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পশ্চিমবঙ্গ পরিদপ্তর বঙ্গাল WEST BENGAL

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 13/08/2019
 1202899/2019

D.M. VENTURES

Principal Partner

Signature

Signature

Signature

Signature

Signature

DEVELOPMENT AGREEMENT

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

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Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

13 AUG 2019

SL NO 12056 Date 26.7.2019

PURCHASER M/S DM Ventures

Full Address Siltguri

Total Value 5000/-

Stamp Purchased from JPG Treasury-1

JDS

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



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

13 AUG 2019



D.M. VENTURES

Partner

Mrinal Agarwal

Bying Agent:

Mrinal Agarwal

Ram Niwas Garg

R. Sinhal

Pranod Kumar Sinhal

DEVELOPMENT AGREEMENT

THIS INDENTURE MADE ON THIS THE
13TH DAY OF AUGUST 2019

BETWEEN

1. SRI BAJRANG AGARWAL(P.A.No AGAPA5242Q) S/O Sri Bhagwan Das Agarwal, **2. SRI KANHAYA LAL AGARWAL(P.A.No AEOPA2951A)** S/O Late Phusaram Agarwal@Phusram Agarwal, **3. SRI RAM NIWAS GARG(P.A.No ACCPA4375N)** S/O Late Bhagwan Das Garg, **4. SRI RAKESH SINHAL (P.A.No AYOPS4363N)** S/O Sri Radheshyam Sinhal & **5. SRI PRAMOD KUMAR SINHAL(P.A.NoAJCPS8358N)** S/O Late Ram Kumar Sinhal, all are Hindu by Religion, Indian by Nationality, Business by Occupation, No.1 to No.3 are residing at Green Valley, Upper Bhanunagar, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin-734001, No.4 residing at R. C. Mintri Road, Kalimpong, P.O, P.S & Dist. Kalimpong, Pin-734301 & No. 5 residing at Ashrampara, Siliguri, P.O & P.S-Siliguri, Dist-Darjeeling, in the state of West Bengal, hereinafter jointly called the "**FIRST PARTIES/OWNERS**"(which expression shall mean and include unless excluded by or repugnant to the context be deemed to be their legal heirs, successors, executors, administrators, legal representatives, nominees or nominees and/or assigns) of the **ONE PART**

AND

"M/S D. M. VENTURES", (P.A.No AAPFD1772M) a Partnership Firm, having its office at C/o Mrinal Agarwal, Platinum Square, Opposite SBI Bank, P.O & P.S. Siliguri, Dist. Darjeeling, Pin-734005, in the State of West Bengal, represented by one of its partner **SRI MRINAL AGARWAL(P.A. No AKSPA1033F)** S/O Sri Naresh Kumar Agarwal, Hindu by Religion, Citizen by Indian, Business by Occupation, residing at Cigerete Company Compound, S. F. Road, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, Pin-734001, in the State of WestBengal, herein after called the "**SECONDPARTY/DEVELOPER/PROMOTER**"(which expression shall mean and include unless excluded by or repugnant to the context be deemed to be its partners, administrators, Office representatives, and/or assigns) of the **OTHER PART.**

Mrinal



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

13 AUG 2019

Copy of Agreement
Chandran
Ramanujam
R. Subramanian
Partner

D.M. VENTURES

Partner

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

WHEREAS the First Parties are the absolute owners of all that piece or parcel of land measuring 6.5(Six Point Five) Kathas, appertaining to R. S. Plot No. 203, recorded in R. S. Khatian No. 200/19, under R. S. Sheet No. 13, J. L. No 2, situated at Mouza-Dabgram, Pargana-Baikunthapur, P.S. Bhaktinagar, Dist-Jalpaiguri, by virtue of Deed of Sale, recorded in Book No. I, CD Volume No. 14, Pages from 732 to 750, being Document No. 05058, for the year 2010, registered at A.D.S.R Rajganj, executed by Sri Durga Prasad Agarwal & Others of Shivaji Road, Khalpara, Siliguri and shall ever since then the First Parties have been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

AND WHEREAS the First Parties are also the absolute owners of all that piece or parcel of land measuring 15(Fifteen) Kathas, appertaining to R. S. Plot No. 203, recorded in R. S. Khatian No. 200/19, under R. S. Sheet No. 13, J. L. No 2, situated at Mouza-Dabgram, Pargana-Baikunthapur, P.S. Bhaktinagar, Dist-Jalpaiguri, by virtue of Deed of Sale, recorded in Book No. I, CD Volume No. 14, Pages from 751 to 769, being Document No. 05059, for the year 2010, registered at A.D.S.R Rajganj, executed by Sri Durga Prasad Agarwal & Others of Shivaji Road, Khalpara, Siliguri and shall ever since then the First Parties have been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

AND WHEREAS the First Parties are also the absolute owners of all that piece or parcel of land measuring 20(Twenty) Kathas, appertaining to R. S. Plot No. 203, recorded in R. S. Khatian No. 200/19, under R. S. Sheet No. 13, J. L. No 2, situated at Mouza-Dabgram, Pargana-Baikunthapur, P.S. Bhaktinagar, Dist-Jalpaiguri, by virtue of Deed of Sale, recorded in Book No. I, CD Volume No. 14, Pages from 770 to 788, being Document No. 05060, for the year 2010, registered at A.D.S.R Rajganj, executed by Sri Durga Prasad Agarwal & Others of Shivaji Road, Khalpara, Siliguri and shall ever since then the First Parties have been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

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Sri Durga Prasad Agarwal

Chandru Das

Ramkrishna Das

Rohad

Pradip Kumar

D.M. VENTURES

Pradip Kumar
Partner

AND WHEREAS the First Parties are also the absolute owners of all that piece or parcel of land measuring 14.625(Fourteen Point Six Two Five) Kathas, appertaining to R. S. Plot No. 203, recorded in R. S. Khatian No. 200/19, under R. S. Sheet No. 13, J. L. No 2, situated at Mouza-Dabgram, Pargana-Baikunthapur, P.S. Bhaktinagar, Dist-Jalpaiguri, by virtue of Deed of Sale, recorded in Book No. I, CD Volume No. 14, Pages from 789 to 807, being Document No. 05061, for the year 2010, registered at A.D.S.R Rajganj, executed by Sri Durga Prasad Agarwal & Others of Shivaji Road, Khalpara, Siliguri and shall ever since then the First Parties have been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

AND WHEREAS by virtue of aforesaid Four Separate Deed of Conveyance the First Parties become the sole absolute owner of the aforesaid land total measuring 56.125(Fifty Six Point One Two Five) Kathas jointly, having permanent heritable & transferable right, title & interest therein.

