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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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 Q/o. 1280544

AJANTA MARBLES PVT. LTD.

[Signature]
 Director

NAKSHVAANI DEVELOPERS LLP

[Signature]
 Designated Partner

NAKSHVAANI DEVELOPERS LLP

[Signature]
 Designated Partner

DEVELOPMENT AGREEMENT

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

Adm. District Sub-Registrar,
 Singuri-II at Bagdogra

11 9 MAY 2022

NON JUDICIAL STAMP

No. 289 Date 07.12.2021
Sold Nakshvaani Developers LLP
of Sevoke Road, Dist Jalpaiguri
Value Rs. 5000/-



(Suchangshu Saran Roy)
Govt. Stamp vendor
L. No.173/R.M
Siliguri Court

पुस्तक
289
07/12/2021



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Addl. Dist. Sub Registra.
Siliguri, Dist. Bagdoura, Dist. Darjeeling

31 9 MAY 2022

AJANTA MARBLES PVT. LTD.
Director

NAKSHVAANI DEVELOPERS LLP
Designated Partner

NAKSHVAANI DEVELOPERS LLP
Designated Partner

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

::BETWEEN::

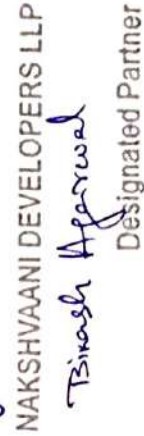
AJANTA MARBLES PRIVATE LIMITED, a Private Limited Company, Incorporated under the Companies Act, 1956, having CIN-U26920WB 1993PTC243870 dated 15.02.1993, having its registered Office at Milestone Building, First Floor, Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of West Bengal, Represented by its authorised **DIRECTOR, SRI JEEWAN CHAND SHARMA**, son of Late Debidutt Sharma, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Shagun Apartment, 73/1 Gandhi Road, Darjeeling, P.O., P.S. and District Darjeeling, Pin Code-734101, in the State of West Bengal -- HEREINAFTER referred to and called the "**FIRST PARTY/ LAND OWNER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its directors, executors, successors, legal representatives, administrators and assigns) of the "**ONE PART**". (PAN :- AAACA4568N).

AND

NAKSHVAANI DEVELOPERS LLP, a Limited Liability Partnership, Incorporated under the Limited Liability Partnership Act, 2008, having its LLP Identification No. AAR-2546 dated 09.12.2019, having its Office at PBR Tower, First Floor, Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of West Bengal, Represented by two of its Designated **PARTNERS, (1) SRI BIKASH AGARWAL and (2) SRI ASHISH AGARWAL**, both are sons of Kishan Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Oodlabari Bazar, P.O. Manabari, Police Station Mal, Pin Code-735222, District Jalpaiguri, in the State of West Bengal -- HEREINAFTER referred to and called the "**SECOND PARTY / DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its

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Director

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Designated Partner

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partners, executors, successors, legal representatives, administrators and assigns) of the "OTHER PART". (PAN :- AARFN1715C).

I. WHEREAS one Sri Ram Chandra Prasad, son of Late Babu Lal Sah, was the sole and absolute owner-in-possession of all that land measuring 9.46 Acre by virtue of purchase from Sri Jagdish Prasad Sah vide a registered Deed of Conveyance dated 29.07.1970, being Document No. I-3808 for the year 1970 and the same was registered in the Office of the then Sub Registrar Siliguri, having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the abovenamed Ram Chandra Prasad died intestate and thereafter his legal heirs namely Sri Brij Kishore Prasad and Others thereafter sold and transferred their land measuring 5.38 Acre out of the aforesaid land unto and in favour of Shelcon Properties Private Limited vide a registered Deed of Conveyance dated 15.07.2003, being Document No. I-3073 for the year 2004 and the same was registered in the Office of the Additonal District Sub Registrar Siliguri-II at Bagdogra.

AND WHEREAS the legal heirs of Late Ram Chandra Prasad namely Sri Brij Kishore Prasad and Others thereafter also sold and transferred their land measuring 1.34 Acre out of the aforesaid land unto and in favour of Shelcon Properties Private Limited vide a registered Deed of Conveyance dated 06.01.2004, being Document No. I-1671 for the year 2006 and the same was registered in the Office of the Additonal District Sub Registrar Siliguri-II at Bagdogra.

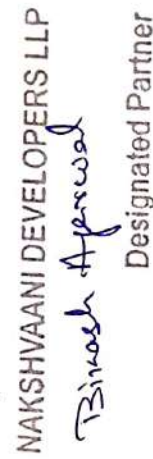
II. WHEREAS the abovenamed Shelcon Properties Private Limited had also acquired land measuring 3.45 Acre by virtue of purchase from Sri Arun Kumar Prasad vide a registered Deed of Conveyance dated 17.03.2005, being Document No. I-4010 for the year 2005, registered in the Office of the Additonal District Sub Registrar Siliguri-II at Bagdogra.

III. WHEREAS the abovenamed Shelcon Properties Private Limited had also acquired land measuring 8.94 Acre by virtue of purchase from Sri Rameshwar

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Prasad and Others vide a registered Deed of Conveyance dated 17.06.2004, being Document No. I-1669 for the year 2006, registered in the Office of the Additional District Sub Registrar Siliguri-II at Bagdogra.

IV. WHEREAS the abovenamed Shelcon Properties Private Limited had also acquired land measuring 85 Decimal by virtue of purchase from Sri Patiram Prasad @ Patiram Prasad Sha vide a registered Deed of Conveyance dated 18.05.2005, being Document No. I-1670 for the year 2006, registered in the Office of the Additional District Sub Registrar Siliguri-II at Bagdogra.

V. WHEREAS the abovenamed Shelcon Properties Private Limited had also acquired land measuring 3.23 Acre by virtue of purchase from Sri Biresh Prasad vide a registered Deed of Conveyance dated 14.10.2005, being Document No. I-2574 for the year 2006, registered in the Office of the Additional District Sub Registrar Siliguri-II at Bagdogra.

