Further the Parties agree and acknowledges that nothing in this Agreement shall be deemed to be a conveyance or sale or transfer of any right, title or interest of the Scheduled Land from the Landlord to the Developer save and except as otherwise provided in this Agreement. The title in the Scheduled Land shall continue to be with the Landlord and the same shall vest in the name of

Jai Tulse Nirman Private Limited
[Signature]
Director

PMIN VENTURES
[Signature]
PARTNER

: 17 :

SCHEDULE

All that piece or parcel of vacant land measuring 0.172 Acres, forming part of R.S. Plot No.5207, recorded in R.S. Khatian No.1946, situated within Mouza - Siliguri, J.L.No.110 (88), Pargana - Baikunthapur, P.O. - Siliguri Town, P.S. and Sub-Div. - Siliguri, located in the Road Zone - Alu Choudhury More to Jalpaiguri, in Ward No.27 of Siliguri Municipal Corporation, District - Darjeeling in the State of West Bengal.

The said land is bound and butted as follows :

- By North :- 18 Feet wide K.N.C. Road,
- By South :- Land of R.S. Plot No.5207,
- By East :- 10 Feet wide S.M.C. Road,
- By West :- 39 Feet to 43 Feet wide Sree Maa Sarani (Babupara Main Road).

G:

: 18 :

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THIS AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :

1. Gaudam Agarwal
S/o LT Ramdevi Agarwal
Seth Swital Market
P.O & P.S - Siliguri
Dist:- Darjeeling

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

Jai Tuls Niiman Private Limited

Ramdevi Agarwal

Director

(FIRST PARTY / LANDLORD)

2.

Bhunesh Karmni
Milan Pally, S.F. Road
S/o Prakash Karmni
P.O. & P.S. - Siliguri
District - Darjeeling

PMN VENTURES

Bhunesh Karmni

PARTNER

(SECOND PARTY/ DEVELOPER)

Drafted as per the instructions of the parties hereto and printed in the Office of Kamal Kumar Kedia & Associates, Siliguri.

Read over and explained by me.

Rahul Kedia

Rahul Kedia
Advocate, Siliguri

Enr.No.F/1379/1449/2017.



**FINGER PRINTS OF SRI PRITHVIRAJ GOYAL ALIAS PRITHVIRAJ GOYAL
DIRECTOR OF JAI TULSI NIRMAN PRIVATE LIMITED (FIRST PARTY / LANDLORD)**

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

Jai Tulsi Nirman Private Limited

Prithviraj Goyal

Director

SIGNATURE



**FINGER PRINTS OF SRI MRINAL AGARWAL PARTNER OF PMN VENTURES
(SECOND PARTY / DEVELOPER)**

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

PMN VENTURES

Mrinal

PARTNER

SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAI TULSI NIRMAN PRIVATE LIMITED

21/07/1999

Permanent Account Number

AABCJ1254F

09/05/2012

Jai Tulsi Nirman Private Limited

Purthom N. Loyel

Director

आयकर विभाग

INCOME TAX DEPARTMENT

PRITHVIRAJ GOYAL

LILA DHAR GOYAL

24/03/1970

Permanent Account Number

AGXPG7146E

Prithviraj Goyal

Signature


भारत सरकार

GOVT. OF INDIA





21/04/2020

Prithviraj Goyal


ELECTION COMMISSION OF INDIA
 भारत निर्वाचन आयोग

IDENTITY CARD
 पहचान कार्ड

WR/04/026/100073

Voter's Name निर्वाचक नाम	Gopal Pythiraj गोपाल प्यथिराज
Father/Mother/ Husband's Name पिता/माता/पति नाम	Laludhar लालधर
Sex लिंग	Male पुरुष
Age as on 01.01.95: 28 01.01.95 की उम्र: 28	

Address
 निवासी
 Suburb
 उपखण्ड
 District
 जिला
 State
 राज्य
 PIN
 पिन

Electoral Registration Office
 निर्वाचक नामांकन कार्यालय

For Provisional N.T.I. Assembly Constituency
 अस्थायी निर्वाचक नामांकन कार्यालय

Name नाम	Sagar सागर
Date तिथि	13.2.95 13.2.95

P. A. Thakur Singh



ভারত সরকার
GOVERNMENT OF INDIA



পৃথিবীজ গোয়াল

Prithvijay Goyal

পিতা: লিলাধর গোয়াল

Father: LILADHAR GOYAL

জন্ম সাল, Year of Birth: 1970

পুংস্ব, Male



5252 5813 9791

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: নাক্সাল বারী

দক্ষিণ স্টেশন পাড়া, ভিমরাম, নাক্সালবারী

দারজিলিং, পশ্চিমবঙ্গ, 734429

Address: NAXAL BARI,
DAKSHIN STATION PARA,
Bhimram, Naksalbari,
Darjeeling, West Bengal,
734429