WHEREAS:

A. For the purpose of an integrated development of the aforesaid land, the land owners/ First Parties have jointly decided to develop the said plot of land measuring in total about 56.125(Fifty Six Point One Two Five) katthas and for that purpose approached the developer firm herein to develop the said premises by constructing a multistoried building thereon to which the developer firm has agreed on the terms and conditions stated hereunder.

B. The owners/ First Parties hereby declare that the said premises are free from all encumbrances' charges, liens, lispendences, and attachments or trust whatsoever or however created.

C. All costs, charges and expenses in connection with preparation of the plan for construction of the building at the said premises and getting the same approved and/ or sanctioned by the Gram Panchayat/ Siliguri Municipal Corporation/Siliguri Jalpaiguri Development Authority, and for completing the construction of building at the said premises in accordance with the said plan or plans with or without any modification, shall be borne and met by the developer.

Pradip

Pradyumn Agarwal
Pradyumn
Ram Niwas Garg
R. K. Sinhal
Pranav

D.M. VENTURES

Pranav M. Partner

D. Owner/First Parties have agreed to grant an exclusive right of development of the said premises in favour of the developer for the construction and on the terms and conditions stated hereinafter. The developer shall be at liberty to appoint any contractor/s, if required for the development of the said premises. And the developer shall have also liberty to include any partner or financier on his part before or during the continuation of this project and if for the said purpose if any addition is required in this agreement or a fresh agreement is required to be executed in this respect without harming any interest of the owners part then the owners shall comply with it.

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

ARTICLES 1 – DEFINITIONS

In this agreement, unless otherwise specifically mentioned: Owners shall mean the said persons 1. SRIBAJRANG AGARWAL S/O Sri Bhagwan Das Agarwal, 2. SRI KANHAYA LAL AGARWAL S/O Late Phusaram Agarwal@Phusram Agarwal, 3. SRI RAM NIWAS GARG S/O Late Bhagwan Das Garg, 4. SRI RAKESH SINHAL S/O Sri Radheshyam Sinhal & 5. SRI PRAMOD KUMAR SINHAL S/O Late Ram Kumar Sinhal – the said persons not only as owners but also as having whatsoever right, title or interest that he/she/they may have had or has as executor, Legatee, trustee, Beneficiary or otherwise in respect of the said premises described in the first schedule hereunder written and also his/her/their respective heirs, legal representatives, executors and assigns.

1.1 Premises shall mean all that the entirety of the said land more fully and particularly described in the first schedule hereunder written.

1.2 Building shall mean the building to be constructed at the said premises under the rules and regulations of the Gram Panchayat/ Siliguri Municipal Corporation/Siliguri Jalpaiguri Development Authority for the time being prevailing as per the plan or plans to be sanctioned by the Gram Panchayat/ Siliguri Municipal Corporation /Any other local Authority.

Pradyumn

Copyright Agreement:
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Ramin...
R. chad
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D.M. VENTURES

Himal...
Partner

1.3 Unit shall mean the constructed area and/or space in the building intended to be built and/or constructed capable of being occupied and enjoyed separately as a distinct entity at the building to be constructed at the said premises.

1.4 Architect shall mean any person or other association of persons, whether incorporated or not, whom the developer may appoint from time to time as the architect of the building to be constructed at the said premises.

1.5 Plan shall mean the plan or plans, elevation, design's drawings and specification of the buildings as shall be sanctioned by the Gram Panchayat/ Siliguri Municipal Corporation including revised plan, modification or variation thereof which may be made from time to time.

1.6 Saleable area shall mean the spaces in the new building available for independent use and occupation after making due provisions for common facilities and the space required there for.

1.7 Owners' allocation shall be:

a) The Land Owners allocation shall be 50% and developer allocation shall be 50% in the multistoried building to be constructed.

ARTICLE II – COMMENCEMENT.

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

ARTICLE III – OWNERS' RIGHTS & REPRESENTATIONS

3.1 The owners are absolutely seized and possessed or otherwise well and sufficiently entitled to all that the entirety of the said premises, more fully and particularly described in the first schedule hereunder written.

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Pradyumn Agarwal
Ramvir Singh
Rohit
and

D.M. VENTURES

Pradyumn Agarwal
Partner

3.2 There is no subsisting agreement for sale and/or development of the said premises with any other party or parties by the owners or any of the person/s claiming under him/her.

3.3 In case of any capital gains arising out of the said land, the liability of such capital gains shall be held by the First Parties.

3.4 The said premises is free from all encumbrances, lien, lispendences, attachment, trust, acquisition and requisition whatsoever or howsoever.

ARTICLES IV – DEVELOPER’S RIGHTS

4.1 The owners do hereby grant, subject to the provision contained herein, exclusive right to the developer to build upon and to commercially exploit the said premises and constructing the multistoried building at the said premises in accordance with the plan to be sanctioned by the Gram Panchayat/ Siliguri Municipal Corporation/Siliguri Jalpaiguri Development Authority.

All applications, plans as may be required by the developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the developer at his own cost and shall be signed by the owners and/or the developer and submitted by the developer at the developer’s own cost and expenses for sanction. However the owners shall give their full co-operation by their signature and also by their presence if so required at anytime during the project. All costs, charges and expenses required to be paid or deposited for submission of such plan or plans to the Gram Panchayat/ Siliguri Municipal Corporation and other authorities shall be borne and made by the developer provided however that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposits made by the Developer in connection therewith.

4.2 The developer/ second party shall have right to purchase and also shall enter in to the any agreement/joint venture agreement/ or any other agreement of the same for any piece & parcel of land adjacent to this land premises without any intimation/notice to the First Parties, they are authorized to construct the Building as per the plan to be approved by concerned authority in the entire land premises.