AND WHEREAS the abovenamed Shelcon Properties Private Limited thereafter sold and transferred all that piece or parcel of land measuring 1.11 Acre out of the aforesaid land unto and in favour of **AJANTA MARBLES PRIVATE LIMITED** (the **FIRST PARTY/ LANDOWNER** herein) vide a registered Deed of Conveyance dated 21.01.2008, being Document No. I-2294 for the year 2008 and the same was registered in the Office of the Additional District Sub Registrar Siliguri-II at Bagdogra.

VI. WHEREAS one Miss Sanjukta Saha, daughter of Dr. Sandip Kr. Saha, was the sole and absolute owner-in-possession of all that land measuring 2 Bigha by virtue of purchase from Sri Chandreshwar Prasad and Others vide a registered Deed of Conveyance dated 07.01.2003, being Document No. I-2507 for the year 2004 and the same was registered in the Office of the Additional District Sub Registrar Siliguri-II at Bagdogra, having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the abovenamed Miss Sanjukta Saha thereafter sold and transferred her land measuring 40 Katha or 0.66 Acre out of the aforesaid land unto and in favour of Shelcon Properties Private Limited vide a registered Deed of Conveyance dated 13.05.2006, being Document No. I-4846 for the year 2006

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and the same was registered in the Office of the Additonal District Sub Registrar Siliguri-II at Bagdogra.

AND WHEREAS the abovenamed Shelcon Properties Private Limited thereafter sold and transferred all that piece or parcel of land measuring 0.555 Acre unto and in favour of **AJANTA MARBLES PRIVATE LIMITED** (the **FIRST PARTY/ LANDOWNER** herein) vide a registered Deed of Conveyance dated 21.01.2008, being Document No. I-2297 for the year 2008 and the same was registered in the Office of the Additonal District Sub Registrar Siliguri-II at Bagdogra.

AND WHEREAS in this manner the abovenamed Ajanta Marbles Private Limited became the absolute owner-in-possession of the aforesaid land in total measuring about 1.665 Acre and ever since is in exclusive and peaceful possession of the aforesaid land without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the name of the abovenamed Ajanta Marbles Private Limited in respect of the aforesaid land was duly mutated in the records of the concerned B.L.&L.R.O. in R.O.R. and a new L.R. Khatian No. 920 was framed in its name under the provisions of West Bengal Land Reforms Act, 1955. The said land was also converted from 'Itkhola' to 'Housing Complex' vide Order No. 115/DL&LRO/Dj/14 dated 28.05.2014, Memo No. 1100 (5)/1/DL&LRO-Dj/conv/XIII/14 dated 28.05.2014 under the provisions of West Bengal Land Reforms Act, 1955.

AND WHEREAS the First Party being desirous of constructing multistoried building complex on all that piece or parcel of land measuring **45 Katha**, out of the aforesaid land, more particularly described in the **Schedule "A"** given herein below got a building plan approved and sanctioned by the appropriate Authority vide Order No. 496/MPS dated 07.10.2021, Executive Officer, Matigara Panchayat Samity, P.O. Kadamtala, District Darjeeling for construction of **G+III STORIED RESIDENTIAL BUILDING** upon the said Schedule "A" land free from all charges and encumbrances.

AJANTA MARBLES PVT. LTD.
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Director

NAKSHVAANI DEVELOPERS LLP
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Designated Partner

NAKSHVAANI DEVELOPERS LLP
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Designated Partner

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AND WHEREAS the Second Party is a bonafide Developer/Promoter/ Contractor/Builder having experience in designing, construction and development and adequate resources of finance in construction of such multistoried building projects.

AND WHEREAS the First Party having come to know about the credential of the Second Party, the First Party approaches the Second Party to construct multistoried building complex on the land as above referred and fully described in the Schedule "A" given below in consideration of 32.5% share (Land Owner) and 67.5% share (Developer) of the net sale proceeds of the said multistoried building complex as mentioned herein to be constructed on Schedule "A" land on the basis of the plan approved by the competent taking into account or consideration the maximum utility of the land. The Second Party shall do all such construction from its own resources, efforts and endeavors and shall recover the investment cost by selling the constructed building/saleable spaces on ownership basis to the intending buyers/ purchasers/ companies/ organizations/ co-operatives and/ or as deemed fit.

AND WHEREAS the Second Party has now accepted the offer of the First Party and has agreed to construct such multistoried building complex on and over the Schedule "A" land.

AND WHEREAS in consideration of the aforesaid offer and the acceptance by the Parties and to avoid future disputes and misunderstandings the Parties hereby mutually agree to the following terms and conditions appearing hereunder.

NOW THIS INDENTURE/ AGREEMENT FOR DEVELOPMENT WITNESSETH and it is hereby agreed by and between the Parties hereto as follows:-

1) DEFINATIONS:-

1. **LAND OWNER** : shall mean; "AJANTA MARBLES PRIVATE LIMITED" and its successors in interest and their assigns.

AJANTA MARBLE & T. LTD
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Director


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Designated Partner

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Designated Partner

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2. **DEVELOPER** : shall mean; “NAKSHVAANI DEVELOPERS LLP” and its successors in interest and their assigns.
3. **BUILDING** : shall mean **G+III STORIED RESIDENTIAL BUILDING** to be constructed in Two Phases (Phase I and Phase II) on the below Schedule “A” land in accordance with the sanctioned plan.
4. **COMMON FACILITIES AND AMENITIES** : shall mean corridors, stairways, passage ways approach roads provided by the developer, overhead tank, water pump, and motor and other facilities which may mutually be agreed upon between the parties and required for the establishment, location enjoyment maintenances and / or management of the building complex.
5. **SALEABLE SPACE** : shall mean the spaces in the building (Phase-I and Phase-II) available for independent use and occupation after making the provisions for common facilities.
6. **LANDOWNER’S SHARE** : shall mean 32.5% (Thirty Two point Five Percent) share of the net sale proceeds, as described in the **Schedule “B”** below, of the multistoried building complex to be constructed on Schedule “A” land. That the said share shall be restricted to the sale of flats, parking spaces after deducting sale commission if any.
7. **DEVELOPER’S SHARE** : shall mean the remaining 67.5% (Sixty Seven point Five Percent) share of the net sale proceeds, as described in the **Schedule “C”** below, of the multistoried building complex to be constructed on Schedule “A” land.
8. **ARCHITECT** : shall mean the person or persons who may be appointed by the Developer for designing and planning of the said building complex.