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947,
Bengaluru-560 001

Prithvijay Goyal



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAZFP0930B

नाम / Name	PMN VENTURES
स्थापन/गठन की तारीख Date of Incorporation / Formation	04/08/2020
	 <div data-bbox="1220 705 1524 929"> <p>Signature valid</p> <p>Digitally signed by Income Tax PAN Services Unit NSDL eGov.India Date: 2020.08.04 10:04:21 IST Reason: I am the PAN Sign Location: Mumbai</p> </div>

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कदमता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, देस बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आदान-प्रदान व सहायता आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेम के लिए स्थायी लेखा संख्या (पैन) का उद्धरण अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".
संलग्न पैन कार्ड में एडवेंस्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

End

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAZFP0930B

नाम / Name
PMN VENTURES

स्थापन/गठन की तारीख
Date of Incorporation/Formation
04/08/2020



इस कार्ड के खोले/खाने पर कृपया सूचित करें/कीवर्ड:
आयकर पैन सेवा इकाई, एनएसडी
3 वीं मंजिल, मॉडल कोला, पोस्ट नं. 341, सर्वे नं. 997/4,
मोडल कोला, नया देव बंगला चौक, पुणे - 411 016

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit NSDL
3rd Floor, Model Colony,
Post No. 341, Survey No. 997/4,
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 016

Tel: 91-20-2721 6885, Fax: 91-20-2721 8081
e-mail: epan@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (8) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

PMN VENTURES

PARTNER


भारतीय निर्वाचन आयोग
भारत
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XEQ1174515




निर्वाचक नाम : मृगत आगरवाल
Elector's Name : Mrital Agarwal
पिता का नाम : मदन कुमार आगरवाल
Father's Name : Madan Kumar Agarwal
लिंग/लिंग : पुरु / M
जन्म तिथि : 22/09/1985
Date of Birth : 22/09/1985

XEQ1174515

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

Date: 13/01/2017

25 - Siliguri Constituency

Facsimile Signature of the Electoral Registration Officer for

25 - Siliguri Constituency

ध्यान दें - यदि पता बदलना है तो मतदाता को अपने नाम को शामिल करने के लिए संबंधित फॉर्म में नाम बदलने का अनुरोध करना होगा और उसी संख्या के साथ कार्ड प्राप्त करना होगा।

In case of change in address mention the Card No. in the relevant Form for including your name in the roll in the changed address and to obtain the card with same number

141 / 225

Mrital Ag



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

ইলেকট্রনিক আইডি নং / Enrollment No 121510194/12504

To:
মিনাল আগরওয়াল
Minal Agarwal
CIGARETTE COMPANY COMPOUND
S F ROAD
17122914
SLUGUR/want NO 26
Slugur Bazar
Slugur Bazar Slugur Daryehing
West Bengal 724005
9635803677

Ref: 522 / 24Y / 358935 / 358259 / P



SE356UR4855FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7138 5840 4131

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



মিনাল আগরওয়াল
Minal Agarwal
পিতা : নরেশ কুমার আগরওয়াল
Father : Naresh Kumar
Agarwal
জন্ম তারিখ / DOB : 22/08/1985
লিঙ্গ / Male



7138 5840 4131

আধার - সাধারণ মানুষের অধিকার

Minal Agarwal



ভারত সরকার

Government of India

পৌতম আগরওয়াল

Gautam Agarwal

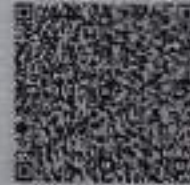
পিতা : রামহরি আগরওয়াল

Father: Ramhari Agarwal



সমস্যা/বিঃ008: 10031380

পুরুষ / Male



6692 2565 0580

আধার - সাধারণ মানুষের অধিকার



ভারত সরকারের আধার প্রাধিকারন

Unique Identification Authority of India

ঠিকানা: সেরি স্রীলাল মার্কেট

সিলিগুরি, সিলিগুরি (কর্পোরেশন)

দার্জিলিং, পশ্চিম বঙ্গ

Address: SETH SRILAL
MARKET, SILIGURI, Siliguri
(M. Corp), Siliguri,
Darjeeling, West Bengal
734001