Pradyumn

Agarwal
Mr. D. M.
Ranvir Singh
R. D. Singh
Partner

D.M. VENTURES

Mrinal Agarwal
Partner

ARTICLES - V CONSIDERATION

5.0 In consideration of the owner's allowing the developer to develop the said premises, the developer shall allocate 50% of the proposed building to the owners as owner's allocation.

5.1 The share of both the First Parties and the Second Party hereto shall be held in the ratio of 50% and 50% respectively.

5.2 The power to sell the said premises shall lie in the hands of the Second Party Only for 50% i.e. developer allocations.

ARTICLE VI - PROCEDURE

6.1 The owners shall grant a power of attorney in favour of the developer i.e. M/S D M Ventures to one of its partner Sri Mrinal Agarwal for obtaining necessary permission and/or sanctions from different authorities such as SMC, SJDA and all other Government and Semi government departments and authorities for Building Plan, LUCC ,Aviation , Pollution, Traffic in Gram Panchayat/ Siliguri Municipal Corporation in connection with the development of the new building at the said premises and also for pursuing and following up the matter with the Gram Panchayat/ Siliguri Municipal Corporation/Siliguri Jalpaiguri Development Authority and other statutory authorities and for all other matter concerning or related to the project of development which shall remain in force until completion of the project finally or till the validity of this agreement.

6.2 That as soon as the said agreement is executed, the owners shall provide vacant land within the (30) thirty days from the date of execution of said instrument for the Developer to start Development/construction in the land. It is hereby clarified that the Owners shall grant a right to develop the land in favour of the Developer by virtue of this agreement, the legal and beneficial possession of the land shall remain with the Owners which the Owners shall deliver to the Developer and/or its prospective customers to the extent of Developer's Allocation after completion of the proposed building & no possession right is delivered to the developer by the owners by virtue of this agreement.

Agarwal

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Prakash Agast
Chandani
Ramkrishna
R. Lal
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D.M. VENTURES

Prakash Agast
Partner

6.3 That the Developer shall complete the construction of the proposed building and handover all the agreed premises to the Owners as falling under Owner's Allocation within a period of next 36 month from the day of sanctioning of the Building plan from the concerned authority, until and unless there is any problem beyond the control of the developer.

ARTICLE VII- SPACE ALLOCATION

7.1 The Developer shall upon completion of the new building, allocate the owners share.

7.2 The area falling under "Developers Allocation" shall go to the share of the developer in consideration of its having constructed the said building at the said premises at his own costs and expenses. The allocation as aforesaid is made with mutual consent. It is hereby agreed that the Top Roof Right of the proposed building shall belong to the Owners and Developers in the ratio of 50:50(Equal)

7.3 The developer shall on completion of the new building put the owners in undisputed possession of the owners' allocation.

7.4 Subject as aforesaid, the common portion of the said new building and open space shall belong to the owners and developer in proportion to their allocated area in the proposed building as aforesaid.

7.5 The developer shall be exclusively entitled to the developer's allocation in the new building with exclusive right to transfer or to deal with or dispose of the same at any cost or price or consideration without any right, claim or interest whatsoever therein of the owners and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the developers allocation and/or with the possession thereof by its nominees/ purchasers.

The developer shall have every right to enter into or execute an agreement for sale with any intended purchaser of his choice and he shall have also right to receive any amount of advance from the said purchaser in lieu of the said agreement. However if the developer so requires then the owner shall be duty bound to sign & execute the said agreement for sale and thereafter go to the registry office at the time of final registry and shall be bound to execute the deed of conveyance of all the units/flats of the developer's allocation.

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Rajiv Agarwal
on Behalf of
Ranjiv Agarwal
Rohit
Rohit

D.M. VENTURES

Mind Tap Partner

7.6 The owners shall execute the deed(s) of conveyance in respect the Proportionate undivided share or interest in the land (the said premises) pertaining to the developer's allocation portions in favour of the developer or its nominee or nominees/ purchasers in such part as shall be required by the developer from time to time. The owner shall require the developer as a confirming party in the execution of deed of conveyance for his share allocation.

ARTICLE VII- BUILDING

8.1 The developer shall at its own costs, construct and complete the new building at the said premises in accordance with the sanctioned plan with good and standard materials as may be specified by the architects and as set out in the second schedule hereunder written.

8.2 Subject as aforesaid, the decision of developer regarding the quality of the materials and the specification as stated in the second schedule hereunder shall be final and binding upon the parties hereto.

8.3 the developer shall install and erect in the said building, at its own cost water storage tanks and other facilities as are required to be provided in a multi-storied building in Siliguri having self-contained units and constructed for sale of construed areas therein on ownership basis and as mutually agreed to.

ARTICLE IX – COMMON FACILITIES

9.1 The Land owners and the developer shall pay and bear all corporation taxes, insurance premiums and other statutory outgoings as would be levied by the government or any statutory authorities in respect of the said premises accruing as and from the date of handing over vacant possession by the owners to the developer, till the date of the owners receiving the owners allocation as stated herein in the new building and thereafter the developer and/or it's nominee or transferees shall bear such taxed, fees etc. in respect of the developer allocation only in the ratio of 50% to 50%.

Rajiv

Pravin Agarwal
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anurag
Rajiv Kumar
Rohas
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D. M. VENTURES

Pravin Agarwal
Partner

9.2 As soon as the new building is completed, the developer shall give notice to the Owners requiring the Owners to take possession of the Owners allocation in the building and after 15(fifteen) days from the date of service of such a notice and at all times thereafter the Owners shall be exclusively responsible for payment of all municipal and property taxes rates duties dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as the said rates)with effect from the date of delivery of possession of the said Owner's Allocation payable in respect of the said Owners Allocation the said rates to be apportioned pro-rata with reference to the saleable space in the building if they are levied on the building as a whole.

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

9.4 The owners shall not do any act deed or thing where by the developer shall be prevented from construction and completion of the said new building at the said premises.

9.5 That the common electric infrastructure expenses for obtaining common and individual electric connection in proposed commercial building shall be incurred/borne by the owner/occupier of the respective flats/units of the building in proportionate manner/share. The Electric Connection charges will be paid in proportionate by the developer as well as the Owners/First Parties.

9.6 The Owner and the Developer will jointly sell the property and keep the share as per the allocation after paying all the taxes.