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AJANTA MARBLES PVT. LTD.

Director

NAKSHVAANI DEVELOPERS LLP
Tivikash Agarwal
Designated Partner

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Designated Partner

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II) OWNER'S REPRESENTATION:-

1. That the Landowner is absolutely seized and possessed of or otherwise well and sufficiently entitled to Schedule "A" land free from all charges, encumbrances attachment and liens whatsoever.
2. That the Landowner declare that the land as mentioned in the Schedule "A" below is hold by the Landowner and has not been surrendered or forfeited and that there exist no dispute, change, mortgage, attachment or any other charges or encumbrances whatsoever on the land or any part thereof at the date of these presents.
3. That the Landowner and the Developer shall jointly construct the boundary wall on the below Schedule "A" land and the Landowner shall handover the possession of the Schedule "A" land to the Developer hereof on the date of execution and registration of this Indenture.
4. That the Landowner further declares that they have not entered into any binding contract with any other person whatsoever to sale or to transfer or to develop otherwise said Schedule "A" land or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the said land or any part thereof at the date of these presents.
5. That the said land is not vested under the Urban Land (Ceiling and Regulation) Act, 1976, West Bengal Estate Acquisition Act, 1953 and the West Bengal Land Reforms Act, 1955.

III) DEVELOPER'S RIGHTS:-

1. That the Landowner hereby grant subject to what has been hereinafter provided the exclusive right to the Developer to build, construct, erect and complete the said building complex comprising the various sizes of flats, parkings spaces, etc. in accordance with the plan sanctioned by the

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Director

NAKSHVAANI DEVELOPERS LLP
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Designated Partner

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appropriate authorities with or without amendment and/ or modification made or caused by the Developer with the approval of the Landowner at its own costs.

2. That the Developer shall be entitled to modify or alter the plan with approval of the Landowner and to submit the same to the appropriate authorities in the name of the Landowner.
3. Nothing in these presents shall be construed as a demised or assignment or transfer by the Landowner of said land or any part thereof to the Developer or as creating any right, title or interest in respect thereof in favour of the Developer other than an exclusive license to the Developer and to sell the flats, parkings spaces, etc. in the said premises in terms thereof subject to the terms hereinafter stated.

IV) BUILDING:-

1. That the said building (Phase-I and Phase-II) to be constructed thereon shall be completed within the period of 3 (three) years (with addition of six months grace period) from the date of plan sanction subject to force majeure and the Developer shall obtain the necessary completion certificate of the said project.
2. That the Developer shall at its own cost construct, erect and complete the building and common facilities and amenities at the said premises in accordance with the Plan sanctioned by the appropriate authorities and also with good and standard materials as may be specified by the architect from time to time.
3. Subject to as aforesaid the decision of the architect regarding the quality of the materials shall be final and binding on the parties hereto. The Landowner may inspect the site during the construction period and may indicate any variation and / or regarding quality of material if it is poor.

AJANTA MARBLES PVT. LTD.
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Director

NAKSHVAANI DEVELOPERS LLP
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Designated Partner

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4. That the Developer shall erect in the said building complex at its own costs as per specification and drawings provided by the architect and that pump, tube well, water storage tanks, overhead tank, septic tank, electrifications and other facilities described in the Schedule "D" below as are required to be provided in the said building complex.
5. That the Developer shall be authorized in the name of the Landowner in so far as the necessary to apply and obtain quotations, entitlements and other allocations of or for cement, steel, bricks and other building's materials for the construction of the building complex and to similarly apply for and obtain connections of water, electricity power, drainage, sewerage to the building complex and other inputs and facilities required for the construction or enjoyment of the building complex for which purpose the Landowner shall execute in favour of the Developer a Power of Attorney as shall be required by the Developer without incurring any liability to the Landowner.
6. That the Developer shall at its own cost and expenses construct and complete the building complex in accordance with the building plan and amendments thereto or modification thereof made or caused to be made by the Developer.
7. All the disputes relating to the construction of the said building complex and the residential flats, parking spaces, etc. thereon shall be settled by the Developer.
8. All costs, charges and expenses including architect fees shall be paid, discharged and borne by the Developer and the Landowner shall have no liability in this context.

V) CONSTRUCTION:-

1. That the Developer shall be solely and exclusively responsible for construction of the said building (Phase-I and Phase-II) as per standard specification mentioned in the Schedule "D" given herein below.

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Designated Partner

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2. That the Developer shall complete the entire construction work within 3 (three) years (with addition of six months grace period) from the date of plan sanction subject to force majeure i.e., Phase-I building shall be completed within 18 (eighteen) months from the date of plan sanction. Phase-II building shall be completed within 18 (eighteen) months from the date of commencement of construction of the Phase-II building. However if the Developers fails to complete the said project within the stipulated period without valid reason then the Developer shall be liable to pay an amount of Rs. 20,000/- (Rupees Twenty Thousand Only) per month till the date of completion of the said project.

VI) NAME OF THE BUILDING COMPLEX:-

That the said Building Complex/Project to be constructed on the Schedule "A" land shall be named as "GOLDEN VISTA".

VII) LANDOWNER'S SHARE:-

1. **LANDOWNER'S SHARE** : Shall mean 32.5% (Thirty Two point Five Percent) share of the net sale proceeds, as described in the Schedule "B" below, of the multistoried building complex being Phase-I and Phase-II to be constructed on Schedule "A" land. That the said share shall be restricted to the sale of flats, parking spaces after deducting sale commission if any and excluding all additional amenities and facilities charges including transformer, generator, fire, club and maintenance charges.

However if the Landowner wants to retain/keep any property in the said building complex he/they may do so at the market value of the property along with additional charges whatsoever.