6692 2565 0580



1047
1800 300 1047



help@uidai.gov.in



www.uidai.gov.in

Gautam Agarwal

Major Information of the Deed

Deed No :	I-0402-01483/2020	Date of Registration	12/10/2020
Query No / Year	0402-2001314252/2020	Office where deed is registered	
Query Date	09/10/2020 2:27:55 PM		0402-2001314252/2020
Applicant Name, Address & Other Details	Kamal Kumar Kedia And Associates S.F. Road, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 7679451020, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 6,65,06,672/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: BABU PARA MAIN ROAD, Road Zone : (Alu Choudhury More – Jalpaiguri) , Mouza: Siliguri, , Ward No: 27 JI No: 88, Pin Code : 734004

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-5207	RS-1946	Commercial use	Rupni	0.172 Acre		6,65,06,672/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
Grand Total :					17.2Dec	0 /-	665,06,672 /-	






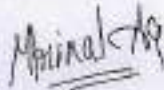
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	JAI TULSI NIRMAN PRIVATE LIMITED Hari Kunj, New Milanpally, Road No.2, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 , PAN No.:: AAxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PMN VENTURES Opposite S.B.I. Bank, Station Feeder Road, Block/Sector: Platinum Square, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 , PAN No.:: AAxxxxx0B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl. No	Name, Address, Photo, Finger print and Signature			
1	Name Shri PRITHVIRAJ GOYAL, (Alias Name: PRITHIVIRAJ GOYAL) (Presentant) Son of Liladhar Goyal Date of Execution - 12/10/2020, , Admitted by: Self, Date of Admission: 12/10/2020, Place of Admission of Execution: Office	Photo  Oct 12 2020 12:11PM	Finger Print  LTI 12/10/2020	Signature  12/10/2020
Dakshin Station Para, Bhimram, Naxalbari, P.O:- Naxalbari, P.S:- Naxalbari, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734429, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 52xxxxxxx9791 Status : Representative, Representative of : JAI TULSI NIRMAN PRIVATE LIMITED (as Director)				
2	Name Shri MRINAL AGARWAL Son of Shri Naresh Kumar Agarwal Date of Execution - 12/10/2020, , Admitted by: Self, Date of Admission: 12/10/2020, Place of Admission of Execution: Office	Photo  Oct 12 2020 12:12PM	Finger Print  LTI 12/10/2020	Signature  12/10/2020
Station Feeder Road, Siliguri, 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 : PMN VENTURES (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Gautam Agarwal Son of Ramdhari Agarwal Seth Srial Market, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	 12/10/2020	 12/10/2020	 12/10/2020
Identifier Of Shri PRITHVIRAJ GOYAL, Shri MRINAL AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	JAI TULSI NIRMAN PRIVATE LIMITED	PMN VENTURES-17.2 Dec

Endorsement For Deed Number : I - 040201483 / 2020

On 12-10-2020

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 12:09 hrs on 12-10-2020, at the Office of the A.D.S.R. SILIGURI by Shri PRITHVIRAJ GOYAL Alias PRITHVIRAJ GOYAL,.

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 6,85,06,672/-

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

Execution is admitted on 12-10-2020 by Shri PRITHVIRAJ GOYAL, , PRITHVIRAJ GOYAL Director, JAI TULSI NIRMAN PRIVATE LIMITED (Private Limited Company), Hari Kunj, New Milanpally, Road No.2, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005

Identified by Shri Gautam Agarwal, , Son of Ramdhari Agarwal, Seth Srial Market, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

Execution is admitted on 12-10-2020 by Shri MRINAL AGARWAL, Partner, PMN VENTURES (Partnership Firm), Opposite S.B.I. Bank, Station Feeder Road, Block/Sector: Platinum Square, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005

Identified by Shri Gautam Agarwal, , Son of Ramdhari Agarwal, Seth Srial Market, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

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 09/10/2020 4:21PM with Govt. Ref. No: 192020210110323261 on 09-10-2020, Amount Rs: 21/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 78170724 on 09-10-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 12526, Amount: Rs.5,000/-, Date of Purchase: 25/09/2020, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/10/2020 4:21PM with Govt. Ref. No: 192020210110323261 on 09-10-2020, Amount Rs: 70,020/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 78170724 on 09-10-2020, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2020, Page from 56221 to 56254
being No 040201483 for the year 2020.



Jiwan Tamang

Digitally signed by JIWAN TAMANG
Date: 2020.10.13 15:50:05 +05:30
Reason: Digital Signing of Deed.

(Jiwan Tamang) 2020/10/13 03:50:05 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)