Pravin

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Rajiv Agarwal
on Behalf of
D.M. Ventures Corp
Rohit
D.M. Ventures

ARTICLE X- COMMON RESTRICTIONS

10.1 The Owners Allocation in the said building at the said premises shall be subject to the same restriction of transfer and use as are application to the Developer, Allocation in the new building intended for the common benefits of all occupiers of the new building intended for the common benefits of all occupiers of the new building which shall include the following.

10.2 The owners' Allocation shall not use or permit to use Owner' Allocation/Developer's Allocation in the said building or any portion thereof for carrying on any illegal and/or immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the occupier of the building.

10.3 Neither party shall demolish or permit demolition of any other structure in their respective allocation or any portion thereof or make any structural alternation therein without the previous consent of the other in writing in this behalf.

10.4 Both the parties shall abide by all laws, by-rules and regulations of the Government, Local Bodies and other statutory bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any said laws, by-laws, by-rules and regulation and/or procedures.

10.5 The respective allottees shall keep the interior and walls, drains, pipes and other fitting and fixtures and appurtenances and floors and ceilings in each of their respective allocation in the new building in good working condition and repair and in particular so as not to cause any shall damage to the new building or any other space or accommodation therein and shall keep the other occupiers of the new building properly and effectively indemnified from and against the consequences of any breach.

10.6 The parties hereto shall not do or cause or permit to be done act or thing which may render void or violable any insurance of the new building or any part thereof and shall keep each other and other occupiers of the said building harmless and indemnified from against the consequence of any breach.

10.7 Neither party shall throw or accumulated any dirt, rubbish, waste or refuse or permit the same to thrown or accumulated in or about the said building in the compounds, corridors or any other portion or portions of the said building.

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D.M. VENTURES

[Handwritten signature], Partner

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Bijaya Agarwal
Anurag
Ramesh Gogoi
Rohad
Rohad

10.8 The prospective buyers may take loan from the bank or any financial institution for the purchase of the premises which is constructed on the below mentioned schedule land.

ARTICLE XI- OWNERS' OBLIGATION:

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

11.2 The Land Owners covenant with the Developer that at the time of Development Works, if any dispute arise in the land of owners as described in the schedule below, then the Land Owners shall clear said disputes from their own funds.

11.3 The Owners hereby agree and convent with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, and/or disposing of any part of the Developer's Allocation in the said building.

11.4 The Owners hereby agree and convent with the Developer not to let out, mortgage, and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction. However, the Owner shall always have the right to enter into agreement for sale/transfer in respect of the Owner's Allocation with the consent of the Developer during the period of the construction work and fulfillment of all the obligations under this agreement and/or any further agreement, the Owner shall be entitled to deal with or dispose of the portion of Owners' Allocation.

ARTICLE XII- DEVELOPER'S OBLIGATION

12.0 The Developer hereby agrees and covenants with the Owner to complete the construction of the new building at the said premises in terms of the sanctioned plan within a period of 36(Thirty Six) months from the Owners for the purpose of development after obtaining the sanctioned plan from the Gram Panchayat/ Siliguri Municipal Corporation Such period shall however exclude any delay which does not occasion due to any fault or negligence on the part of the Developer in the course of construction.

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D. M. VENTURES

Partner

Poojany Agarwal

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on 14/11/18

Ramvir Singh

Robal

Prudhviraj

D.M. VENTURES

Prudhviraj
Partner

12.1 If any dispute arises in the land, the owners shall settle the disputes at their expenses. The Developer shall not be liable for any types of disputes on the land.

12.2 If for any reason or on the fault of the land owner any type of structure made by the developer on the land for developing the land or there is stoppage of work due to any fault/action of the owners, the owners shall return the full amount as invested by the developer on the land described in the schedule below and the land owners shall refund the full amount to the developers immediately with interest @12% p.a. within 3(Three) months.

ARTICLE XIII- OWNER'S INDEMNITY

13.1 The owners hereby undertake that the developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbance provided the Developer performs and fulfills all the terms and conditions herein contained and on its part to be observed and performed.-

13.2 The Owners hereby undertake to keep the Developer indemnified against all third party claim and action against the said premises in respect of the Owners Allocation and Developer's Allocation at the said premises.

13.3 That in case, if any situation desire, the legal heirs shall also be bound by the terms & conditions of this agreement, if needed they shall also participate in the execution of deeds/sale deeds/Power attorney/instruments of transfer.

13.4 That the second party shall be entitled to enter in to any separate agreement/deeds with any other land's owners.

13.5 In case of death of any of the Landlords, then in that event, their respective successors/heirs will remain bound by this Development Agreement as well as to execute the Sale Deeds in favour of prospective buyers to be selected by the Developer and also remain bound to execute an irrevocable Power of Attorney authorising the same power in favour of the Developer.

Prudhviraj

Aspy Agast
on 15/11/2015
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Raminas Garg
Richard
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D.M. VENTURES

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Partner

ARTICLE XIV- DEVELOPER'S INDEMNITY

14.1 The Developer hereby undertakes to keep the Owners indemnified against all third party claims and action arising out of any sort of act or commission of the developer in or relating to or arising out of the construction of the said building at the said premises.

14.2 The Developer hereby undertakes to keep the Owners indemnified against all action, suit, costs, proceedings and claims that may arise out of the Developer/s actions with regard to the development of the said premises.

POWER OF ATTORNEY

1. The owners shall grant a power of attorney in favour of the developer for obtaining necessary permission and/or sanctions from different authorities in connection with the development of the new building at the said premises and also for pursuing and following up the matter with the Gram Panchayat/ Siliguri Municipal Corporation/Siliguri Jalpaiguri Development Authority and other statutory authorities and for all other matter concerning or related to the project of development which shall remain in force until completion of the project finally or till the validity of this agreement.

2. That the First Parties shall arrange to execute a General Power of Attorney appointing the Second Party or any other person as nominated by the Second Party for this purpose to sale and convey the Second Party's Share/developer allocation in the said building premises to the intending purchaser/s as may be desired by the Second Party.

ARTICLE XV- MISCELLANEOUS

15.1 The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be construed as a Partnership Between the Developer and the Owner or as a joint venture between the parties hereto in any manner nor shall the parties hereto be deemed to have constituted an Association of Persons.