2. **ADVANCE** : That as mutually agreed amongst the Parties, the Developer has paid an amount of Rs. 25,00,000/- (Rupees Twenty Five

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Director
NAKSHVAANI DEVELOPERS LLP
Binash Agrewal
Designated Partner
NAKSHVAANI DEVELOPERS LLP
Designated Partner

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Lakh Only) by Cheques in advance against the said Landowner's share which shall be adjusted with the Landowner's share as mentioned herein, the receipt of which the Landowner do hereby acknowledges.

3. **TIME :** (a) That as mutually agreed the Developer shall pay the share of the Landowner for Phase-I building after eighteen months from the date of plan sanction and afterwards as collected from the intending Purchasers.

(b) That the Developer shall pay the share of the Landowner for Phase-II building after eighteen months from the date of commencement of construction of the Phase-II building and afterwards as collected from the intending Purchasers.

4. **UNSOLD STOCK / SPACE / UNITS :** (a) That the entire unsold stock of Phase-I building, i.e., flats/parking spaces, etc. remaining unsold after the said three years (with addition of six months grace period) from the date of plan sanction of Phase-I building shall be distributed amongst the Landowner and the Developer as per their said share i.e., Landowner's share (32.5%) and the Developer's share (67.5%).

(b) That the entire unsold stock of Phase-II i.e., flats/parking spaces, etc. remaining unsold after the said three years (with addition of six months grace period) from the date of commencement/construction of Phase-II building shall be distributed amongst the Landowner and the Developer as per their said share i.e., Landowner's share (32.5%) and the Developer's share (67.5%).

VIII) DEVELOPER'S SHARE:-

1. **DEVELOPER'S SHARE:** That in consideration of the above the Developer shall be entitled to remaining 67.5% (Sixty Seven point Five Percent) share of the net sale proceeds, as described in the Schedule "C" below, of the multistoried building being Phase-I and Phase-II to be constructed on Schedule "A" land.

AJANTA MARBLE & PVT. LTD.
Director
NAKSHVAANI DEVELOPERS LLP
Birendra Aggarwal
Designated Partner
NAKSHVAANI DEVELOPERS LLP
Designated Partner

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Furthermore all additional amenities and facilities charges including transformer, generator, fire, club and maintenance charges shall belong to the Developer and the Landowner shall have no right /claim over the same.

However if the Landowner wants to retain/keep any property in the said building complex he/they may do so at the market value of the property with additional charges whatsoever.

2. That the Developer shall be entitled to realise and receive all advances, sale considerations, etc. in any form from any intending Purchasers an enter into Agreement/s of Sale in respect of the multistoried building being Phase-I and Phase-II to be constructed on Schedule "A" land.
3. That the Developer shall be at liberty to enter any Agreement/s of Sale to transfer and/or assign the said building complex wholly or in part/s or in separate unit/s of different specifications to any person or party upon the terms and conditions as per its choice and convenience, in the manner the Developer likes or prefers at any point of time after execution of this Agreement.

IX) THE DEVELOPER'S OBLIGATIONS:-

1. That the Developer shall make or prepare or cause to be made or prepared the site layout plans, preliminary sketch designs, architectural drawings, structural drawings, service drawings and all other detailed plans, specifications, designs and drawings as may be necessary for the proper construction and completion of the said Project as set out in Schedule "D" hereto.
2. That the Developer shall consult and engage the services of any architect, surveyor, engineer or any person or professional agent as may be necessary or advisable for getting the plans sanctioned/modified and for getting the same sanctioned by the concerned authorities.

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Director

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3. That the Developer shall construct the said building complex in conformity with the said layout plans, preliminary sketch designs, architectural drawings, structural drawings, service drawings, specifications and elevations as approved by the appropriate authorities and with the material of best quality and in the most substantial and workman like manner.
4. That the Developer shall construct the said Project at its own cost by using standard materials and engaging direct laborers or through the contractors of their choice as per the approved plan and the Developer shall construct the said building complex in accordance with the rules and guidelines of the concerned authorities and if any violation is made, then the Developer shall be responsible for the same.
5. That any modification in the plans, elevations, designs, drawings and specifications approved from the appropriate authority will be at the cost and risk of the Developer.
6. That the Developer shall obtain all necessary permissions from the Panchayat and other local Authorities for executing and completing the said building complex.
7. That the Developer shall apply for and obtain commencement certificate for construction of the said building complex from the concerned authorities.
8. That the Developer shall sign declarations as may be required under the Income Tax Act 1961 as amended thereof (the Income Tax Act) or any other tax Authority necessary for obtaining certificates under the Income Tax Act.
9. That the Developer shall take the approval of the First Party before submitting the final plan/modifications and elevations for approval to the Authorities.



AJANTA MARBLES PVT. LTD.

Director

NAKSHVAANI DEVELOPERS LLP
Bivesh Agarwal
Designated Partner

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Designated Partner

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10. That all the disputes relating to the construction of the said building and the residential flats, parking spaces, etc. thereon shall be settled by the Developer.
11. That the Developer shall upon completion and selling/disposal of various units in the said building complex to different intended persons shall handover Landowner's share to the Landowner as mentioned herein.
12. That the Developer shall complete the construction work (Phase-I building and Phase-II building) to be constructed thereon shall be completed within the period of 3 (three) years (with addition of six months grace period) from the date of plan sanction subject to force majeure. It is however provided that in case of force majeure which includes delaying completion of the construction for any reason beyond the control of the Developer hereof viz. non-availability/restrictions of any building material, pandemic, lockdown, act of war or enemy action or natural calamities or act of God or a result of any notice, order, rule, notification or order of the court or any other reason beyond the control of the Developer or due to any restriction / prohibition imposed by the government. In any of the aforesaid events the Developer shall be entitled to get a reasonable extension of six months and the Landowner shall have no right to claim any compensation of delay.
13. That the Developer shall construct such maximum area as can be constructed on the said land permissible under the building rules and regulation and bye law of the concerned authority and in conformity with the sanctioned plan as aforesaid.
14. That the Landowner and the Developer shall be entitled absolutely to their respective defined shares as mentioned herein.
15. That the Landowner shall sign and execute as Vendor and the Developer shall sign and execute all Sale Deeds or Conveyances and / or any other documents or transfer that the Developer may enter into with any person

AJANTA MARBLES PVT. LTD.