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Coying Agreement
Raminas Georg
D.ohed
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D.M. VENTURES
Handwritten signature Partner

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

15.3 Any notice required to be given by the Developer shall without prejudice to any other mode of service available, be deemed to have served on the Owners, if delivered by hand and duly acknowledged or sent by pre-paid Registered Post with acknowledgement due and shall likewise be deemed to have been served on Developer if delivered by hand or sent by pre-paid registered Post with acknowledgement due to the officer of the developer, the proper address in all cases being the respective addresses as reflected in this Agreement.

15.4 As and from the fate of completion of the said building, the Developer and/or its transferees and the Owners and/or his transferees shall each be liable to pay bear proportionate charge on account of all taxes payable in respect of their allocations.

15.5 The entire top roof/terrace of new building shall belong to the Developer and owners in the ratio of 50:50 respectively.

15.6 The Owners and the Developer Shall mutually decide the name of the said building to be constructed at the said premises.

15.7 The original deeds in respect of the land shall be held by the Owners. The Owners shall produce the original Deeds promptly before any authority as and when required.

Handwritten signature

17

Pradyumn Agarwal
on Behalf of

Ramnikumar Garg
R. Garg
Handwritten signature

D.M. VENTURES
Handwritten signature Partner

15.8 In case of any capital gain of landowner will be borne by them and any tax liability of developer will be borne by developer only.

ARTICLE XVI- FOR MAJEURE

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

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

ARTICLE XVII- ARBITRATION

17.0 In case of any dispute, differences or question arising between the parties hereto with regard to this Agreement, the same shall be referred to the arbitration of an arbitrator to be appointed by the parties herein. If the parties do not agree upon an arbitrator, each party shall be entitled to appoint an arbitrator and the arbitrators shall appoint an umpire and the proceedings shall be in accordance with the provisions of Arbitration and Conciliation Act, 1996 and/or any other statutory modification and/or enactment relating thereto.

ARTICLE XVIII- JURISDICTION

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

Handwritten mark

Pradyumn Agarwal

Pradyumn Agarwal

Ramvir Singh

Rohit

Rohit

D.M. VENTURES

Hemant Singh
Partner

THE FIRST SCHEDULE ABOVE REFERED TO DESCRIPTION OF THE PREMISES

All that piece or parcel of Vacant land measuring about **56.125 (Five Six point One Two Five)** Kathas, appertaining to R. S. Plot No. **203**, recorded in R. S. Khatian No. **200/19**, under R. S. Sheet No. **13**, J. L. No **2**, situated at Mouza-**DABGRAM**, Pargana-Baikunthapur, P.S. Bhaktinagar, Dist-Jalpaiguri, within **Dabgram-II Gram Pnachayat Area**, Addl. Dist. Sub-Registry Office Bhaktinagar, Dist. Jalpaiguri.

The said land is butted and bounded as follows :-

By the North: Land of Gopal Sarkar, Niren Roy & Others

By the South: 10 Ft. wide Non Metal Road

By the East : Land of Haren Sarkar, Sunil Sanyal & Others

By the West : 60 Ft. wide Eastern by Pass Metal Road

IN WITNESS WHEREOF THE PARTIES have signed and have set and subscribed their respective hands and seals on these presents and on a duplicate thereof, the day and year first hereinabove written.

WITNESS:-

1. Santu Chakraborty

Santu Chakraborty
S/O Late Ashim Chakraborty
R/O-Khalpara, Siliguri
P.O-Siliguri Bazar
P.S-Siliguri
Dist. Darjeeling
Pin-734005

2.

Charanab By
S/O. Sw. B. Chakraborty
Siliguri Bazar
P. O - Siliguri Bazar
P. S - B. Chakraborty

1. Rajan Agasthi

2. ~~Chandrasekhar~~

3. Ramesh Chandra

4. Rohan

5. ~~Chandrasekhar~~

FIRST PARTIES/LAND OWNERS

D.M. VENTURES

Manoj Kumar Kedia

Partner

SECOND PARTY/DEVELOPER

Drafted and Printed in my Office
As per instruction of the party

Manoj Kumar Kedia

(Manoj Kumar Kedia)
Advocate, Siliguri
Regn No. WB/94/1997

EXECUTANT FINGER PRINT SHEET



Boj

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand						
Right Hand						



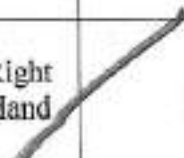
Boj Agawat.

EXECUTANT FINGER PRINT SHEET



CM

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand						
Right Hand						



an

EXECUTANT FINGER PRINT SHEET



R

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand						
Right Hand						














Ramniwar Garg

Signature







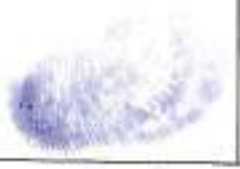




Signature

EXECUTANT FINGER-PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Rohal</i>	Left Hand					
	Right Hand					








Rohal

EXECUTANT FINGER PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Rohal</i>	Left Hand					
	Right Hand					

Rohal

CLAIMANT FINGER PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Mohal</i>	Left Hand					
	Right Hand					

Mohal

Signature

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

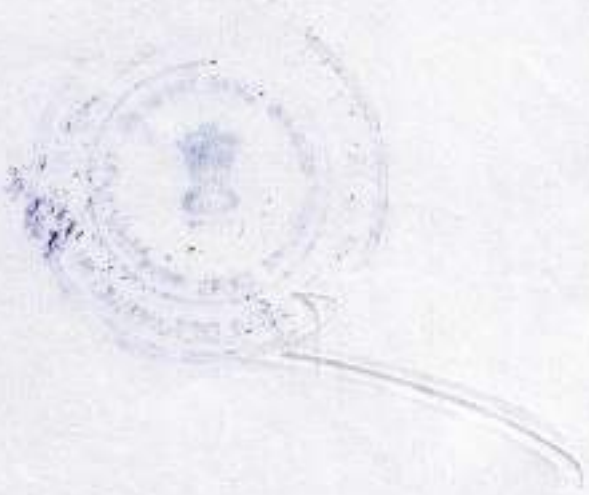
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAPFO1772M