Director

NAKSHVAANI DEVELOPERS LLP
Bivash Agarwal
Designated Partner

NAKSHVAANI DEVELOPERS LLP

Designated Partner

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who desire to acquire units in the said building complex to be constructed on the Schedule "A" land.

X) INSPECTION:-

1. That the Landowner shall be entitled to inspect the progress of the construction work and materials used in the construction and building as well as the quality of the workmanship.
2. That the Landowner or its authorized representatives shall have access to the said Project at all times for the purpose of inspection of the progress of work and quality of construction of the Building.

XI) ADVERTISEMENT AND PUBLICITY:-

That the Developer and the Landowner shall jointly look after the marketing and publicity of the said building complex. However all the expenses regarding the said marketing and publicity shall be borne by the Developer.

XII) PERMISSIONS AND COMPLIANCE WITH LAWS:-

1. That the Developer while carrying out the said works, shall comply with the provisions of all laws, rules and bye-laws for the time being in force affecting the building complex and shall give all necessary notices to and obtain the requisite sanction of the concerned local Authorities in respect of the said building complex and shall comply with the building and other regulations of such Authority.
2. That the Developer shall make applications and obtain all permission and approvals for construction and connections for electric supply, water supply, laying down drainage, sewage and for other amenities and

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Director

NAKSHVAANI DEVELOPERS LLP
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Designated Partner

NAKSHVAANI DEVELOPERS LLP
[Signature]
Designated Partner

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incidental requirements which may be required for the purposes of the said building complex.

3. That the Developer shall apply for and obtain the necessary permission for construction of the said Project from the Panchayat Authorities and for that purpose to sign applications and other papers, to pay necessary fees and do all other acts and things necessary for that purpose and in that behalf.
4. That the Developer shall pay any deposits and/or moneys required to be deposited with the Panchayat and other Authorities for getting the plan sanctioned/modified.
5. That the Developer shall keep the Landowner indemnified against all fines, penalties, donations of any kind and losses incurred by reason of the breach of the Developer of any such laws, bye-laws and regulations.

XIII) POWER OF ATTORNEY:-

1. That the Landowner shall sign, execute and register one General Power of Attorney in favour of the Developer to sign and execute Agreement/s of Sale and for compliance of the obligations on the part of the Developer to be observed, fulfilled and performed hereunder and the proper and uninterrupted exercise of implementing the rights and authorities granted or intended to be granted to the Developer hereunder subject to the terms and conditions of this Agreement.
2. That in case of death of the Landowner, then in that event their respective successors/heirs will remain bound to execute sign, execute and register one General Power of Attorney in favour of the Developer as aforesaid authorising the same power in favour of the Developer.
3. That it is further understood that to facilitate the construction of the new building complex by the Developer various deeds, matters and things not

AJANTA MARBLES PVT. LTD.

[Signature]
Director

NAKSHVAANI DEVELOPERS LLP

[Signature]
Designated Partner

NAKSHVAANI DEVELOPERS LLP

[Signature]
Designated Partner

herein specified may be required to be borne by the Developer and for which the Developer may need the authority of the Landowner and various applications and other documents may be required to be signed or made by the Landowner from time to time relating to which specific provisions may not have been mentioned herein and the Landowner hereby agrees to do at the costs and expenses of the Developer all such acts, deeds, matters and things and execute such application, papers and such further/ additional power of attorney and / or authorization as may be required by the Developer from time to time.

4. By virtue of the powers and authorities granted by the Landowner in pursuance hereof from time to time, the Developer shall not do any such acts, deeds, matters and things whereby the rights of the Landowner hereunder or otherwise are affected and / or which go against the spirit of this Agreement.

XIV) COMMON PROVISIONS:-

1. That the Developer shall pay and bear the property taxes and other dues and outgoing of the said building according to dues as and from the date of this Agreement till the building complex is fully constructed. Thereafter respective Purchaser/s of flats, parkings, etc. shall bear the same proportionately.
2. That the Landowner and the Developer shall bear their respective proportionate statutory impositions and/or tax liabilities.
3. As and from the date of service of letter of possession in respect of the new building/construction, the respective owners shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building complex which include proportionate share of premises for insurances of the building complex, water, fire and sewageing charges and taxes, light, sanitation and maintenance of the common facilities, renovation, replacement, repair and renewal charges and

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AJANTA MARBLES (PVT.) LTD.

Director

NAKSHVAANI DEVELOPERS LLP

Designated Partner

NAKSHVAANI DEVELOPERS LLP

Designated Partner

Page No. 19

expenses for the building complex and of the common wiring, pipes, electrical and pumps, motors and other electrical and mechanical installations, lift/s, application and equipment's stairways, corridors, passage ways, and other common facilities whatsoever as may be mutually agreed from time to time.

4. That if the Landowner fails to execute any documents as required by the Developer, then the Developer 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 Landowner to the Developer as the case may be.
5. That in case of any accidents during the constructions work the Developer shall settle the same at its own costs and the Landowner shall have no liability in this respect.
6. That the Parties hereby declare that they have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as a Partnership between them nor shall the Parties hereto constitute an Association of persons.
7. That in case of any changes in Government policies, rules, laws effecting the construction work the effect shall be borne by both the Parties.

XV) LEGAL PROCEEDINGS:-

1. That the Landowner are liable to pay and clear up all the dues of property taxes, panchayat taxes and other outgoing taxes upto date on or before the date of execution of this Agreement.
2. That any notice required to be given by the Developer shall without prejudice to any other mode of service available deemed to have been served on the Landowner if delivered by hand with due acknowledgement at the office of the Landowner and shall likewise be deemed to have been

AJANTA MARBLES PVT. LTD.

Director

NAKSHVAANI DEVELOPERS LLP

Designated Partner

NAKSHVAANI DEVELOPERS LLP

Designated Partner

Page No. 20

served on the Developer by the Landowner if delivered by hand or send by prepaid registered post to the office of the Developer.

3. Nothing in these present shall be construed as a demise or assignment or conveyance in law by the Landowner of the said premises or any part thereof to the Developer or as creating any right, title or interest in respect thereof in the Developer to exploit the same in terms thereof provided however the Developer shall be entitled to borrow money from any banks without creating any financial liability of the Landowner or affecting its estate and interest in the said premises and it is being expressly agreed and understood that in no event the Landowner or any of its estate shall be responsible and / or made liable for payment of any dues of such banks and for that purpose, the Developer shall keep the Landowner indemnify against all actions, suits, proceedings and costs, charges and expenses in respect thereof .
4. As and from the date of completion of the building complex the Purchaser/s shall be liable to pay and bear proportionate charges on account of land revenue rent and panchayat taxes and other taxes payable in respect of their units.
5. That the Landowner hereby assure the Developer that there is no existing agreement regarding the development or sell of the said land and that all other agreement if any prior to this agreement have been cancelled and the Landowner agrees to indemnify and keep indemnified the Developer against any or all claims made by any third party in respect of the title and possession of the below Schedule "A" land.
6. That the Landowner shall sign as Vendor and the Developer shall sign as Confirming Party in all conveyances and transfers in favour of person or the persons as and when required by the developer to effect the deed or deeds more perfectly and effectively in respect of the said building complex to be constructed on the Schedule "A" land.

by
A.A.

AJANTA MARBELS PVT. LTD.
[Signature]
Director

NAKSHVAANI DEVELOPERS LLP
[Signature]
Designated Partner

NAKSHVAANI DEVELOPERS LLP
[Signature]
Designated Partner

Page No. 21

7. If in case any disputes arises in future or during the time of construction relating to the title and possession of the below Schedule "A" land then the Landowner shall be liable to settle the disputes within a period of one month and further if the Landowner fails to settle the dispute within the stipulated time then the Landowner shall be liable to compensate the Developer for all / any loss which may arise or be caused due to the aforesaid reason.

XVI) ARBITRATION:-

All disputes and / or differences by and between the parties hereto arising out of or relating to the said premises or any of the provisions hereof shall be referred for arbitration. Arbitrators will be appointed and / or selected by both the parties according to the choice of each of them and adjudicated under the provision of the Arbitration and Conciliation Act, 1996 with an amendment or modification thereof. The venue of arbitration will be at Siliguri.

XVII) JURISDICTION:-

The ordinary original civil jurisdiction of the Hon'ble Court at Siliguri shall have jurisdiction to entertain, try and determine all actions and suits including the arbitration proceedings arising out of this Agreement.

Continued to next page

AJANTA MARBLES PVT. LTD.
[Signature]
Director

NAKSHVAANI DEVELOPERS LLP
[Signature]
Designated Partner

NAKSHVAANI DEVELOPERS LLP
[Signature]
Designated Partner

Page No. 22

SCHEDULE "A"
(DESCRIPTION OF THE TOTAL LAND)

All that piece or parcel of **VACANT LAND** in total measuring about **45 KATHA or 0.7438 ACRE**, situated within **MOUZA BARAGHARIA**, out of which land measuring **0.21 ACRE** appertains to and forms part of **R.S. PLOT No. 67** corresponding to **L.R. PLOT No. 189**, land measuring **0.4538 ACRE** appertains to and forms part of **R.S. PLOT No. 68** corresponding to **L.R. PLOT No. 190** and land measuring **0.08 ACRE** appertains to and forms part of **R.S. PLOT No. 71** corresponding to **L.R. PLOT No. 194**, all Recorded in **L.R. KHATIAN No. 920**, under **SHEET No. 1, J.L. No. 82**, Pargana Patharghata, within the limits of **PATHARGHATA GRAM PANCHAYAT AREA**, Dagapur, Police Station Matigara, District Darjeeling, in the State of West Bengal. The classification of the said land and proposed land use is housing complex.

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

By North :- 24 feet wide Road and Golden Enclave Phase-1,

By South :- Land of Ajanta Marbles Private Limited,

By East :- Land of Ajanta Marbles Private Limited,

By West :- Nala.

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AJANTA MARBLES & STONE LTD
[Signature]
 Director

NAKSHVAANI DEVELOPERS LLP
[Signature]
 Designated Partner

NAKSHVAANI DEVELOPERS LLP
[Signature]
 Designated Partner

SCHEDULE "B"
(LANDOWNER / FIRST PARTY SHARE)

All that **32.5%** (Thirty Two point Five Percent) share of the net sale proceeds of the G+III Storied Building Complex being Phase-I and Phase-II to be constructed on Schedule "A" land mentioned above. That the said share shall be restricted to the sale of flats, parking spaces after deducting sale commission if any.

SCHEDULE "C"
(DEVELOPER / SECOND PARTY SHARE)

All that remaining **67.5%** (Sixty Seven point Five Percent) share of the net sale proceeds of the G+III Storied Building Complex being Phase-I and Phase-II to be constructed on Schedule "A" land mentioned above.

SCHEDULE "D"
(SPECIFICATIONS OF THE PROPOSED UNITS)

FLOOR	FLATS Nos.	TYPE	CARPET AREA (SQ.FT)	BUILTUP AREA (SQ.FT)	SUBA (SQ.FT)
G R O U N D F L O O R	A	1BHK	342	426	575
	B	2BHK	591	680	925
	C	3BHK	893	1000	1350
	D1	2BHK	767	851	1150
	E1	1BHK	436	483	650
	F	2BHK	613	687	925
	G	2BHK	613	684	925
	H	2BHK	646	720	975
	J	2BHK	656	727	975
	K	2BHK	680	775	1050
	L1	2BHK	673	781	1050
	N1	3BHK	762	850	1150
	P	2.5BHK	635	719	975
	Q	3BHK	776	871	1180

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AJANTA MARBLES PVT. LTD.