नाम/Name
DM VENTURES

QR Code

स्थापना/संन तारीख
Date of Incorporation / Formation
11/09/2018

D.M. VENTURES
Mehina Khan
Partner



पंजीकृत/Registered
11/09/2018

DM VENTURES

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



राजदी सेना सेनात आर्द
Pensioner Account Number Card
AGAPAS242Q

2001/51/10
BAJIRANG AGARWAL

2001/51/10/1/1/9
SHAGWAN DESS AGARWAL

2001/51/10/1/1/9
1400111044

19930719



यदि कार्ड के साथ/साथ या प्रमाण पत्र/वॉचर/सर्विस
आवक के साथ साथ, तो यह भी हो
। यदि नहीं, तो यह भी हो
। यदि नहीं, तो यह भी हो
। यदि नहीं, तो यह भी हो
। यदि नहीं, तो यह भी हो

If this card is lost/announced lost card is found,
please inform / return to :
Income Tax Data Services Unit, NSDL,
5th Floor, Market Street,
Plot No. 344, Survey No. 9928,
Mumbai Colony, Near Deep Bunglow Chowk,
Pune - 411 016
Tel: 91-20-2721 8993, Fax: 91-20-2721 8681
e-mail: usnsdl@nsdl.com

Pradyum Agarwal



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XEQ1085802



নির্বাচকের নাম : বজরং আগরওয়াল

Elector's Name : Bajrang Agarwal

পিতার নাম : ভগবান মামআগরওয়াল

Father's Name : Bhagaban Agarwal

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ / Date of Birth : 14/01/1984

XEQ1085802

ঠিকানা:
উদম সিং সারনিয়ার্ড-১৩ পিলিগুরি দার্জিলিং
৭৩৪০০১

Address:
UDHAM SINGH SARANIWARD-13
SILIGURI DARJEELING 734001

Shera

Date: 19/04/2009
২৬-পিলিগুরি নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
অনৈকান্তিকভাবে স্বাক্ষর করছেন
Facsimile Signature of the Electoral
Registration Officer for
26-Siliguri Constituency

বিষয়: পরিবর্তন হলে নতুন ঠিকানা দেওয়া নির্বাচন
কার্ডে ও লকই নম্বরের নতুন সঠিক পরিচয়পত্র প্রাপ্তির
কিন্তু নির্বাচন কার্ডে এই পরিবর্তনের কথাটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Bajrang Agarwal

This card is valid only for purchase of goods and services.
 It is not valid for cash withdrawal.
 It is not valid for ATM withdrawal.
 It is not valid for online transactions.
 It is not valid for international transactions.
 It is not valid for recurring payments.
 It is not valid for bill payments.
 It is not valid for utility payments.
 It is not valid for insurance payments.
 It is not valid for loan repayments.
 It is not valid for investment transactions.
 It is not valid for any other purpose.
 For more information, please visit our website.
 Contact: 1800-123-4567
 Website: www.bankname.com



Chandana

भारत सरकार
GOVT. OF INDIA
आयकर विभाग
INCOME TAX DEPARTMENT
स्थायी आयकर कार्ड
Permanent Account Number Card
AEOPAA2951A



नाम: **श्री. अ. अ. अ.**
 पता: **123, Main Street, New Delhi**
 जारी तिथि: **01/01/2020**
 जारी स्थान: **New Delhi**



Om Sharma

XE00270181
 Form
 for voter card, photo identification
 cards
 Address:
 6185 MANOIR ROAD SILIGURI SILIGURI
 DISTRICT 734001
 Date: 27/12/2008
 For details please refer to the
 instructions on reverse side
 Facsimile Signature of the Electoral
 Registration Officer for
 West Bengal
 District
 Form should be given to the voter in the form of
 receipt & all other forms should be submitted
 with the voter card at appropriate time. In case of
 change of address, voter should fill in the
 change of address form, enclosing proof of the
 change of address, and to submit the card
 with the voter.

भारत सरकार
 भारत की
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 XE00270181


 Elector's Name: ...
 Date of Birth: ...
 Sex: ...
 ...

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

RAMNIWAS GARG
 BHAGWANDAS GARG
 05/01/1951

ACCPA4375N



Ramniwas Garg

In case of any queries, please kindly return to
 Income Tax W/O, Sector 1, U-1, I.I.D.S.
 Plot No. 3, Sector 1, U-1, I.I.D.S.
 New Market, Delhi-110002

आयकर विभाग, दिल्ली
 आयकर विभाग, दिल्ली
 प्लॉट नं. 3, सेक्टर 1, U-1, I.I.D.S.
 नया बाजार, दिल्ली-110002

Ramniwas Garg



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/02/016/147068

পরিচয় পত্র



Elector's Name Ramniwa Garg

নির্বাচকের নাম রামনিবাস গর্গ

Father's Name Bhagwan Das Garg

পিতার নাম ভগবনদাস গর্গ

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2003 62

১.১.২০০৩-এ বয়স ৬২

Ramniwas Garg

Address:

North area Banarhat-11c, Banarhat Jajpaur 735202

ঠিকানা :-

উত্তর অঞ্চল / বানারহাট-১১সি, বানারহাট জাজপুর, ৭৩৫২০২

[Signature]

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিয়ন্ত্রণ কর্মকর্তা

Assembly Constituency: 16-B Jajpataka (ST)

সংসদীয় নির্বাচন কেন্দ্র : ১৬-বি জাজপাট (সংরক্ষিত)

District: Jajpaur, জেলা: জাজপুর

Date: 02.04.2003 তারিখ: ০২.০৪.২০০৩

Ramniwas Garg

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी सेवा कार्ड
 Permanent Account Number Card
AYOPS4363N



नाम / Name
RAKESH SINGH

आयकर नाम / Income Name
RACI R SINGH SINGH

जन्म की तारीख / Date of Birth
02/02/1982

1742019

Rohal

इस कार्ड को खोने, चुराने या कृपया सुरक्षा नष्ट/हानिपूर्वक
 वापस करने का प्रयास करने पर आप
 कानून से जुड़े दंड का सामना कर सकते हैं।
 यदि आप इसे खोते हैं, तो आपको
 सूचना देनी चाहिए।
 यदि आपको कोई अन्य कार्ड मिले तो
 पुनः 411 0100