[Signature]
Director

NAKSHVAANI DEVELOPERS LLP

[Signature]
Designated Partner

NAKSHVAANI DEVELOPERS LLP

[Signature]
Designated Partner

F I R S T F L O O R	A	1BHK	342	426	575
	B	2BHK	591	680	925
	C	3BHK	893	1000	1500
	D	2BHK	671	848	1150
	E	2BHK	585	714	975
	F	2BHK	613	687	925
	G	2BHK	613	684	925
	H	2BHK	646	720	975
	J	2BHK	656	727	975
	K	2BHK	680	775	1050
	L	2BHK	606	679	925
	M	2BHK	626	701	950
	N	2BHK	627	701	950
	P	2.5BHK	635	719	975
	Q	3BHK	776	871	1180
	R	2BHK	651	780	1050
	S	2BHK	589	760	1025
S E C O N D F L O O R	A	1BHK	342	426	575
	B	2BHK	591	680	925
	C	3BHK	893	1000	1350
	D	2BHK	671	751	1025
	E	2BHK	585	668	900
	F	2BHK	613	687	925
	G	2BHK	613	684	925
	H	2BHK	646	720	975
	J	2BHK	656	727	975
	K	2BHK	680	775	1050
	L	2BHK	606	679	925
	M	2BHK	626	701	950
	N	2BHK	627	701	950
	P	2.5BHK	635	719	975
	Q	3BHK	776	871	1180
	R	2BHK	651	736	1000
	S	2BHK	589	685	925

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AJANTA MARBLES PVT.LTD.

[Signature]
Director

NAKSHVAANI DEVELOPERS LLP

[Signature]
Designated Partner

NAKSHVAANI DEVELOPERS LLP


[Signature]
Designated Partner

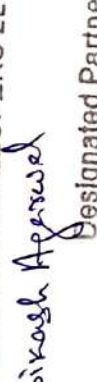
T H I R D F L O O R	A	1BHK	342	426	575
	B	2BHK	591	680	925
	C	3BHK	893	1000	1350
	D	2BHK	671	751	1025
	E	2BHK	585	668	900
	F	2BHK	613	687	925
	G	2BHK	613	684	925
	H	2BHK	646	720	975
	J	2BHK	656	727	975
	K	2BHK	680	775	1050
	L	2BHK	606	679	925
	M	2BHK	626	701	950
	N	2BHK	627	701	950
	P	2.5BHK	635	719	975
	Q	3BHK	776	871	1180
	R	2BHK	651	736	1000
S	2BHK	589	685	925	

(SPECIFICATIONS OF THE WORK)

Foundation	Earthquake resistant RCC frame super structure with infill brick/walls.
Elevation	Skilled and quality craftsmanship to make the complex a symbol of class
Doors/Windows	Natural Anodised Sliding Aluminium windows fitted with grills. Wooden door frames, Water resistant flush doors with standard fittings.
Flooring	Vitrified tiles in Drawing, Dining and Bedroom. Anti-skid tiles in toilet.

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AJANTA MARBLES PVT. LTD.

 Director

NAKSHVAANI DEVELOPERS LLP

 Designated Partner

NAKSHVAANI DEVELOPERS LLP

 Designated Partner

Fire Fight System	Equipped with efficient and effective firefighting system.
Wall Finish	Interior- Wall putty, Exterior-Painted with good quality exterior paint.
Kitchen	Anti-skid Ceramic tiles in floor, Granite counter top with stainless steel sink & Ceramic tiles upto 2feet above counter.
Toilet	CP fittings of jaquar or equivalent brand; wall hung EWC ; Wash Basin & High quality ceramic tiles upto door height.
Elevator	Automatic elevator in each block of Kone or equivalent brand.
Electrical / wiring	Concealed wiring with fire resistant ISI grade copper conductors having provision for adequate points &TV sockets in Drawing & Master bedroom. A.C points in master bedroom, protective M.C.B's & elegant modular switches of reputed brand.
Generator Back up	Generator back up will be provided only for common space & facilities, i.e. parking, CCTV, water pump, common lights & etc. No power back up will be provided in the flat.
Other Amenities	<ol style="list-style-type: none"> 1. Community hall cum Games Room. 2. Gym 3. Swimming pool 4. CCTV camera Surveillance.

Note:- That the photographs and the fingerprints of the Authorised Representatives of the First Party and the Second Party respectively are duly affixed upon sheet/s forming PART of these presents.

IN WITNESSES WHEREOF the Authorised Representatives of the First Party and the Second Party respectively in good health and sound conscious mind have set and subscribed their respective seal and signatures on this **DEVELOPMENT AGREEMENT** on the day, month and year first above written.

WITNESSES:-

The contents of this document have been gone through & understood personally.

1. *Agarwal*

MOHIT AGARWAL
S/O RAMLAL AGARWAL
GANDHI ROAD,
DARJEE LING - 734101

AJANTA MARBLES (PVT) LTD.

Jeewan
Director

2. *Poonam Sharma*
Shagun Apartment
Candhi Road, Darjeeling
P.N - 734101

FIRST PARTY / LANDOWNER
NAKSHVAANI DEVELOPERS LLP

Bikash Agarwal
Designated Partner












NAKSHVAANI DEVELOPERS LLP

Shushy
Designated Partner

SECOND PARTY / DEVELOPER

Drafted as per instructions of the Parties herein, readover & explained & printed in my office.





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

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

AJANTA MARBLES PVT. LTD.












Jeewan Thakur
 Director

SIGNATURE

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

NAKSHVAANI DEVELOPERS LLP
Birash Agrawal
 Designated Partner

SIGNATURE

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

NAKSHVAANI DEVELOPERS LLP
Birash Agrawal
 Designated Partner

SIGNATURE

Major Information of the Deed

Deed No :	I-0403-04951/2022	Date of Registration	19/05/2022
Query No / Year	0403-2001280544/2022	Office where deed is registered	
Query Date	28/04/2022 12:59:43 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	N Saraf Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832076733, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 25,00,000/-]		
Set Forth value	Market Value		
	Rs. 3,16,42,718/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 25,021/- (Article:E, E, E,)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), JI No: 82, Pin Code 734010

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-189 (RS :-)	LR-920	Bastu	Bastu	0.21 Acre		79,79,391/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	LR-190 (RS :-)	LR-920	Bastu	Bastu	0.4538 Acre		2,01,16,931/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L3	LR-194 (RS :-)	LR-920	Bastu	Bastu	0.08 Acre		35,46,396/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
TOTAL :					74.38Dec	0 /-	316,42,718 /-	
Grand Total :					74.38Dec	0 /-	316,42,718 /-	