*If this card is lost / someone's lost card is found
 please inform / return to -*

Income Tax PAN Services Unit, NSDL
 4th Floor, Market Street, 1st
 Plot No. 14, Survey No. 29/1/8
 Model Colony, Near Deep Banglow Club,
 Pune - 411 001

Tel: 91-20-2351 4085, Fax: 91-20-2351 4081
 E-mail: info@pan.iti.gov.in

Rohal


ELECTION COMMISSION OF INDIA
 भारतको निर्वाचन आयोग

IDENTITY CARD MDM2580470
 परिचय पत्र





Elector's Name **Raksh Sinha**
 मतदाता को नाम **राक्ष सिंह**
 Father's Name **Radheshyam Sinhal**
 पिता को नाम **राधेश्याम सिंह**
 Sex **M**
 लिंग **पुरुष**
 Age as on 1.1.2005 **22**
 1.1.2005 को उमिर **22**

Address:
 R. S. M Road Dehra Ghokhola Zoda Gang. 3 (Ansha)
 Kallimpong Coochbehar 734354

Rohal

उद्देश्यः
 मत. निर्. एच. टोड रोड शिकोला रोडा गंग. 3 (अंश) कलिम्पोंग चरबिंति
 734354


 Facsimile Signature
 Electoral Registration Officer
 भारत निर्वाचन आयोग

Assembly Constituency **22-Kalimpong**
 विधानसभा निर्वाचन क्षेत्र **22-कलिम्पोंग**
 District: **Surendring** जिला: **चरबिंति**
 Date: **12.06.2005** दिनांक: **12.06.2005**

12/6/05

Rohal



ELECTION COMMISSION OF INDIA
 भारत के निर्वाचन आयोग

IDENTITY CARD
 पहचान पत्र

WB/02/014/087086



Electors Name निर्वाचक नाम	: Sihan Pramodkumar : सिहान प्रमोदकुमार
Father/Mother/ Husband's Name पिता/माता/श्रीपति नाम	: Ramkumar : रामकुमार
Sex लिंग	: Male : पुरुष
Age as on 1.1.95 1.1.95 तक की उम्र	: 28 : २८

Handwritten signature

Address :
 Birpara Tea Estate Khas
 Birpara-1 No.
 Birpara

इसका
 बिरपाड़ा हा बागान खास
 बिरपाड़ा-१ नं
 बिरपाड़ा

Handwritten signature: Kallabhat

Facsimile Signature of
 Electoral Registration Officer
 निर्वाचन-नियंत्रण अधिकारी

For Madarihat Assembly Constituency
 मदारिहाट विधानसभा निर्वाचन क्षेत्र

Place : Alipurdwar
 स्थान : अलिपुरद्वार
 Date : 10.03.95
 तारीख : १०.०३.९५

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

PRAMOD KUMAR SINHAL
RAM KUMAR SINHAL
05/12/1965
 Permanent Account Number
AJCPS8358N


Pramod Kumar Sinhal
 Signature

Pramod Kumar Sinhal

In case of any discrepancy / found, kindly inform / contact us at
Income Tax PAN Services Unit, UHSI,
WALDOWY Sector 11, ChD Delapur,
Navi Mumbai - 400 614.

यह कार्ड को पाने से कृपया सूचित करें / संपर्क करें
 आयकर पैन सेवा यूनिट, UHSI
 प्लॉट नं. 11, सेक्टर 11, एचडी डेलपुर,
 नवी मुंबई - 400 614

Pramod Kumar Sinhal



भारत के निर्वाचन आयोग
भारत के निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XEQ1174515



निर्वाचक नाम : मन्मथ कुमार अग्रवाल
Electors Name : Manmoh Agarwal
पिता का नाम : नरेश कुमार अग्रवाल
Father's Name : Harsh Kumar Agarwal
लिंग/पैसा : पुरुष / M
जन्म तिथि : 22/06/1985
Date of Birth :

XEQ1174515

पता :
स्टेशन फीडर रोड, सिलिगुरी सिटी कारपोरेशन,
सिलिगुरी, मध्यप्रदेश-734005

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

Date: 13/01/2017

25 - प्रमुख निर्वाचन अधिकारी का हस्ताक्षर

Facsimile Signature of the Electoral
Registration Officer for

25 - Siliguri Constituency

ध्यान दें: यदि आप अपना पता बदलना चाहते हैं तो
आपके पते को बदलने के लिए निर्वाचन आयोग को सूचना
देनी चाहिए और आपको निर्वाचन आयोग से सूचना देनी चाहिए।

In case of change in address candidate has to
inform the Electoral Officer for including your name in the
roll at the changed address and to obtain the card
with same number 141 (228)

Manmoh Agarwal

निर्वाचन आयोग
भारत के निर्वाचन आयोग

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MRINAL AGARWAL
NARESH KUMAR AGARWAL



22/05/1985
PAN Card Number

AKSPA1033F



20150001

इस कार्ड में तमिल / तेलुगु / कन्नड़ / मलयालम / हिंदी /
अन्य भाषाओं में भी जानकारी प्राप्त की जा सकती है।
आयकर विभाग, नई दिल्ली-110055।
संयुक्त प्रशासन, नई दिल्ली-110055।
फोन - 411 0100

If this card is lost / someone's card is found,
please inform / return to
Income Tax PAN Services Unit, NSDI,
1st Floor, Mansi Building,
Flat No. 161, Connoy No. 9975,
Model Colony, Near Durgam Chawk,
Pune - 411 010.