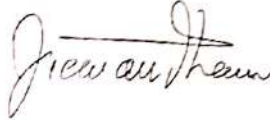


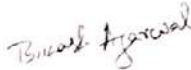
and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ajanta Marbles Private Limited Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx8N,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	Nakshvaani Developers LLP Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Jeewan Chand Sharma Son of Late Debidutt Sharma Date of Execution - 19/05/2022, , Admitted by: Self, Date of Admission: 19/05/2022, Place of Admission of Execution: Office	 May 19 2022 1:31PM	 LTI 19/05/2022	 19/05/2022
73/1 Gandhi Road, Darjeeling, City:- , P.O:- Darjeeling, P.S:-Darjeeling, District:-Darjeeling, West Bengal, India, PIN:- 734101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 56xxxxxxxx8755 Status : Representative, Representative of : Ajanta Marbles Private Limited (as Director)				
2	Name	Photo	Finger Print	Signature
	Shri Bikash Agarwal Son of Kishan Kumar Agarwal Date of Execution - 19/05/2022, , Admitted by: Self, Date of Admission: 19/05/2022, Place of Admission of Execution: Office	 May 19 2022 1:31PM	 LTI 19/05/2022	 19/05/2022
Oodlabari Bazar, City:- , P.O:- Manabari, P.S:-Mal, District:-Jalpaiguri, West Bengal, India, PIN:- 735222 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 43xxxxxxxx9763 Status : Representative, Representative of : Nakshvaani Developers LLP (as Partner)				

Name	Photo	Finger Print	Signature
Shri Ashish Agarwal (Presentant) Son of Kishan Kumar Agarwal Date of Execution - 19/05/2022, , Admitted by: Self, Date of Admission: 19/05/2022, Place of Admission of Execution: Office			
	May 19 2022 1:32PM	LTI 19/05/2022	19/05/2022
Oodlabari Bazar, City:- , P.O:- Manabari, P.S:-Mal, District:-Jalpaiguri, West Bengal, India, PIN:- 735222 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 39xxxxxxx5080 Status : Representative, Representative of : Nakshvaani Developers LLP (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Mohit Agarwal Son of Ramlal Agarwal Gandhi Road, Golden Heights, Darjeeling, City:- , P.O:- Darjeeling, P.S:-Darjeeling, District:-Darjeeling, West Bengal, India, PIN:- 734101			
	19/05/2022	19/05/2022	19/05/2022
Identifier Of Shri Jeewan Chand Sharma, Shri Bikash Agarwal, Shri Ashish Agarwal			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Ajanta Marbles Private Limited	Nakshvaani Developers LLP-21 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Ajanta Marbles Private Limited	Nakshvaani Developers LLP-45.38 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Ajanta Marbles Private Limited	Nakshvaani Developers LLP-8 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), JI No: 82, Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 189, LR Khatian No:- 920	Owner:অজন্তা মার্বেল প্র. লি., Gurdian:রাম প্রসাদ, Address:মুন্সই , Classification:ইটখোলা, Area:0.22000000 Acre,	Ajanta Marbles Private Limited

	LR Plot No:- 190, LR Khatian No:- 920	Owner:अजन्ता मार्वल पर. लि., Gurdian:राम प्रसाद, Address:मून्धई , Classification:ईटखोला, Area:1.64000000 Acre,	Ajanta Marbles Private Limited
L3	LR Plot No:- 194, LR Khatian No:- 920	Owner:अजन्ता मार्वल पर. लि., Gurdian:राम प्रसाद, Address:मून्धई , Classification:ईटखोला, Area:0.56000000 Acre,	Ajanta Marbles Private Limited

on 19-05-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:04 hrs on 19-05-2022, at the Office of the A.D.S.R. BAGDOGRA by Shri Ashish Agarwal .

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 3,16,42,718/-

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

Execution is admitted on 19-05-2022 by Shri Jeewan Chand Sharma, Director, Ajanta Marbles Private Limited (Private Limited Company), Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Shri Mohit Agarwal, , , Son of Ramlal Agarwal, Gandhi Road, Golden Heights, Darjeeling, P.O: Darjeeling, Thana: Darjeeling, , Darjeeling, WEST BENGAL, India, PIN - 734101, by caste Hindu, by profession Others

Execution is admitted on 19-05-2022 by Shri Bikash Agarwal, Partner, Nakshvaani Developers LLP (LLP), Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Shri Mohit Agarwal, , , Son of Ramlal Agarwal, Gandhi Road, Golden Heights, Darjeeling, P.O: Darjeeling, Thana: Darjeeling, , Darjeeling, WEST BENGAL, India, PIN - 734101, by caste Hindu, by profession Others

Execution is admitted on 19-05-2022 by Shri Ashish Agarwal, Partner, Nakshvaani Developers LLP (LLP), Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Shri Mohit Agarwal, , , Son of Ramlal Agarwal, Gandhi Road, Golden Heights, Darjeeling, P.O: Darjeeling, Thana: Darjeeling, , Darjeeling, WEST BENGAL, India, PIN - 734101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,021/- (B = Rs 25,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/04/2022 11:12AM with Govt. Ref. No: 192022230017155508 on 29-04-2022, Amount Rs: 25,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 3499437189426 on 29-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 70,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 289, Amount: Rs.5,000/-, Date of Purchase: 07/12/2021, Vendor name: S S Roy
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/04/2022 11:12AM with Govt. Ref. No: 192022230017155508 on 29-04-2022, Amount Rs: 70,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 3499437189426 on 29-04-2022, Head of Account 0030-02-103-003-02

Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

ificate of Registration under section 60 and Rule 69.

gistered in Book - I

Volume number 0403-2022, Page from 115585 to 115620

being No 040304951, for the year 2022.



Digitally signed by YOGEN TSHERING
BHUTIA

Date: 2022.05.26 15:36:57 +05:30

Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2022/05/26 03:36:57 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BAGDOGRA

West Bengal.

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