Tel: 81-26-221 6100, Fax: 81-26-221 6001
e-mail: nsdi@nsdi.gov.in

Mrinal Ag.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ADZPC8846Q



नाम / NAME

SANTU CHAKRABORTY

पिता का नाम / FATHER'S NAME

ASHIM CHAKRABORTY

जन्म तिथि / DATE OF BIRTH

07-07-1982

हस्ताक्षर / SIGNATURE

Santu
Chakraborty

Santu

आयकर अधिकारी, (व्यक्तिगत), कोलकाता
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA



13 JUN 2012

Major Information of the Deed



Deed No :	I-0711-05290/2019	Date of Registration	13/08/2019
Query No / Year	0711-0001308899/2019	Office where deed is registered	
Query Date	12/08/2019 5:49:02 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Manoj Kedia Siliguri Court,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832016171, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 5,06,18,576/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks			






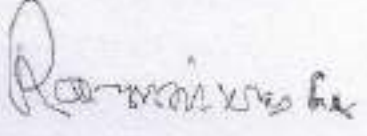





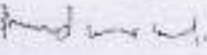
Land Details :

District: Jalpaiguri, P.S.- Bhaktinagar, Gram Panchayat: DABGRAM-II, Mouza: Dabgram Sheet No - 13, JI No: 2, Pin Code : 734008

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-203	RS-200	Bastu	Bastu	56.125 Katha		5,06,18,576/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road.
Grand Total :					92.6063Dec	0 /-	506,18,576 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Bajrang Agarwal (Presentant) Son of Shri Bhagwan Das Agarwal Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Office	 <small>13/08/2019</small>	 <small>LTI 13/08/2019</small>	 <small>13/08/2019</small>
Green Valley Upper Bhanunagar, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGAPA5242Q, Status :Individual, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Office				

2	Name Shri KanhayaLal Agarwal Son of Late Pusharam Agarwal Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Office	Photo  13/08/2019	Finger Print  LTI 13/08/2019	Signature  13/08/2019
Green Valley Upper Bhanunagar, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEOPA2951A, Status :Individual, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Office				
3	Name Shri Ram Niwas Garg Son of Late Bhagwan Das Garg Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Office	Photo  13/08/2019	Finger Print  LTI 13/08/2019	Signature  13/08/2019
Green Valley Upper Bhanunagar Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACCPA4375N, Status :Individual, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Office				
4	Name Shri Rakesh Sinhal Son of Shri Radheshyam Sinhal Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Office	Photo  13/08/2019	Finger Print  LTI 13/08/2019	Signature  13/08/2019
R C Mintri Road Kalimpong, P.O:- Kalimpong, P.S:- Kalimpong, District:-Kalimpong, West Bengal, India, PIN - 734301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYQPS4363N, Status :Individual, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Office				
5	Name Shri Pramod Kumar Sinhal Son of Late Ram Kumar Sinhal Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Office	Photo  13/08/2019	Finger Print  LTI 13/08/2019	Signature  13/08/2019

Ashrampara Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJCPS8358N, Status :Individual, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Office


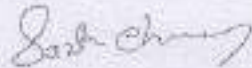
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DM Ventures Platinum Square , Opp SBI Bank, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005 , PAN No.:: AAPFD1772M, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Mrinal Agarwal Son of Mr Naresh Kumar Agarwal Date of Execution - 13/08/2019, , Admitted by: Self, Date of Admission: 13/08/2019, Place of Admission of Execution: Office	 <small>Aug 13 2019 2:28PM</small>	 <small>LTI 13/08/2019</small>	 <small>13/08/2019</small>
S F Road , Siliguri, P.O - Siliguri, P.S - Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKSPA1033F Status : Representative, Representative of : DM Ventures (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Santu Chakraborty Son of Late Ashim Chakraborty Khalpara Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005	 <small>13/08/2019</small>	 <small>13/08/2019</small>	 <small>13/08/2019</small>
Identifier Of Shri Bajrang Agarwal, Shri KanhayaLal Agarwal, Shri Ram Niwas Garg, Shri Rakesh Sinhal, Shri Pramod Kumar Sinhal, Shri Mrinal Agarwal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Bajrang Agarwal	DM Ventures-18.5212 Dec
2	Shri KanhayaLal Agarwal	DM Ventures-18.5212 Dec
3	Shri Ram Niwas Garg	DM Ventures-18.5212 Dec
4	Shri Rakesh Sinhal	DM Ventures-18.5212 Dec
5	Shri Pramod Kumar Sinhal	DM Ventures-18.5212 Dec

Endorsement For Deed Number : I - 071105290 / 2019

On 13-08-2019

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

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

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

Presented for registration at 13:18 hrs on 13-08-2019, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Bajrang Agarwal, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,06,18,576/-

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

Execution is admitted on 13/08/2019 by 1. Shri Bajrang Agarwal, Son of Shri Bhagwan Das Agarwal, Green Valley Upper Bhanunagar, P.O. Sevoke Road, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Shri KanhayaLal Agarwal, Son of Late Pusharam Agarwal, Green Valley Upper Bhanunagar, Siliguri, P.O. Sevoke Road, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. Shri Ram Niwas Garg, Son of Late Bhagwan Das Garg, Green Valley Upper Bhanunagar Siliguri, P.O. Sevoke Road, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 4. Shri Rakesh Sinhal, Son of Shri Radheshyam Sinhal, R C Mintri Road Kalimpong, P.O. Kalimpong, Thana: Kalimpong, , Kalimpong, WEST BENGAL, India, PIN - 734301, by caste Hindu, by Profession Business, 5. Shri Pramod Kumar Sinhal, Son of Late Ram Kumar Sinhal, Ashrampara Siliguri, P.O. Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business Identified by Mr Santu Chakraborty, , Son of Late Ashim Chakraborty, Khalpara Siliguri, P.O. Siliguri Bazar, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

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

Execution is admitted on 13-08-2019 by Shri Mrinal Agarwal, Partner, DM Ventures, Platinum Square, Opp SBI Bank, P.O.- Siliguri, P.S.- Siliguri, District-Darjeeling, West Bengal, India, PIN - 734005

Identified by Mr Santu Chakraborty, , Son of Late Ashim Chakraborty, Khalpara Siliguri, P.O. Siliguri Bazar, Thana: Siliguri, , Darjeeling WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/08/2019 6:24AM with Govt. Ref. No. 192019200057892121 on 12-08-2019, Amount Rs: 21/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 34886057 on 12-08-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

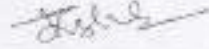
Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 70,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 18056, Amount: Rs.5,000/-, Date of Purchase: 26/07/2019, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/08/2019 6:24AM with Govt. Ref. No. 192019200057892121 on 12-08-2019, Amount Rs: 70,020/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 34886057 on 12-08-2019, Head of Account 0030-02-103-003-02



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2019, Page from 138222 to 138263

being No 071105290 for the year 2019.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH

Date: 2019.08.19 17:53:28 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 19-08-2019 17:52:48
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)